

Modification Ref	Ref no from Consultation database	Policy or Paragraph or Table	Modification	Soundness test
CLP2/01	02822/02/008/DM11/O	DM11.1 and DM11.4 (clause f)	<p>The introductory text to Policy DM11 should be reworded to ensure that development responds only to existing character when it is positive, as follows:</p> <p>“DM11.1: To ensure that development enhances and sensitively responds to the predominant <i>positive elements of existing character, including</i> built form and spaces that define the character of places, proposals should be of high quality and respect:”</p> <p>DM11.4 clause f should be reworded as at the point of determination of a planning application there would be no signed .s.106 agreement so the current wording would not work. It should be worded as follows:</p> <p>“All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London’s population yield calculator and as set out in Table 6.1 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise <i>or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided.</i>”</p>	Effective

<p>CLP2/02</p>	<p>02161/07/0 21/DM16.2/ O</p>	<p>DM16</p>	<p>DM16.2 contradicts Policy DM5.3 and the wording with regard to heritage assets is likely not to cover all future proposals affecting heritage assets. As such the whole of Policy DM16 should be reworded as follows.</p> <p>“To ensure tall or large buildings respect and enhance local character, and do not harm the setting of heritage assets, proposals will be permitted where they:</p> <ul style="list-style-type: none"> a) Are located in areas identified for such buildings in Policies DM36 to DM51, in masterplans and in the Croydon Opportunity Area Planning Framework; b) Are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4 with direct public transport connections to the Croydon Opportunity Area; c) The design should be of exceptional quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale; and d) <i>The building height, footprint and design relates positively to any nearby heritage assets, and conserves or enhances the significance and setting of the assets and the wider historic environment;</i> e) To improve the quality and access to open space buildings taller than 40 storeys will need to incorporate amenity space, such as sky gardens, atriums and roof terraces, that is accessible to the public as well as residents of the development; <i>and</i> f) <i>To ensure tall and large buildings are well integrated with the local area, they should include at least an active ground floor and inclusive public realm.</i> <p>DM16.2 — To ensure tall and large buildings are well integrated with the local area, the ground and first floors should incorporate a mix of publically accessible uses and spaces. “</p>	<p>Effective</p>
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CLP2/03	01302/02/042/DM19.1/0	DM19.1 e)	<p>Clause e) should be deleted from Policy DM19.1 as the conditions for 'enabling development' are complex and are not fully represented by the clause as written.</p> <p>"e) — Proposals for enabling development must have public benefits that outweigh the detriment of departing from other planning policies and the proposed development must be the minimum necessary to secure the heritage asset's long-term future."</p>	Effective
CLP2/04		DM24d	<p>Amend wording of clause d as follows to encompass all types of development and not just new buildings:</p> <p>d. Encourage <i>Encouraging</i> the use of sustainable and innovative construction materials and techniques in buildings <i>developments</i>.</p>	Justified

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CLP2/05		Table 8.1	First row of table should read as follows:				Effective	
			Flood Zones	Land uses	Sequential Test	Exception Test		Flood Risk Assessment
			Flood Zone 1	All uses are permitted	Required if identified at risk from other sources of flooding	Not applicable		All major ²² developments and in areas identified at risk from other sources of flood risk ²² In the context of flood risk a major development is any development except non-residential extensions less than 250m ² , developments which do not alter the footprint of a building, and householder developments such as extensions and sheds (but excluding any development which would create a new dwelling).

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CLP2/06		DM27 (Table 9.1)	Add Gordon Crescent playground as a Local Green Space as it is a publically accessible children's playground, not part of Green Belt or Metropolitan Open Land and is local to the community it serves.	Justified
CLP2/07		DM27 (Table 9.1)	Add Oakland Wood as a Local Green Space as it is a publically accessible Site of Nature Conservation Importance and natural or semi-natural open space, not part of Green Belt or Metropolitan Open Land and is local to the community it serves.	Justified

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CLP2/08		DM27 (Table 9.1)	Add Auckland Rise children's playground as a Local Green Space as it is a publically accessible children's playground, not part of Green Belt or Metropolitan Open Land and is local to the community it serves.	Justified
CLP2/09		DM27 (Table 9.1)	Extend Peabody Close Playing Fields and Allotments to the edge of Poppy Lane rather than stop at the drainage ditch.	Justified

