

**1 APPLICATION DETAILS**

Ref: 19/05428/FUL  
 Location: 1 Addington Road, South Croydon, CR2 8RE  
 Ward: Sanderstead  
 Description: Demolition of buildings and construction of 60 bed care home for the elderly (C2 use) including car parking and refuse store. Provision of new access on to Sanderstead Hill (closure of existing vehicle access) and associated landscaping  
 Drawing Nos: See Appendix 2  
 Applicant: Astonbury Limited  
 Case Officer: Laura Field

<b>Number of car parking spaces</b>	<b>Number of cycle spaces</b>
9 spaces plus 3 blue badge spaces (12 in total)	10

1.1 The application is being reported to Planning Committee because the Ward Councillor Lynne Hale has made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

2.1 DM2.1 states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. Croydon has a very high number of nursing and residential care homes compared to other London boroughs. The policy therefore seeks to address the current over-provision and supply this type of accommodation only where there is an identified need. The proposal is for a care home for the elderly and would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018).

2.2 The proposal would result in an overdevelopment of the site and would result in poor layout, design, landscaping, communal space and quality of accommodation for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing.

2.3 The proposal would have an acceptable impact on the residential amenity of surrounding occupiers, both in terms of daylight and sunlight levels, privacy and outlook for existing surrounding residents.

2.4 The proposed planting, tree retention and ecological strategies would be acceptable and the detail of which would be conditioned.

- 2.5 The proposal would have an acceptable impact on highway safety and transport matters. Details of which could be conditioned.
- 2.6 The proposal would be acceptable in flooding impact, details of which could be conditioned.
- 2.7 Suitable planning obligations and conditions have been recommended in order to ensure that the proposed development does not have an adverse impact upon either air quality and sustainability and were the recommendation for approval these issues would be satisfactorily resolved.

### **3. RECOMMENDATION**

3.1 That the Committee resolved to REFUSE planning permission for the following reasons:

1) The proposal would not provide care for an identified need within Croydon and thereby conflicts with policy DM2.1 of the Croydon Local Plan (2018)

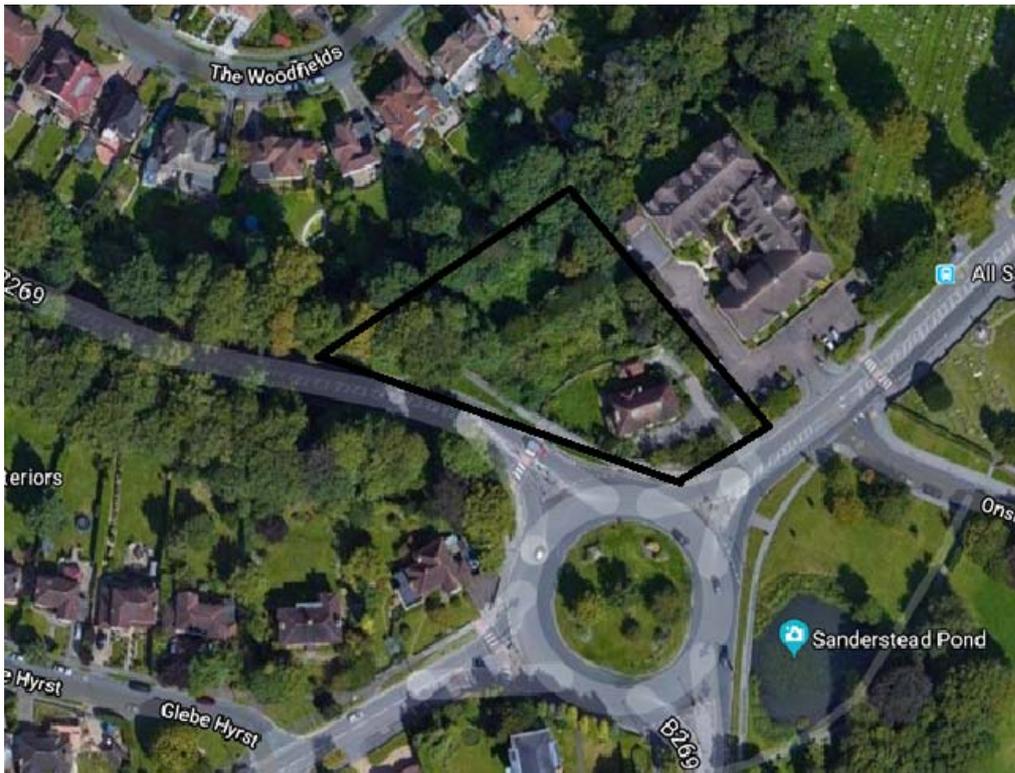
2) The proposal would result in an overdevelopment of the site and would result in poor layout, design and quality of accommodation including external communal areas for future residents and would be detrimental to the appearance of the street scene by reason of massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016)

