

PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 17/06217/FUL
 Location: Former Croydon Adult Learning and Training (CALAT) Coulsdon Centre, 41 Malcolm Road, Coulsdon CR5 2DB
 Ward: Coulsdon West
 Description: Partial demolition and reconfiguration of the existing building, including the erection of a new multi-purpose function hall together with car parking, landscaping and other associated works
 Drawing Nos: 1602_34-PTA-CC-XX-RP-A-01001 PL1; 1602_34-PTA-CC-ZZ-MP-A-06001 A3 PL1; 1602_34-PTA-CC-ZZ-MP-A-06002 PL1; 1602_34-PTA-CC-ZZ-MS-A-06003 PL1; 1602_34-PTA-CC-ZZ-MS-A-06004 PL1; 1602_34-PTA-CC-ZZ-MS-A-06005 PL1; 1602_34-PTA-CC-ZZ-MS-A-06006 PL1; 1602_34-PTA-CC-ZZ-MP-A-06010 PL1; 1602_34-PTA-CC-LG-MP-A-07001 PL1; 602_34-PTA-CC-00-MP-A-07002 PL1; 1602_34-PTA-CC-RF-MP-A-07004 PL1; 1602_34-PTA-CC-ZZ-ME-A-08001 PL1; 1602_34-PTA-CC-ZZ-ME-A-08002 PL1; 1602_34-PTA-CC-ZZ-ME-A-08003 PL1; 1602_34-PTA-CC-ZZ-ME-A-08004 PL1; 1602_34-PTA-CC-ZZ-MS-A-09001 PL1; 1602_34-PTA-CC-ZZ-MS-A-09002 PL1; 1602_34-PTA-CC-ZZ-MS-A-09003 PL1; 1602_34-PTA-CC-ZZ-MS-A-09004 PL1; 1602_34-PTA-CC-ZZ-MS-A-09005 PL1; 1602_34-PTA-CC-ZZ-MS-A-09006 PL1 and 1602_34-PTA-CC-ZZ-MS-A-09007 PL1
 Applicant: Minal Goswami – Brick by Brick
 Agent: Jennifer Islip – Carter Jonas
 Case Officer: Robert Naylor

	EXISTING COMMUNITY USE	PROPOSED COMMUNITY USE
Floor area	1,110sqm	1,275sqm

Number of car parking spaces	Number of cycle parking spaces
31 including 2 disabled bays	16

1.1 This application is being reported to Planning Committee because the objections above the threshold in the Committee Consideration Criteria have been received.

2 BACKGROUND

2.1 This scheme was presented to Planning Committee as part of the pre-application engagement process (30th November 2017). The following comments were raised:

- Adequacy of parking provision
- Contemporary vs traditional approach to theatre building
- Relationship between NHS and re-provided CCC
- Need to ensure space works for CCC

- Zodiac gym needs relocation
- Energy requirements important
- Parking and disabled provision
- Keen to see community facilities coming into the town centre

2.2 The scheme was presented to the Place Review Panel (PRP) on 27th October 2017. For the purposes of the PRP, the refurbishment of and extensions to the former CALAT Centre was combined with the proposed health centre (See Item 6.2 – LBC Ref 17/06218/OUT). The PRP concluded that whilst the principle of extending the existing building (to include a theatre/badminton hall and other additional community facilities) was accepted, the proposed design required significant development before it can be supported.

2.3 The Panel had the following key observations/recommendations:

- A much more visually and functionally successful scheme for all the facilities proposed for the site will be achieved if the design for the NHS Centre is integrated with and developed simultaneously to the design for the Coulsdon Community Centre
- There should be good access between the NHS Centre and the Coulsdon Community Centre to achieve synergies between these functions
- The Panel questioned the viability of providing significantly more space for community facilities than is currently provided at the existing Coulsdon Community Centre (land to the north-east of Barrie Road) and suggested that more of the spaces should be flexible and multi-functional to potentially enable the overall footprint to be reduced and ensure the future viability and sustainability of the facilities
- The existing former school building is of historic merit as a largely intact former Victorian/Edwardian school and its preservation is supported
- Whilst the principle of extending the former school building to include a theatre/badminton hall was accepted, its proposed location, orientation and integration with the existing historic building was not supported as this would cause its visual appearance and character undue harm
- The articulation of the secondary mass of the extension - with its ad-hoc saw-tooth roof-form – was not supported and the Panel recommended that either flat-roofed contemporary form (consistent with the architecture of the lantern) or a form that more closely reflected the proportions and forms of the architecture of the existing building would be more successful
- The lantern crowning the building is supported to attract passers-by to the facility