CLP2/10		DM31 (Table 10.1)	Amend Table 10.1 as follows:				Effective	
			Development type	On-site car club/Pool car parking spaces	Electric charging points and parking bays	Disabled car parking	Overall number of car parking spaces	Overall number of cycle parking spaces including motor cycles and mobility scooters
			Minor Residential ¹⁴	<i>n/a 1 space unless otherwise agreed by the Council and car club providers that the site is not suitable for a car club/pool car space</i>	Enable the future provision of electric charging points and parking bays for electric vehicles <i>with 20% of spaces to have an actual charging point</i>	n/a	As per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low Public Transport Accessibility Levels	As per London Plan Table 6.3 with cycle parking in major development to include charging for electric bicycles <i>and mobility scooters</i>
			Major Residential ¹⁵	At least 5% of the total number of spaces with a minimum of 1 parking space plus additional	Enable the future provision of electric charging points and parking bays for electric vehicles	10% of visitor parking with a minimum of 1 space plus 1 disabled car parking space		

¹⁴ Nine or fewer residential units on a site less than 0.5ha in extent

¹⁵ 10 or more residential units or a site of more than 0.5ha

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				spaces at a rate of 1 space for every 20 spaces below the maximum overall number of car parking spaces set out in Table 6.2 of the London Plan	with half of car club bays to have an actual charging point <i>and the free installation of a charging point to be provided for other spaces should a future occupier require a charging point</i>	for each new dwelling designed to be wheelchair accessible or adaptable with half of bays to have electric vehicle charging			
			Minor Non-residential ¹⁶	<i>n/a 1 space unless otherwise agreed by the Council and car club providers that the site is not suitable for a car club/pool car space or where the development does not provide any car parking</i>	n/a	As per London Plan Table 6.2	As per London Plan Table 6.2		

Modification Ref	Ref no from Consultation database	Policy or Paragraph or Table	Modification						Soundness test
			Major Non-residential ¹⁷	5% of spaces with a minimum of 2 parking spaces	As per London Plan Table 6.2	As per London Plan Table 6.2			
CLP2/11		11.15b	<p>Amend paragraph 11.15b to say to correct an error:</p> <p>b) Suburban type of focussed intensification would be appropriate for the areas surrounding central sections with shopping parades – Buildings with spacing between are more appropriate in a suburban context. This type of growth is acceptable in locations with a good to moderate PTAL, level 2 to 4, and moderate access to open space, within 800m walking distance. The new development should retain vistas and physical connections to green open spaces between buildings in order to enhance the openness of the local character.</p>						Justified

¹⁶ Less than 1,000m² of non-residential floor space on a site less than 0.5ha in extent

¹⁷ A site of more than 0.5ha or more than 1,000m² of non-residential floor space

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Modification Ref	Ref no from Consultation database	Policy or Paragraph or Table	Modification	Soundness test						
CLP2/12	00203/05/022/DM39/O	DM39 (Site 945)	<p>As the medical centre needed in Coulsdon may be provided on another site to reflect this the proposed use of site 945 should be changed to:</p> <table border="1" data-bbox="689 627 1659 842"> <thead> <tr> <th data-bbox="689 627 833 691">Ref no</th> <th data-bbox="833 627 1229 691">Site name</th> <th data-bbox="1229 627 1659 691">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 691 833 842">945</td> <td data-bbox="833 691 1229 842">Waitrose, 110-112 Brighton Road</td> <td data-bbox="1229 691 1659 842">Residential and <i>retail (and a healthcare facilities-facility if required by the NHS)</i></td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	945	Waitrose, 110-112 Brighton Road	Residential and <i>retail (and a healthcare facilities-facility if required by the NHS)</i>	Justified
Ref no	Site name	Proposed use								
945	Waitrose, 110-112 Brighton Road	Residential and <i>retail (and a healthcare facilities-facility if required by the NHS)</i>								
CLP2/13	10514/01/007/DM40.5/O	DM40.5 (Site 175)	<p>As Stephenson House is physically connected to Knollys House and both parts are in the same ownership, site 175 should be extended to cover both buildings as follows:</p> <table border="1" data-bbox="689 1142 1749 1396"> <thead> <tr> <th data-bbox="689 1142 833 1206">Ref no</th> <th data-bbox="833 1142 1111 1206">Site name</th> <th data-bbox="1111 1142 1749 1206">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 1206 833 1396">175</td> <td data-bbox="833 1206 1111 1396">Stephenson House and Knollys House, Cherry Orchard Road</td> <td data-bbox="1111 1206 1749 1396">Primary school with residential and/or office on upper floors</td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	175	Stephenson House and Knollys House, Cherry Orchard Road	Primary school with residential and/or office on upper floors	Justified
Ref no	Site name	Proposed use								
175	Stephenson House and Knollys House, Cherry Orchard Road	Primary school with residential and/or office on upper floors								