#### **Informatives**

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### **4. SITE LOCATION AND PROPOSAL DETAILS**

#### **Site and surroundings**



*Figure 1 Site and surroundings*

- 4.1 The application site lies on the north western side of Addington Road and is currently occupied by a two storey detached property- The Vicarage. The existing property sits in an elevated position from Addington Road with the land sloping down towards the north west of the property and towards the rear gardens of properties located in The Woodfields.
- 4.2 The surrounding area is typically residential in character comprising large detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels slope down from the south east to the north west and therefore the properties on the north-western side of Woodfields are typically substantially lower than the application site. To the north east of the application site is “Sanderstead Heights” – a development of 27 flats. Opposite to this, is the Grade 1 Listed Building- All Saints Church.
- 4.3 The application site is located in an area at low risk of surface water flooding. The site has a PTAL rating of 1b and has poor access to public transport. It is also located within an Archaeological Priority Area. Sanderstead Hill, the A2022, is a classified road. Tree Preservation Order 7, 1985 protects the trees to the rear of the site.

### **Planning history**

- 4.4 The following application is relevant:

18/00144/FUL: Conversion of dwelling house in 3 x 1 bedroom units, 1 x 2 bedroom unit and construction of 4 x 4 bedroom terraced houses. Granted and not implemented.



Figure 2 Site plan of the 18/00144/FUL planning permission



Figure 3 Bird's Eye view of the 18/00144/FUL planning permission

## Proposal

4.5 The application seeks full planning permission for the:

- Demolition of 1 Addington Road;
- Erection of a 2 to 4 storey building comprising 60 bed care home for the elderly

- Provision of new access on to Sanderstead Hill (closure of existing vehicle access)
- Associated parking, refuse and cycle stores;
- Associated hard and soft landscaping works.

4.2 The applicant submitted further information during the course of the application and this included:

- Further information on transport and highway impact
- Further information on drainage and flooding
- Further justification on the layout of the proposed care home and the need
- Further justification on the design concept of the scheme and slight design tweaks to the windows and elevations

## **5 CONSULTATION RESPONSE**

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

### **Lead Local Flood Authority (Statutory Consultee)**

5.3 They have stated they have no objection to this planning application with respect to provision of an appropriate drainage strategy in line with LLFA requirements. [OFFICER COMMENT: Conditions would be recommended were the application approved]

### **Historic England (Archaeology) (Statutory Consultee)**

5.4 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. No objection subject to conditions in relation to archaeology. [OFFICER COMMENT: Conditions would be recommended were the application approved]

### **Thames Water**

5.5 Thames Water states that with regard to foul water sewerage network infrastructure capacity, they would not have any objection to the above planning application, based on the information provided.

### **Commissioning and Procurement Adults Health and Integration Team**

5.6 The team have reviewed the submission and confirmed that there is no need for this form of care. The area where the care home is proposed has other residential care homes nearby. The current residential needs can be met by the current stock. The applicant's analysis assumes that people with dementia will automatically need residential care but the team try and support people in their own homes where possible.

## **6 LOCAL REPRESENTATION**

6.1 A total of 55 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice and in the local press.

The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 69    Objecting: 17    Comment: 1    Supporting: 51

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

<b>Summary of Objectors Concerns</b>	<b>Officer's Response</b>
Creating a further junction so close to roundabout, pedestrian crossing and brow of hill is dangerous	See paragraphs 8.24 to 8.28
Lacking of parking	See paragraphs 8.24 to 8.28
Increased traffic and more congestion	See paragraphs 8.24 to 8.28
Loss of privacy and visual amenity	See paragraphs 8.18 to 8.20
Loss of sunlight	See paragraphs 8.18 to 8.20
Overlooking and details on boundary treatment required	See paragraphs 8.18 to 8.20
Noise and disturbance	See paragraphs 8.18 to 8.20
Construction impact on surrounding area	See paragraphs 8.20
Impact on air quality	See paragraph 8.32
Lack of sustainability credentials including details on drainage	See paragraphs 8.30 to 8.32
Loss of 5 bedroom family home	See paragraph 8.2
Capacity in area for care homes (44 care homes in 1.5 mile radius and places unfilled)	See paragraphs 8.2 to 8.6
Overdevelopment	See paragraphs 8.7 to 8.17
Scale, height and massing out of character	See paragraphs 8.7 to 8.17
Out of keeping with pond and listed church	See paragraphs 8.7 to 8.17
<b>Summary of Supporting Comments</b>	<b>Officer's Response</b>
Well thought out and much needed care home for expanding elderly residents	See paragraphs 8.2 to 8.6