3 SUMMARY OF KEY REASONS FOR RECOMMENDATION

3.1 There are no protected land use designations on the site and therefore the principle is acceptable.

3.2 The development would create a community hub within a sustainable location through the re-provision of existing uses to a higher and modern standard.

3.3 The use of high quality external materials and contemporary appearance is supported and heritage assets would be safeguarded.

- 3.4 The layout ensures the proposal would not have a detrimental impact on the amenity of the neighbouring residents.
- 3.5 The development would not have a detrimental impact on highway safety and parking demand can be accommodated on the surrounding road network.
- 3.6 The scheme is acceptable in terms of sustainability and environmental impact.

4 RECOMMENDATION

- 4.1 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development implemented in accordance with submitted drawings
- 2) Details of materials to be submitted and approved
- 3) Details of hard and soft landscaping
- 4) Hours of use
- 5) Submission of Arb Method Statement
- 6) Accord with recommendations of Ecological Assessment
- 7) EA Condition - Piling
- 8) Details of Flood Risk Assessment and Drainage Strategy
- 9) Energy and Sustainability Statement recommendations
- 10) Air Quality requirements
- 11) Boilers/Energy/heating plant specifications
- 12) Details of Noise Assessment
- 13) Sound Insulation for conversions
- 14) Noise Management Plan
- 15) Amplified noise - restriction
- 16) Noise from air handling units
- 17) Details of mechanical ventilation equipment
- 18) Odour controls
- 19) Light pollution - restriction
- 20) Submission of low emissions strategy
- 21) Contamination - Site investigation - soil, water & gases
- 22) Details of Car Parking and Events Management Plans
- 23) Travel Plan – for the Centre (Staff and Visitors)
- 24) Details submitted for ECVP; Disabled bays; Cycle facilities; Refuse/Recycling; Sight lines;
- 25) Approval of sustainable travel strategy including car club
- 26) Delivery and servicing management plan
- 27) Approval of Construction Logistics Plan
- 28) Development to commence within three years of the date of permission
- 29) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Requirement for Highway Licence and S.278 under the Highways Act
- 2) Code of Practice on Construction Sites – ‘Control of Pollution and Noise from Demolition and Construction Sites’ and ‘The Control of dust and emissions from construction and demolition’.
- 3) Thames Water Informatives
- 4) Any [other] informative(s) considered necessary by the Director of Planning

5 PROPOSAL AND LOCATION DETAILS

Proposal

5.1 The proposal is as follows:

- Demolition of three existing outbuildings to the northeast of the site
- Refurbishment and extension of the existing building
- Erection of a new multi-purpose function hall extension
- D1 community use (for example yoga classes, nursery, theatre group meetings and public performances)
- Provision of 31 car parking spaces including 2 wheelchair accessible spaces.
- Provision of cycle parking
- Landscaping and tree works

Site and Surroundings

5.2 The application site contains the former CALAT Centre, which was vacated back in 2016. The building has most recently been occupied by the Zodiac Gymnastics Club, but they have since relocated to Caterham (January 2018).

5.3 The site is situated within Coulsdon District Centre and has boundaries with Malcolm Road to the north and Woodcote Grove Road to the west. There is a small access to the south of the site onto Chipstead Valley Road. There are significant hardstanding areas including 36 spaces for the existing community use (towards the eastern end of the site) and an additional temporary car parking (40 spaces) situated towards the western side of the site and accessed off Chipstead Valley Road.

5.4 To the north and west of the site are residential properties. The surrounding area to the south of the site is characterised by a mix of residential and commercial uses, with a wide-ranging degree of heights and appearances, which includes Teddies Nursery – operating from a locally listed building. To the south-east is Coulsdon District Centre including various shops, mostly with residential accommodation above within the Primary Shopping Area and Main Retail Frontage. The site lies within an area at risk of surface water and critical drainage flooding as identified by the Croydon Flood Maps.

