

23 April 2020
Planning Committee Addendum

Item 6.1: Land to the south east of Croydon College, College Road, Croydon, CR9 1DX

1. Further representations:

Two additional representations have been received since the committee report was published which raise the following:

<p>Public Realm: Step-free access remains unresolved in the drawings. Stepped access will be a problem for both residents of the development and for visitors wishing to walk directly through to the Fairfield Halls from East Croydon by the most direct route. It is neither satisfactory to send people up a flight of stairs to Hazeldean Bridge nor is it satisfactory to send them down to basement level and up a ramp to College Road.</p> <p>The proposals have not responded to the PRP comments.</p>	<p>The Developer has been part of design workshops between the Council and adjacent developers including the College Tower developers. As a consequence, the step free podium has progressed significantly since the hybrid permission. The podium for both sites is designed to join seamlessly in terms of levels and has been designed to provide pedestrian access between the two sites.</p> <p>In the interim (should the College Tower scheme come forward at a later date), the scheme provides steps from the podium to the basement/ramp level and a public lift. The lift also provides a step free access up to the Hazeldean bridge level which provides an additional step free route to East Croydon station. In addition, during the course of the application and pre-application, the applicant as widened the steps up to the Hazeldean bridge and considered the width and layout of the public realm at the base of Block A.</p> <p>On-going public realm workshops with both developers and the Council's public realm project team ensure that there is ongoing discussions and commitment to delivery of the step free access.</p>
<p>Affordable housing – only providing 16% Affordable Housing; Council's own developer not meeting the 30-50%</p>	<p>The scheme provides 20% affordable housing by habitable room (69 units). The developer has undertaken refurbishment work to Fairfield Homes</p>

requirement. Questions over impartiality.

which has resulted in a lower provision of affordable housing. The viability appraisal has demonstrated that this is the maximum that the developer can viably deliver and this has been verified by an independent viability consultant.

2. Amendments to the report:

Additional text to be added to s106 developer obligations at para 3.1 B

aa) Triggered clawback provision for Fairfield Halls cost in recognition of lower affordable housing

Amendments to conditions in para 3.3 as follows:

Condition 5 deleted (prior to commencement investigations have already been completed)

New condition 52 and 53:

52. Accord with contaminated land assessment with validation report prior to occupation

53. Development shall stop if unexpected contamination found and appropriate remediation agreed, carried out and verified

Clarification at paragraph 4.1 (Planning History):

The Former Croydon College Annexe (College Annexe) Planning Application (LBC ref: 20/00663/FUL) is now a valid application and is pending consideration.

Additional text added to para 9.19

Within the legal agreement, it is proposed to include a clawback provision for the costs of Fairfield Halls. The costs of Fairfield Halls have been funded by applicant supported by a loan from the Council which is subject to standard borrowing terms and repayment and which is independent of the town planning process. As explained above, the costs of the refurbishment to Fairfield Halls results in a lesser affordable housing provision for this scheme. The clawback provision within the legal agreement would enable the local planning authority to secure additional affordable housing (through an off-site contribution) if this funding was not repaid to the Council by the applicant within the agreed timescales.

Additional text at paragraph 9.23

Since the report was published, the applicant has tested a policy compliant scheme scenario (excluding the costs of the Fairfield Halls refurbishment) which demonstrates that the scheme would break even (without the costs to the halls). The Council's independent viability consultant has reviewed this appraisal and confirms that in broad

terms generates a similar outcome to the scenario which they tested (as set out in paragraph 9.23).