Need for specialist and good quality care homes in local area	See paragraphs 8.2 and 8.6 and design sections
Design in keeping with area	See paragraphs 8.7 to 8.17
Attention to protection wildlife	See paragraphs 8.20 to 8.23
Limited parking but close to bus stops	See paragraphs 8.24 to 8.28
Site fallen into disrepair and rector in different residence- site requires redevelopment	See paragraphs 8.7 to 8.17
No impact on surrounding residents given distance, design and planting	See paragraphs 8.16 to 8.18

6.3 The Ward Councillor for Sanderstead (Cllr Yvette Hopley) raised the following points of support:

- There is a need for this type of care and would be asset to Sanderstead
- Wildlife has been considered
- The development would be in keeping with the area
- It would free up larger family housing

6.4 The Ward Councillor for Sanderstead (Cllr Lynne Hale) raised the following points of support:

- There is a need for specialist care home accommodation which will deliver dementia care in Sanderstead and in the local area
- There has been good local support for the scheme
- It will release a large family home
- The site will deliver 60 dwellings towards the borough's housing target
- The design is sympathetic to its surroundings

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan (2012). Details of the relevant policies and guidance notes are attached in Appendix 1.

### National Guidance

7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places

### Development Plan

- 7.3 The Development Plan comprises the London Plan 2016, the Croydon Local Plan 2018, and the South London Waste Plan 2012. The relevant policies to this proposed development have been listed in Appendix 1 of this report.
- 7.4 A replacement Draft London Plan is in the final stages of adoption. The current 2016 London Plan is still the adopted Development Plan. The Draft London Plan is a material consideration in planning decisions at present and policies which have not been objected to or suggested for modification can carry substantial weight. Of particular relevance is Policy H13 (specialists older persons' housing) which recognises care home accommodation (C2) including for dementia care (C2) is an important element of the suite of accommodation options for older Londoners. It also states that there is currently no clear evidence identifying the best method of provision of dementia care or accommodation, and it is likely that a range of solutions will continue to develop. In Policy H1 (increasing Housing Supply), paragraph 4.1.9 states that net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home.

## **8 MATERIAL PLANNING CONSIDERATIONS**

- 8.1 The main planning issues raised by the application that the committee must consider are:
- 1) Principle of development and the established need for care homes for the elderly
  - 2) The impact on the townscape and the visual impact
  - 3) The impact on the residential amenity of adjoining occupiers
  - 4) The impact of the development on ecology and protected trees
  - 5) Transportation considerations
  - 6) Other planning matters

### **Principle of Development and the established need**

- 8.2 The application sites lies within an established residential area and while the proposed development seeks consent for C2 (residential institutions- including care homes), the nature of this use would not affect the established residential character of this part of Sanderstead. Croydon Local Plan Policy SP2.1 and SP2.7 seeks to provide a choice of homes for residents including provision of specialist and supported housing for elderly and vulnerable people.
- 8.3 Policy DM2.1 is more detailed and relates specifically to care homes and states that planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting the care of residents of Croydon. According to Croydon's Market Position Statement there are

ample care and nursing home bed spaces within the borough to satisfy demand up to 2031. The policy therefore seeks to address the current over-provision and support this type of accommodation only where there is an identified need.

- 8.4 Croydon has a very high number of nursing and residential care homes compared to other London boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever possible. It is therefore necessary that Croydon plans to enable care provision to meet current and future needs. Services provided by care homes within the borough however do not fully meet the needs of Croydon residents with more specialised or urgent needs. In summary therefore, there is an ample supply of general care and nursing home bed spaces but a need for specialist services for those needing specialised or urgent need. As such, the policy allows for carehomes only where they would meet these needs.
- 8.5 The application would be registered to provide care to the elderly, offering a mix of residential and nursing care (including care to clients with dementia). The scheme would be able to provide nursing and dementia care for patients as they age within the Care Home to minimise the need to relocate to alternative facilities. This is acknowledged, however, this is not a specialist care home, which is not a point of dispute between the applicant and the Council.
- 8.6 With regard to the specific location of this proposal the Council's Social Care Team have confirmed that Croydon does not have a need for older people's residential care in this area. The Needs Assessment submitted with the application assumes that people with dementia will automatically need residential care whereas the Council aim is to support people in their own homes where possible. The Council's view is that the area where the care home is proposed has other residential care homes nearby and the current residential needs can be met by the current stock.
- 8.7 The applicant states that proposal would free up existing family sized local housing stock through the residents moving into the care home, and that to facilitate this Councils can also count the care home bedrooms as part of their housing land supply. This is supported in the Croydon Plan and the Draft London Plan which counts each bed in a care home to the equivalent of one residential unit (C3). Whilst this could be the case and is a benefit of the scheme, this does not outweigh concerns that the provision is not required. It is noted that there is planning permission for a residential development on this site and this could then be implemented, in itself counting towards housing numbers. The Market Position Statement and policy requirements outweigh the representations received and benefits of the proposal.