Planning History

5.5 Whilst there have been no applications in respect to this specific part of the site, there have been two previous permissions involving car parking provision on the western part of the site:

- 15/03700/P - granted in January 2016 for the temporary as a public car park with access off Chipstead Valley Road. This has been implemented.

- 15/05673/P - granted in June 2016 for the use as public car park; formation of vehicular and pedestrian access from Woodcote Grove Road and alterations to car park including resurfacing, line marking, lighting and alterations to Chipstead Valley Road access to pedestrian use only, with a Section 106 attached. This has not been implemented but has established the principle of a permanent site access solution off Woodcote Grove Road.

6 CONSULTATION RESPONSE

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

6.2 The following were consulted regarding the application:

6.3 **Environment Agency** – No objection to the proposed development subject to conditions in respect risks associated with contamination of the site; dealing with unexpected contamination that may be identified during development groundworks; a verification report in relation to a remediation strategy; restriction of infiltration of surface water drainage into the ground and on piling or any other foundation designs using penetrative methods.

[OFFICER COMMENT: Requirements have been captured through use of planning conditions]

6.4 **Lead Local Flood Authority** – No objection subject to conditions.

[OFFICER COMMENT: Requirements have been captured through use of planning conditions]

6.5 **Thames Water** – No objection subject to informative relating surface water drainage and connections to sewage.

[OFFICER COMMENT: Requirements have been captured through use of planning informatives]

7 LOCAL REPRESENTATION

7.1 A total of 88 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed near the application site. The application has also been publicised 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: 36 Objecting: 15 Supporting: 18 Comment: 3

7.2 The following local groups/societies made representations:

- Old Coulsdon Residents Association [objecting]
- Chipstead Residents Association [objecting]
- Hooley Residents Association [objecting]
- Coulsdon Community Centre [supporting]
- East Coulsdon Residents Association [supporting]
- Hartley & District Residents Association [supporting]

7.3 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:

Objections

- Lack of parking as the proposed provision is not suitable
- Impacts on the surrounding road networks
- Increase in traffic
- Lack of assessment of the performance of the junction at Lion Green Road and Chipstead Valley Road.
- Increase in danger as regards access
- Loss of light to immediate neighbours
- Increase in light pollution
- Impact on local infrastructure

Supporting comments

- Increased and better community facilities
- A new theatre building would be a welcome addition
- Revitalising community facilities and Coulsdon as a whole
- Supporting the local economy
- Good accessibility
- Good public transport links
- Preserving the original building

7.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Right to light issue for neighbouring buildings
[OFFICER COMMENT: This is a civil matter and not a material planning consideration]

7.5 The following procedural issues were raised in representations, and are addressed below:

- No site notices
[OFFICER COMMENT: The application was advertised by direct neighbour notification, site notice and newspaper advert]

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of the development
2. Townscape, design and heritage
3. Impact on adjoining occupiers
4. Transport, parking and highways
5. Impact on environmental conditions

6. Accessibility
7. Sustainability
8. Other planning matters

Principle of the Proposed Development

- 8.2 The Croydon Local Plan 2018 policies SP5 and DM19 allows the loss of existing community facilities only where it can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer can serve the needs of the community. The Plan further supports expansion of such facilities whilst ensuring that they provide flexible and adaptable spaces whilst maximising the capability for multi-use.
- 8.3 The CALAT Centre ceased operation back in 2016 and since then, the main functions have relocated to other centres in New Addington, Thornton Heath, Central Croydon and Sutton College in Wallington. As such, there has been no community use associated with the CALAT Centre since that time, although the building has most recently been occupied by Zodiac Gymnastics Club who have now relocated to a new facility in Caterham.
- 8.4 The scheme is seeking to re-provide the facilities currently offered at the CCC at Barrie Road (proposals for the redevelopment of the existing CCC site for residential purposes appears elsewhere on this agenda as Item 6.4). It is acknowledged that the CCC operates and provides a successful and valued community asset. The application site has been identified as a community hub; with the provision of a new theatre facility the site would be able to accommodate the existing uses from the CCC. The management team at CCC have made representation as part of this application and are supportive of the scheme in principle.
- 8.5 The applicant has worked with CCC to understand their operational requirements and develop a viable and enhanced proposal in a town centre location. The current facility at CCC provides a variety of uses such as theatre workshop for the Amateur Theatre Group, Keep Fit as well as various other fitness activities, various community classes and a nursery.
- 8.6 The proposal will provide 1,275sqm of new and refurbished floor space which will accommodate all the existing uses currently offered. It has also been future-proofed to ensure it has the capacity for new facilities and growth of existing facilities; two halls, additional function and committee rooms, small event space and dedicated nursery facility.
- 8.7 Therefore, the proposal would see no loss of existing community facilities. It would create a new improved community facility in an accessible location and would be an acceptable use.