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CLP2/14	02843/02/021/DM40.5/O	DM40.5 (Site 194)	<p>There is no reason to limit the type of town centre uses that could be provided on this site so the proposed use should be amended as follows:</p> <table border="1" data-bbox="689 627 1749 879"> <thead> <tr> <th data-bbox="689 627 835 691">Ref no</th> <th data-bbox="842 627 1111 691">Site name</th> <th data-bbox="1117 627 1749 691">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 695 835 879">194</td> <td data-bbox="842 695 1111 879">St George's Walk, Katharine House and Park House, Park Street</td> <td data-bbox="1117 695 1749 879">Residential and retail with new civic space <i>and a combination of retail, other Class A uses, leisure and office use.</i></td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	194	St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space <i>and a combination of retail, other Class A uses, leisure and office use.</i>	Justified
Ref no	Site name	Proposed use								
194	St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space <i>and a combination of retail, other Class A uses, leisure and office use.</i>								
CLP2/15	09454/01/001/DM41/O	DM41 (Site 82)	<p>Remove Site 82 from the Plan as it is not deliverable due the statutory listing of St John the Evangelist's church and the impact of any potential development on its setting.</p> <table border="1" data-bbox="689 999 1749 1251"> <thead> <tr> <th data-bbox="689 999 835 1062">Ref no</th> <th data-bbox="842 999 1111 1062">Site name</th> <th data-bbox="1117 999 1749 1062">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 1067 835 1251">82</td> <td data-bbox="842 1067 1111 1251">St John The Evangelist Vicarage, Sylvan Road</td> <td data-bbox="1117 1067 1749 1251">Redevelopment to provide new hall and residential dwellings</td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	82	St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings	Effective
Ref no	Site name	Proposed use								
82	St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings								
CLP2/16		DM43.1	<p>The boundary of DM43.1 on the draft Policies Map is incorrect and it should cover those parts of Norbury District Centre that are not within a Local Heritage Area and are north of Fairview Road.</p>	Effective						

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CLP2/17	10316/01/001/DM51.2/O	DM51.2 (Site 301)	<p>Amend entry in Table 11.20 to the following as it has been established through a planning application that it is not possible to re-provide a community use on this site.</p> <table border="1" data-bbox="689 627 1733 837"> <thead> <tr> <th data-bbox="689 627 842 691">Ref no</th> <th data-bbox="846 627 1111 691">Site name</th> <th data-bbox="1115 627 1733 691">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 694 842 837">301</td> <td data-bbox="846 694 1111 837">Sea Cadet Training Centre, 34 The Waldrons</td> <td data-bbox="1115 694 1733 837">Residential use with community use</td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	301	Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use	Justified
Ref no	Site name	Proposed use								
301	Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use								
CLP2/18		DM51.2 (Site 946)	<p>Site 946 was included in Appendix 5 and on the draft Policies Map but was missing from Table 11.20. Table 11.20 should be amended as follows:</p> <table border="1" data-bbox="689 959 1733 1173"> <thead> <tr> <th data-bbox="689 959 842 1023">Ref no</th> <th data-bbox="846 959 1111 1023">Site name</th> <th data-bbox="1115 959 1733 1023">Proposed use</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 1026 842 1173">946</td> <td data-bbox="846 1026 1111 1173"><i>Stubbs Mead Depot, Factory Lane</i></td> <td data-bbox="1115 1026 1733 1173"><i>Mixed residential and employment (industry and warehousing)</i></td> </tr> </tbody> </table>	Ref no	Site name	Proposed use	946	<i>Stubbs Mead Depot, Factory Lane</i>	<i>Mixed residential and employment (industry and warehousing)</i>	Effective
Ref no	Site name	Proposed use								
946	<i>Stubbs Mead Depot, Factory Lane</i>	<i>Mixed residential and employment (industry and warehousing)</i>								