### **Design, layout, townscape and Visual Impact**

- 8.8 The existing property is not protected from demolition. As such, it could be demolished under existing permitted development rights through the prior approval process without planning permission.
- 8.9 The Vicarage has a historic link with All Saints Church which is a Grade I Listed Building. The Vicarage is not considered to be curtilage listed due to its age and location at some significant remove from the Church, nor is it on the Local List. The

Vicarage has a historic association with the Church, but does not form part of its setting due to the intervening road and separation of the sites.

- 8.10 The proposal would have a limited impact on views of the church and the historic character of Sanderstead and as such the scheme is not considered to have a detrimental impact on the setting of the Listed Building.

Layout, quality of accommodation and massing

- 8.11 The Croydon Local Plan Policies SP4.1, SP4.2 and DM10 requires development to be of high quality which respond positively to the townscape and enhances social cohesion and wellbeing. London Plan policies 3.8, 7.1, 7.4 and 7.6 also requires development that provides high quality indoor and outdoor spaces and integrates well with the surrounding streets and open spaces.
- 8.12 The applicant has provided more information about the proposals and how the care would operate. Officers have carefully considered this. The scheme proposes a single massing that dominates the site, pushing all the outdoor communal amenity spaces to the edges, rather than providing an external communal area that is protected from the effects of traffic noise and pollution, and is better connected with the protected landscaped spaces beyond. There is a general lack of variety, quality, and size of the communal and shared spaces. Apart from outdoor areas which will likely see little active use, the indoor communal spaces are disproportionate in size for the number of bedspaces, concentrated in one part of the building and are small in number. The connection to the internal spaces and the outdoor spaces would also be poor, for example, to gain access to the outdoor spaces; this would only be through the main entrance.
- 8.13 Any development on this site should provide a landscape-led solution and the applicant should consider how the design could provide a comfortable domestic scale so that older residents could form smaller groups within a wider later living complex. Types of functions and space, which add to the quality of life for residents, are absent.

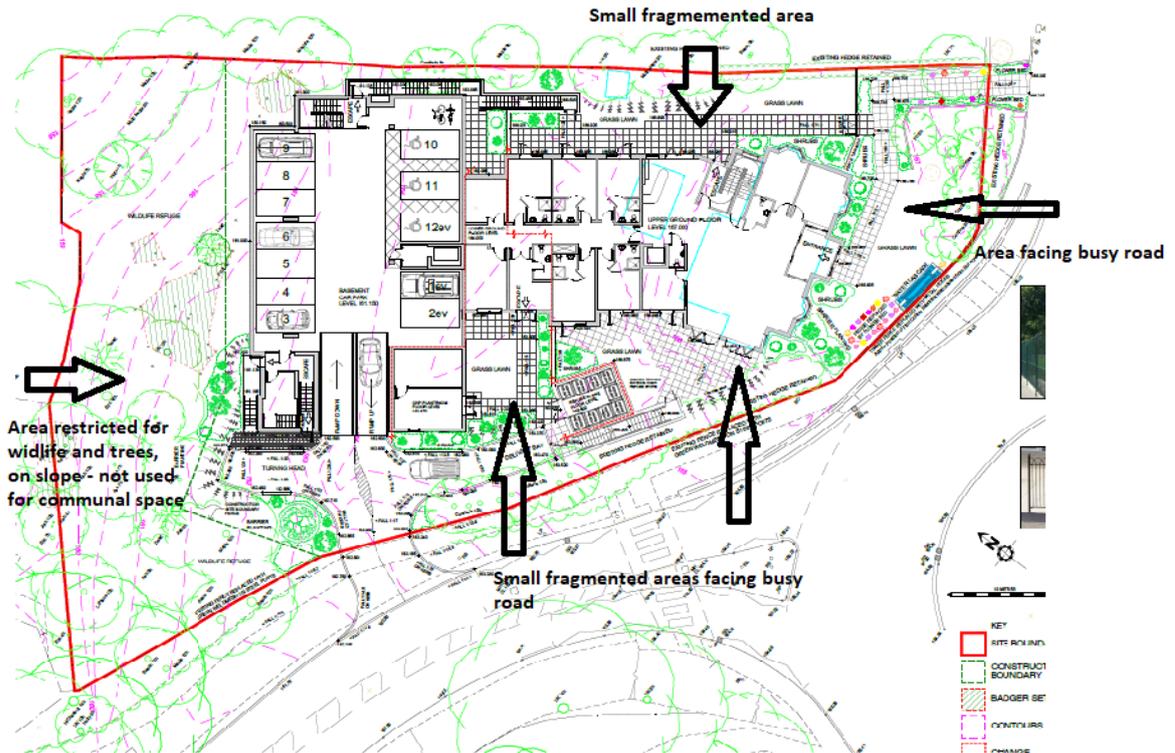


Image 4: Site layout showing limited outdoor communal areas

8.14 The quality of the internal communal and private spaces is generally unacceptable. This is due to poorly resolved circulation with overly long and dark corridors, accommodation design and shared spaces. The applicant has provided additional information on how those corridors could be used and that is positive, however, this should be detailed on plans and in supporting documentation. Nearly all of the bedrooms are single aspect, even those situated on the corners.