Townscape, Design and Heritage

- 8.8 Policy SP4 of the Croydon Local Plan 2018 requires development to be of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.

- 8.9 The site is a prominent location within Coulsdon District Centre. The street retains several historic and visually interesting buildings including the host property itself. The building is very distinctive and its retention and refurbishment is supported. The building is a characterful non-designated heritage asset that contributes positively to the local area.
- 8.10 The new extension incorporates a new multi-use hall which is required to be large enough to host theatre performances and flexible enough to accommodate several different activities. The functional requirements has defined the height which has determined the setting of the floor levels, relative to the existing building. Various designs were explored as part of the pre-application process including single pitched, multi-pitched, barrelled and flat roof designs. A more contemporary flat roof design was the preferred option providing a sympathetic extension whilst allowing for the overall height to be minimised.
- 8.11 Following PRP recommendations, the orientation of the extension has been rotated by 90 degrees. The extension would be higher than the existing building, incorporating a subtly illuminated lantern that would be switched on when the facility is in use.
- 8.12 The design of the proposed new-build element is supported and officers welcome the design changes in response to pre-application and PRP process. These include altering its orientation, improving the relationship with and appreciation of the existing building and simplifying its architectural expression. The proposed lantern structure will act as a civic beacon for Coulsdon and will architecturally signify the community activities taking place.
- 8.13 Whilst it is acknowledged that the building would be higher than buildings typically found in the wider area, given the significant variation in building type and appearance, officers feel that there is scope for a building of the proposed height and design. The new additions work successfully with the existing building.
- 8.14 The scale, height, massing and layout of the proposed building would be reflective of the desire to create a community hub attracting further use and vitality within Coulsdon, enhancing the area in a sustainable location. It would enable the promotion of an underused area, which is considered a distinct benefit to the public.
- 8.15 The proposed material palette for the new building would be relatively simple, albeit high quality and effective. Given the simplicity of the design (which does include some large areas of unrelieved, blank elevation) it is critical that the architectural detailing is realised and that high-quality materials are employed. This can be secured via condition.
- 8.16 Concerns were raised by PRP that this site and the outline scheme (Item 6.2 on the agenda LBC Ref 17/06218/OUT) for the NHS facility have not been designed in a comprehensive and integrated manner. The challenge for these two sites has been progressing the health facility without a firm commitment from the NHS sufficient to progress a detailed response to the planned health facility. For this reason, the proposed health facility has been submitted in outline and it is likely that the proposed extensions and refurbishment of the former CALAT Centre will be delivered in advance. On balance, given the challenging requirements for both this and the proposed health centre, this proposal is of sufficient quality to be acceptable.

Landscaping is a reserved matter for proposed health centre (LBC 17/06218/OUT) and all efforts should be made at that time to tie the two elements together.

- 8.17 The landscape/public realm materials proposed are good quality and would need to fully conform to the Public Realm Design Guide; a condition is therefore recommended.

