

# CLP 1.1

## Croydon Local Plan: Strategic Policies- Partial Review

### **Main Modifications**

**05 December 2016**

# APPENDIX 1

<b>Modification Ref.</b>	<b>Ref. no from Consultation database</b>	<b>Pg.</b>	<b>Policy or Paragraph or Table</b>	<b>Modification</b>	<b>Type of Modification</b>
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CLP1.1/1		18	<p><b>Policy SP2.2</b></p> <p><b>Clause ‘b’, ‘c’ and ‘d’ and Footnote 8</b></p>	<p>Change to housing numbers to be delivered in Policy SP2.2 and Clause ‘a’ and ‘b’ from 31,850 to 32,890 and footnote 8 updated</p> <p>SP2.2 In order to provide a choice of housing for people in Croydon the Council will seek to deliver a minimum of <del>31,850</del><sup>8</sup> 32,890<sup>8</sup> homes between 2016 and 2036</p> <p>This will be achieved by (no change to clause ‘a’)</p> <p>b. Allocation of <del>7,300</del> 6,970 homes in the Croydon Local Plan: Detailed Policies and Proposals DPD beyond the Croydon Opportunity Area and;</p> <p>c. Within the Croydon Opportunity Area, the Croydon Local Plan: Detailed Policies and Proposals DPD has been informed by the Croydon Opportunity Area Planning Framework and allocates sites for at least <del>10,650</del> 10,760 net additional homes; and</p> <p>d. <del>9,120</del> 10,060 homes being delivered across the borough on windfall sites and;</p> <p>Footnote 8 updated from ‘Of which 4,620 are under construction’ to ‘Of which 4,890 are either completed or under construction’</p> <p><b>Reason for changes:</b> changes to the site allocations have impacted on the numbers of homes that can be delivered. The number of homes completed or under construction has also increased since the publication of the Croydon Monitoring Report in May 2016.</p>	Soundness - effectiveness
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CLP1.1/2	1956/05/012/ SP2.2/O	18	Policy SP2.2 clause 'e'	<p>Amendment of Policy SP2.2 clause 'e' to add the phrase ' at least' to the following ' Seeking to return 190 vacant homes back into use by 2026</p> <p>Amended SP2.2e :Seeking to return <i>at least</i> 190 vacant homes back into use by 2026; and"</p> <p>(No change to clause 'f' or 'g')</p> <p><b>Reason for change:</b> 'to stress that this is a minimum requirement in line with other elements of Croydon's overall housing targets</p>	

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CLP1.1/3	2822/02/002/ SP2.5/O and 2843/02/002/ SP2.5/O	27	<b>Policy SP2.5- Para 4.9</b>	<p>Amendment to Paragraph 4.9 to add ` for similar development types in London' to the second sentence as follows :</p> <p>"Where developments are not viable without any affordable housing provision the Council will still require as a minimum, a 15% onsite provision combined with a review mechanism on the basis that the development will not occur until such time that it is viable and the affordable housing is a key element of sustainable growth and development. This is subject to the development not having been designed in such a way as to exclude affordable housing, in particular because the design incurs high (upper quartile) construction costs measured against Building Cost Information Service (BCIS) construction cost or equivalent indices <i>for similar development types in London</i>. However, the Council will take into account any significant abnormal costs associated with the development of a site such as costs incurred because of past contamination or the sites' topography."</p> <p><b>Reason for change:</b> to provide further information on the use of the Upper Quartile construction costs</p>	Effectiveness

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CLP1.1/4		31	<b>Policy SP3.6.c</b>	<p>Addition to the list of Local Centres in Policy SP3.6 (c) of Beulah Road SP3.6 'The Council will apply the London Plan Town Centre hierarchy: c) Local Centres: Broad Green, Brighton Road,(Selsdon Road), Brighton Road (Sanderstead Road), Hamsey Green, Pollards Hill, Sanderstead, Shirley, Thornton Heath Pond, and Beulah Road.'</p> <p><b>Reason for addition:</b> Beulah Road should have been included in the list of Local Centres. It is referred to in Section 7. 'The Places of Croydon' on page 113, paragraph 7.96, the Places Map of Thornton Heath, Figure 7.15, is included in the Proposed Submission Policies Map, and in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission draft) on the Places Map of Thornton Heath, Tables 5.2 and 5.6, on page 28 and 37 respectively, and in Appendix 3 'Designated Shopping frontages' on page 193.</p>	Justified

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CLP1.1/5		61	<b>Policy SP6.3i</b>	<p>Deletion of Clause ‘ i ’ from Policy SP6.3 – ‘Requiring new build development to consider the incorporation of innovative sustainable construction techniques.’</p> <p><b>Reason for deletion</b> This policy Clause ‘ i ’ duplicates Policy DM24 d ‘Encourage the use of sustainable and innovative construction materials in buildings’. (Note that DM24 d. to be amended to refer to techniques as follows ‘Encourage the use of sustainable and innovative construction materials and techniques in <del>buildings developments</del>’) -The word ‘building’ is to be substituted with ‘development’ as then other items such as advert hoardings are included.</p>	Justified
CLP1.1/6		70	<b>Table 6.1</b>	<p>Add the area of ‘green’ to the north of Tollers Lane to the area designated as Metropolitan Green Belt</p> <p><b>Reason for addition:</b> The ‘green north of Tollers Lane’ qualifies to be included in the Metropolitan Green Belt under Paragraph 80 of the National Planning Policy Framework.</p>	Justified