Image 5: Showing upper floor and first floor layouts

8.15 The care home proposed has a level ridge with two semi-basements resulting in a building ranging from 2½ to 5 storeys in height. The sloping site would alleviate some of the impact of the scale of the development, however, the increase in massing to five storeys at the rear of the proposal is not considered appropriate to the rear of the site and the surrounding area. This would appear overly bulky and dominant particularly in the context of the character of Sanderstead Hill. It is acknowledged that Sanderstead Heights is a mix of 2-4 storeys in height but is not in such a prominent setting, not as visible from the road and more appropriately follows the topography of the site. No buildings in the local area are of 5 storeys in height. Whilst planting along the boundary would provide some screening, it is considered that the height of the proposal would still be visible along Sanderstead Hill and would be out of keeping with the character of the area.

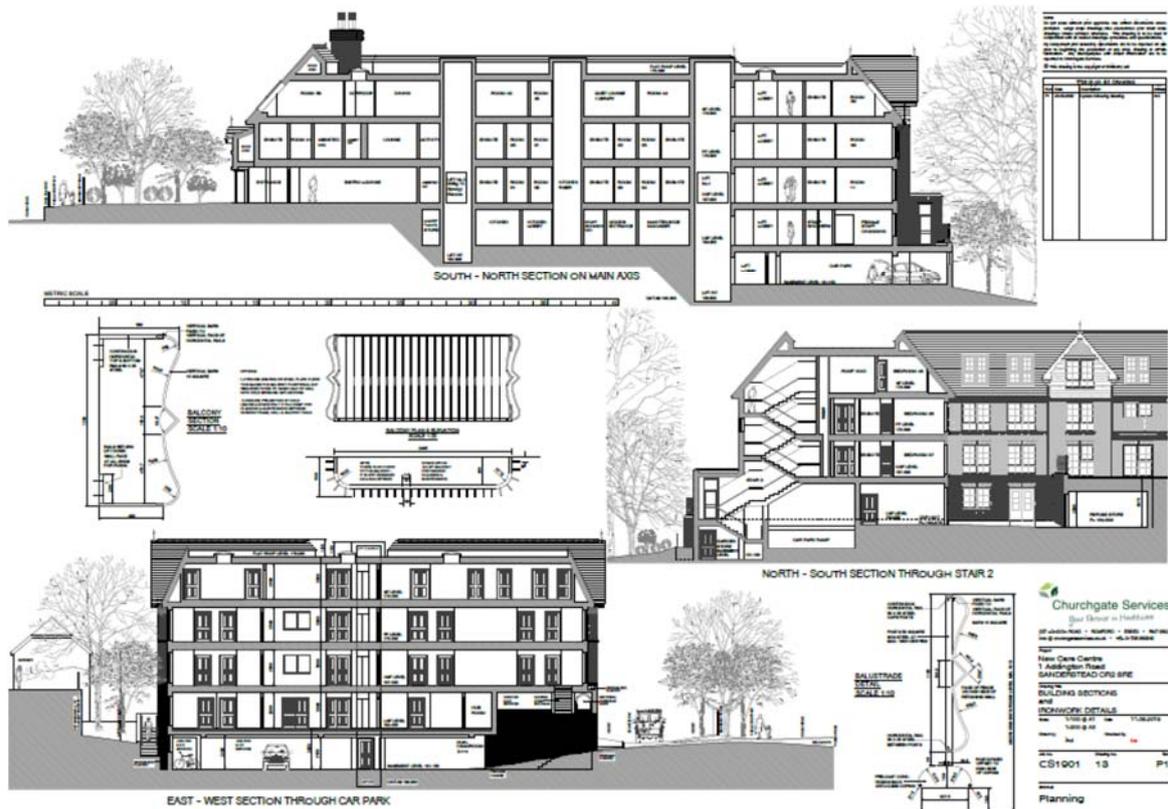


Image 6: Site sections

### Architectural Resolution and Materials

8.16 The design of the building follows a 'sympathetic and faithful' approach as outlined in the Council's Suburban Design Guide. The materials and character of the design is generally supported, however, the design approach is considered more appropriate for a building of a smaller scale and render is not supported. The applicant has made minor amendments to the proposal to align some windows in the south western elevation.