Heritage

- 8.18 Paragraph 135 of the NPPF states the *“effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.
- 8.19 Policy SP4.12 of the New Croydon Local Plan states the Council and its partners will respect and optimise opportunities to enhance Croydon’s heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.
- 8.20 The building was built as a school in 1912, probably in association with the neighbouring locally listed Old Smitham Bottom School. Although not formally locally listed nor statutorily listed, it is a non-designated heritage asset. Other heritage designations in proximity are the locally listed Old Smitham Bottom School, St Andrew’s Church and 150 Brighton Road, and two Local Heritage Areas on Chipstead Valley Road (St Dunstan’s Cottages) and Station Approach.
- 8.21 The only external sections of the building that will be removed will be the modern extensions that have been added to the north-east elevation of the original building. Whilst it is acknowledged that there would be some harm to the non-designated heritage asset, the scale of the harm would not impact on its significance and subject to the incorporation of high quality detailing and materials (secured by conditions) this would be acceptable in heritage terms.
- 8.22 Additional viewpoints have been supplied to assess the impact on the setting of the identified non-designated heritage assets. From an assessment of these views, it is apparent that there are some areas where the proposed development would have an impact on the setting of surrounding non-designated heritage assets. Officers have nevertheless concluded that the scale of harm would be negligible and would not be significant to these heritage assets. Officers are satisfied that the proposed development would comply with paragraph 135 of the NPPF.

Impact on Adjoining Residents

- 8.23 The Croydon Local Plan 2018 policy SP4 seeks to respect and enhance character to create sustainable communities and enhance social cohesion and well-being and ensures that the amenity of the occupiers of adjoining buildings are protected.
- 8.24 There are residential properties fronting and adjoining the site on Malcolm Road and to the rear on Chipstead Valley Road. The site is already in D1 use and therefore is entirely acceptable. However, the proposal would include the extension of the facility and the creation of the new multi-use hall which is required to be large enough to host theatre performances.

Malcolm Road (opposite)

- 8.25 The separation distance at its closest point is more than 35 metres which, combined with road separation and lack of upper floor window openings, means no harmful loss of privacy would occur in relation to these residential properties. The existing trees and proposed landscaping of the scheme would help to safeguard visual outlook from these properties as not to cause significant harm.

35 Malcolm Road (adjoining the site)

- 8.26 The main increase in bulk of the proposed multi-use hall would be experienced from this adjoining property. There is good separation of approximately 20m which is acceptable. Whilst it is acknowledged that there are four upper floor windows serving habitable rooms in 35 Malcolm Road, given that there are no additional windows proposed on the hall, it will not unduly impact on the amenities of this neighbouring property in terms of loss of privacy.

Chipstead Valley Road

- 8.27 There are several properties to the south of the site along Chipstead Valley Road. The proposal contains no additional windows on the south elevation and as such there would be no loss of privacy experienced at these properties. These properties are located at a lower level and are approximately 25 metres from the proposed unit and as such the degree of separation is acceptable, in visual amenity terms.

Daylight/Sunlight

- 8.28 The applicant has undertaken a daylight and sunlight assessment which demonstrates the scheme does not exceed the 25 degree line from the centre of the windows on Malcolm Road and therefore would not have a substantial effect on the diffuse skylight experienced by the existing buildings.
- 8.29 The existing windows at 35 Malcolm Road and 12-48 Chipstead Valley Road were assessed and 100% of the windows meet the BRE recommendations for daylight and sunlight.
- 8.30 The sunlight in existing gardens was assessed and it will not be affected by the proposed extension. The scheme would therefore accord with the BRE criteria for daylight and sunlight.

Noise/Light/Disturbance

- 8.31 The proposal includes the provision of an illuminated lantern which will be in operation when the premises are open, providing a subtle glow as a focal point within Coulsdon Town Centre. There are no lux level details submitted, so a condition is necessary to ensure lighting levels are suitable from an amenity perspective.
- 8.32 The hours of use can also be conditioned. The applicant has suggested activity at the community centre should be between 0700hrs – 2300hrs Monday to Sunday with no person on site after midnight. These have been reviewed by the Environmental Health team who have stated that subject to a conditioning these hours, this would be

acceptable. In respect to noise, disturbance, odour and light pollution, these issues can be mitigated through the use of suitable conditions.