Image 9: View from Sanderstead Hill

- 8.18 Whilst the applicant has stated there is a need for good quality elderly care and this is possible through a new build development, overall the layout would not provide a good quality internal living environment or communal space.
- 8.19 Therefore, the proposal would result in an overdevelopment of the site and would result in poor layout design and quality accommodation for future residents and would detrimental to the appearance of the street scene by reason massing and detailing and would thereby conflict with Policies DM2.1, SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018) and policies 3.8, 7.1, 7.4 and 7.6 of the London Plan (2016).

#### **The impact on the residential amenity of adjoining occupiers**

- 8.20 The north-west site boundary faces the rear gardens of the large detached properties in The Woodfields, and the east boundary with the retirement flats at Sanderstead Heights (3 Addington Road). The new development would have generous separation distances of approximately 46 metres to the dwellings in The Woodfields. As such, with the retention of the existing vegetation the development is not considered to appear visually intrusive or lead to a loss of privacy or light to either of these neighbouring properties.
- 8.21 The proposed new development would follow the topography, so it would be lower than the properties at Sanderstead Heights, and given the separation distance of approx. 17m (at the closest point) to the properties at Sanderstead, the impact is considered to be minimal. No other occupiers would be significantly affected.



Image 9: Relationship with surrounding properties

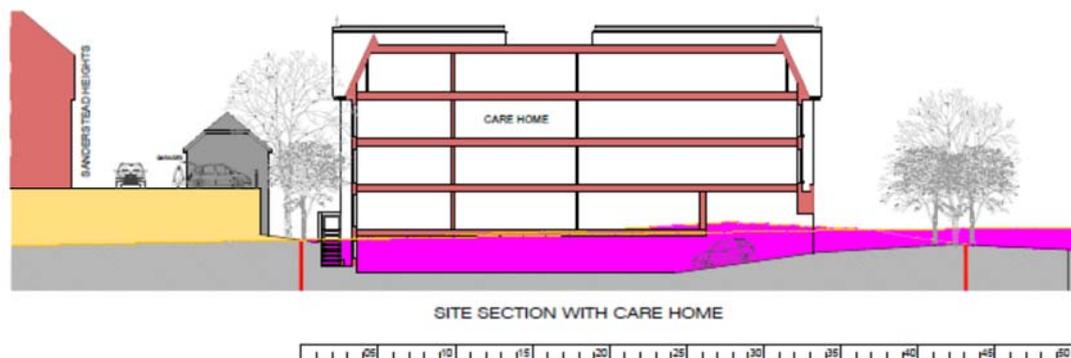


Image 10: Site section with Sanderstead Heights

### Other Impacts

8.20 Given that the building is a care home, there are no concerns that the proposed building would cause noise and disturbance levels that would be incompatible with the surrounding existing uses. Whilst concerns have been raised regarding the impact of construction; such impacts would only be temporary and should only be afforded limited weight. In order to ensure that any such impacts are minimised as far as reasonable possible, a condition requiring the submission of a detailed Construction Management Plan/Construction Logistics is recommended.

### **Trees, Landscaping and Ecology**

- 8.21 Whilst not subject of any formal designations, the overgrown nature of parts of the site lend itself to being potentially biodiverse. A preliminary ecology survey and bat survey has been undertaken which has confirmed that the majority of the vegetation, whilst overgrown, is not itself biodiverse or of particular value apart from the trees, which are discussed below. The likelihood of protected species has also been assessed and the scheme is only considered likely to potentially impact on badgers, bats, hedgehogs and nesting birds. The latter can be resolved by ensuring by condition that clearance does not occur at certain times of year and mitigation measures are put in place.
- 8.22 An additional badger survey has been undertaken which shows that badgers left the site in 2015 and are no longer present. Badgers do however move sites relatively frequently, so a condition is recommended to require a survey prior to commencement of works and a scheme of mitigation agreed if necessary. This approach is considered adequate to conclude that no undue harm to biodiversity would occur from the development; the detailed badger works would be controlled through a license by Natural England as well. A bat survey has also been undertaken and confirms a single common pipistrelle bat was seen re-entering the eaves of the existing house during the dawn survey only. Therefore, this is likely to be a day roost only. A bat licence will be required before the house is demolished. Mitigation measure would be required such as the provision of temporary roost locations (bat boxes) during demolition and construction phases and potentially permanent replacement of roosting opportunities within the site. The Council's Ecologist has reviewed the information submitted and concluded there is no objection to the scheme subject to securing conditions on a bat licence, construction environment management plan, lighting and biodiversity mitigation and enhancement measures.
- 8.23 A number of trees are protected by a Tree Preservation Order. All protected trees are to be retained. The proposal would result in the felling of a number of other trees, including a small belt of yew trees towards the centre of the site. Appropriate mitigation is proposed by replacement tree planting near the proposed entrance, to reinforce existing landscaping in this area. All of the A and B category trees are to be retained and protected throughout the development. All of the trees proposed for removal are in the lower two categories, C and U, and are not of a quality that should represent any constraint to development. All trees shown to be removed were consented to be removed as part of a recent planning application for this site (18/00144/FUL).
- 8.24 Subject to conditions to secure replacement planting, protection of trees during construction and details of methods of construction within root protection areas, the impact on trees is considered acceptable. The Council's Tree Officer assessed the tree protection methods submitted for the protected tree and has confirmed these are an acceptable.

### **Transport, Parking and Highways**

- 8.25 The site has a PTAL rating of 1b which indicates poor accessibility to public transport and a new access is proposed from Sanderstead Hill. The existing crossover (onto Addington Road) will require removal and restoration.
- 8.26 The car park would be situated in the basement and would provide 9 spaces plus 3 blue badge spaces (12 in total). The car park being provided is small for the use and there would be a number of different users who will place a demand on use of the car park. Due to this, an additional Transport Note was submitted by the applicant to justify the car parking number. TRICS database has been reviewed to calculate the projected

parking accumulation at the care home. This approach is agreed with the Council's Strategic Transport Team. Comparable care home sites have been selected, and these are based on the same criteria used within the submitted Transport Statement to calculate the level of traffic generation. This shows that the maximum parking accumulation for the care home is likely to be in the region of 7 vehicles. This occurs for a 2 hour period between 0900 and 1100 and again for a 1 hour period between 1300 and 1400. The provision of a 12 space car park at the proposed care home is therefore sufficient to accommodate the likely demand for parking spaces. As such, there will be no overspill parking on the local highway network and therefore no requirement to undertake a parking stress survey. A car park management plan would be subject to a condition were the proposal recommended for approval.

- 8.27 Cycle parking provided within the secure basement car park is accepted as appropriate. The provision of these cycle parking spaces should be secured by condition. However the application would benefit from the provision of the visitor cycle parking outside of the main entrance to the care home, in a highly visible, covered location with passive surveillance. This would be subject to a condition. Refuse storage is positioned within 20m of the back of the public highway, and the applicant has provided a vehicle waiting and manoeuvring area for refuse collections. Further details would be conditioned.
- 8.28 Sightlines and visibility splays have been demonstrated and would be conditioned. These should be provided at this stage and cannot be secured through a condition. The Council's Highways Team have stated that a banned right turn from the development onto Sanderstead Hill is also required and a Road Safety Audit has now been undertaken by the applicant. The Council's Highways Team have confirmed the overall scheme is acceptable.
- 8.29 A contribution to sustainable transport improvements in the local area would be required, particularly on the basis the applicant has stated that all employees will be from the local area and will travel to the site by walking, cycling and public transport. This would support pedestrian improvements on routes to local bus stops and to the local centre to the south of the site. A travel plan, pooled car club contributions and highways s278 works would also be covered in a legal agreement. Construction Logistic Plan and Service and Delivery Plan, Electric Charging points would subject to condition.

## **Other Planning Matters**

### Flooding

- 8.30 The site sits within Flood Risk Zone 1 (and thus is considered to be at a low risk of fluvial flooding) and the site is at a low risk of flooding from surface water and has the potential of groundwater flooding to occur at the surface. The site is within a groundwater source protection zone. Infiltration SuDS techniques would be employed to deal with the excess run-off from the post developed site. The surface water run-off from the post developed site will be managed using precast ring soakaways. The proposed strategy reduces the risk of surface water flooding as far as it reasonably practicable. The LLFA have stated there is no objection to the scheme.

### Sustainability

- 8.31 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with any remaining CO2 emissions to be offset through a financial contribution and the development must achieved BREEAM excellent. Whilst the applicant has not submitted a detailed report, such matters are capable of being secured through condition and as such are acceptable.
- 8.32 In regards to land contamination, the site has been reviewed by the council's Land Contamination Officer whom has confirmed further sampling would be required and an intrusive land contamination condition is required.
- 8.33 London Plan Policy 7.14 (B) states that developments should minimise increased exposure to existing poor air quality and seek to contribute to addressing local air quality problems and Croydon Local Plan (2018) requires development to positively contribute to improving air, land, noise and water quality by minimising pollution. The proposal has been reviewed by the Council's Pollution Team and considered acceptable subject to the imposition of conditions including submission of; a noise assessment, sound insulation, ventilation, lighting details of boilers, delivery and service plan and construction environmental management plan. In addition in order to be acceptable a financial contributions for air quality and local education training strategy are required to be secured via S106 agreement.