Transport, Parking and Highways

- 8.33 The Croydon Local Plan Policy SP8 sets out local requirements to promote sustainable travel and levels of parking. This will also be directed to those areas and District Centres with higher public transport accessibility. Improving connectivity assisted by improved way finding will also be important to enable a shift to more sustainable modes.
- 8.34 The Public Transport Accessibility Level (PTAL) is 3 which is defined as moderate. The site is within close proximity to 9 local bus service routes a 450 metre walk to Coulsdon Town Railway Station and 650 metre walk to Coulsdon North Station. Coulsdon Town Centre is protected by a Controlled Parking Zone (CPZ).
- 8.35 The submitted Transport Assessment (TA) contains data for parking and predicted vehicle trips generated by the development.

Parking

- 8.36 A total of 31 on-site car parking spaces will support this D1 facility, of which 2 will be wheelchair accessible spaces. This is in line with the Council's car parking standards.
- 8.37 Strategic Transport have assessed the applicant's TA and the parking accumulation surveys undertaken. The existing community use provided by CCC at the Barrie Close site operates well with 35 parking spaces and capacity issues is an issue only in exceptional circumstances; mainly during theatre group productions approximately four times a year. The location of their new facility would be in a higher (PTAL3) than the existing building (PTAL2) and as such the site would be more accessible via public transport means and may well be less reliant on the private car.
- 8.38 The on-street parking survey has been undertaken, indicating that the total on-street parking capacity (accounting for relevant parking restrictions) for the 200m area from the development site amounted to 189 spaces. Pay and display parking bays with 1hr maximum stay were excluded from the survey as they were considered unsuitable for the functions of the CCC and also accounted for existing parking restrictions. In a worst-case scenario, the survey confirmed there would be 60 on-street spaces available for use after 5pm, increasing to 76 spaces after 7pm, which is adequate to cater for any overflow associated with the proposal.
- 8.39 The TA states that for a typical weekday and Saturday morning/evening, on-street parking availability within 200m walk of the site is adequate for the development. Strategic Transport support this position and as such the scheme would not have a detrimental impact on the parking provision of the surrounding area.
- 8.40 There is an established local cycle network and secure local cycle parking around the site. Cycling is a realistic alternative mode of transport to driving, or taking the bus, for shorter distance travel to and from the site. The provision of 16 cycle parking spaces at the pedestrian entrance to the site would accord with policy.

Trip Generation

- 8.41 Given that the proposed development is to accommodate the activities of the existing CCC, the TA confirms that the anticipated generated trips from the development would be similar to the existing operation, with trips already on the road network, albeit in a more accessible location. However, there is scope for future expansion and among the activities programmed would be the provision of 4 evening theatre productions a year. These would be undertaken outside network peak periods attracting an estimated 160 people at a time. A draft car parking management plan has been submitted as part of the amended TA, full details of which could be secured by condition.
- 8.42 The existing CCC use provides a nursery and this has been accounted for within the TA, as a direct transfer of nursery operations to the proposed site. Given that the trips associated with the nursery have already been considered in the survey and the proposed nursery will continue to operate during the same off-peak times (09.15 - 15.15 Monday to Friday, term time only) it is unlikely that the trip generation would be impacted. Furthermore, given the location closer to the town centre, the relocation would be likely to result in linked trips or pass-by trips to the nursery, with parents dropping their children off before heading to work/going shopping.
- 8.43 The site will generate minimal peak hour trips, given the re-provision of the existing uses within the CCC to the application site, combined with the sites higher PTAL means the scheme would be acceptable.

Servicing and delivery

- 8.44 Refuse collection (to the east of the site) will continue to be undertaken on Malcolm Road, as in the current situation. The bin store will be located near the pedestrian entrance and waste would be moved on collection day to the presentation point near the vehicular access on Malcolm Road.
- 8.45 General deliveries will continue to take place using the existing single yellow line on Malcolm Road. Minimal deliveries are expected and most of the time transit sized vehicles would perform the deliveries. A delivery and servicing plan would be secured by condition to ensure this is adequately controlled.
- 8.46 Fire services will be able to access car park from Malcolm Road, or via the new access from Woodcote Grove Road for the Health Centre application.

Impact on Environmental Conditions

Trees

- 8.47 The Croydon Local Plan policies DM27 and DM28 seeks to enhance biodiversity, improve access to nature and protect and enhance the borough's woodlands, trees and hedgerows.
- 8.48 The proposal would not result in the loss of any trees. The tree officer has raised no objection subject to the recommendations of the tree survey and Arb Method Statement including the tree protection measures. This can be secured by way of a condition.