#### Archaeology

- 8.34 The site lies within an archaeological priority area and is adjacent to the convergence of several historic roads. Historic maps show a footpath running directly through the site, which may be a precursor to Sanderstead Hill. Archaeological remains and artefacts were discovered very close to the site around Sanderstead Pond. The site has not been developed previously therefore if archaeological remains are present they are likely to be well preserved. Whilst the applicant has not submitted an archaeological desk-based assessment Historic England have recommended a condition to protect any archaeological remains.

#### **Conclusions**

- 8.34 The proposed development would create a 60 bed care home that could make a contribution to the borough achieving its housing targets. However, this is given minimal weight due to the fact there is no identified need for a care home for elderly residents. To add to this the development does not provide a good quality design or environment for future residents. This together is not outweighed by the benefit to housing supply and biodiversity or the contributions to local employment and training, air quality or carbon setting.
- 8.35 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above and details of the decision are set out in the RECOMMENDATION.

## **Appendix 1: Planning Policies and Guidance**

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

### London Plan

Policy 3.17 Health and Social Care Facilities  
Policy 3.8 Housing Choice  
Policy 4.12 Improving Opportunities for All  
Policy 5.2 Minimising Carbon Dioxide Emissions  
Policy 5.3 Sustainable Design and Construction  
Policy 5.4A Electricity and Gas Supply  
Policy 5.7 Renewable Energy  
Policy 5.9 Overheating and Cooling  
Policy 5.10 Urban Greening  
Policy 5.11 Green Roofs and Development Site Environs  
Policy 5.12 Flood Risk Management  
Policy 5.13 Sustainable Drainage  
Policy 5.14 Water Quality and Wastewater Infrastructure  
Policy 5.15 Water Use and Supplies  
Policy 5.17 Waste Capacity  
Policy 5.21 Contaminated Land  
Policy 6.1 Strategic Approach  
Policy 6.3 Assessing Effects of Development on Transport Capacity  
Policy 6.9 Cycling  
Policy 6.13 Parking  
Policy 7.1 Lifetime Neighbourhoods  
Policy 7.2 An Inclusive Environment  
Policy 7.3 Designing Out Crime  
Policy 7.4 Local Character  
Policy 7.5 Public Realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage Assets and Archaeology  
Policy 7.14 Improving Air Quality  
Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes  
Policy 7.19 Biodiversity and Access to Nature  
Policy 7.21 Trees and Woodlands

The Mayor of London has published and adopted Supplementary Planning Guidance, of which Sustainable Design and Construction SPG is of relevance.

### Croydon Local Plan (CLP)

The Croydon Local Plan was adopted on the 27th February 2018 and the main relevant policies to this application are as follows:

SP2 Homes  
DM1 Housing Choice for Sustainable Communities  
SP4 Urban Design and Local Character  
DM10 Design and Character

DM13 Refuse and Recycling  
 DM16 Promoting Healthy Communities  
 DM18 Heritage Assets and Conservation  
 SP5 Community Facilities  
 SP6 Environment and Climate Change  
 DM23 Development and Construction  
 DM24 Land Contamination  
 DM25 Sustainable Drainage Systems and Reducing Flood Risk  
 SP7 Green Grid  
 DM27 Protecting and Enhancing our Biodiversity  
 DM28 Trees  
 SP8 Transport and Communication  
 DM29 Promoting Sustainable Travel and Reducing Congestion  
 DM30 Car and Cycle Parking in New Development

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## Appendix 2: Drawing Nos

<b>PLANNING DRAWINGS</b>				
01	Location Plan	A4	1:1250	#
02	Existing Site Plan	A1	1:125	P3
03	Proposed Site Plan	A1	1:125	P11
04	Basement & LGF Plans	A1	1:100	P6
05	UGF & First Floor Plans	A1	1:100	P6
06	Second Floor & Roof Plans	A1	1:100	P7
07	Elevations Sheet 1	A1	1:100	P4
08	Elevations Sheet 2	A1	1:100	P4
09	Block Plan	A1	1:250	P3
10	Colour Site Plan	A1	1:200	P5
11	Site Sections 1	A1	1:250	P2
12	Site Sections 2	A1	1:150	#
13	Building Sections	A1	1:100	P1
14	Existing Building	A1	1:100	#
15	Visuals Sheet 1	A1	1:750	#
16	Visuals Sheet 2	A1	NTS	#
17	Contextual Photographs	A1	NTS	#
18	Visitor Cycle Parking / Gate	A1	1:20	#
19	External Amenity Areas	A1	1:125	P1
20				
21	UGF Furniture Layout	A1	1:75	P1
22	FF Furniture Layout	A1	1:75	#
23	SF Furniture Layout	A1	1:75	#