Ecology

- 8.49 The applicant has submitted ecology reports. The report concluded there was no direct evidence of roosting bats on any site buildings and were afforded low bat roost potential. A further Bat Survey Report was undertaken which identifies mitigation measures recommended for the protection of these species and recommend that external lighting spillage should be minimised during and post construction and replacement planting is recommended which should be bat friendly. This can be secured by condition.
- 8.50 Further recommendations include general precautionary mitigation measures for wildlife and the adoption of good construction/building/material storage practices. Clearance of all suitable nesting bird habitat (trees, shrubs, climbing ivy and the site buildings) must be completed outside of the nesting bird season (September to February inclusive). These can be secured by condition.
- 8.51 Therefore, subject to conditions the impact on nature conservation is acceptable.

Flooding Implications

- 8.52 The Croydon Local Plan 2018 states at Policy DM25 that the Council will seek to reduce flood risk and through steering development to lower risk of flooding and applying the sequential test to minimise the risk of flooding.
- 8.53 Whilst the site is located within Flood Zone 1 as designated by the EA (i.e. a low probability of flooding), it is also situated within a Critical Drainage Area. The Surface Water Management Plan states that the critical drainage problems affecting this area are related to surface water flooding, with overland flows from the surrounding topography accumulating along the course of the Chipstead Valley Road which lies in a topographic depression.
- 8.54 The applicants have submitted a Flood Risk Assessment and Drainage Strategy for both sites (covering LBC Ref 17/06218/OUT and 17/06218/OUT) with the closest known watercourse being the Merstham Bourne; an ordinary watercourse located approximately 560m southeast of the site as an open ditch. The site not considered to be at a fluvial risk from the watercourse.
- 8.55 The LLFA have raised no objection to the scheme subject to conditions being attached to any approval. The EA have raised no objection to the scheme subject to conditions that have been attached. Furthermore, Thames Water also have no objection; their comments have been included as an informative.

Contamination

- 8.56 Policy DM23 of the Croydon Local Plan 2018 states the Council will promote high standards of development and construction to ensure that future development, would not be detrimental to the health, safety and amenity of users of the site or surrounding land.
- 8.57 The applicants have submitted a Phase 1 Desk Top Study which has been reviewed by the Environmental Health who confirmed there are potentially contaminative onsite and offsite land uses, identifying overall risk for the site as low to moderate/high. It is recommended an intrusive ground investigation be undertaken prior to

commencement and any remedial measures required are completed prior to occupation. Subject to a condition along with the Environment Agency requirements, this is safeguarded.

Accessibility

- 8.58 The main access to the east of the site is step free. Two wheelchair user dedicated parking spaces are provided close to the main entrance and the proposed new main entrance will provide flush access.
- 8.59 The proposed access from the nursery garden comprises a new set of external doors and a slope, suitable for buggies and wheelchair users. The nursery garden has a secure perimeter, with the main access located to the west of the building. New toilets, including two wheelchair accessible cubicles, are proposed. As such the proposals are fully compliant with Part M.

Sustainability

- 8.60 Policy SP6 of the Croydon Local Plan 2018 seeks new developments to reduce energy and carbon dioxide and to incorporate sustainable design and construction methods.
- 8.61 The proposal is for a refurbishment of the existing centre and the erection of a new theatre at the site. The new build and refurbishment elements would be subject to different criterion. Given the floorspace is below the threshold for a BREEAM requirement and as such energy/sustainability conditions would not be necessary.
- 8.62 Nevertheless, the applicant has submitted an Energy and Sustainability Statement that has considered the full array of options and technologies for energy efficiency available now and in the future. The scheme proposes extensive energy efficiency measures to be incorporated into the design along with proposed low and zero carbon measures resulting in carbon dioxide savings of 16.4%. This is acceptable.

Other Matters

- 8.63 Impact on local infrastructure – the scheme seeks to re-provide CCC from the existing Barrie Close site to a more sustainable and accessible location. As such the impact on the local services should be negligible. It is important to note that the scheme itself is not CIL liable, given that it is for a D1 use.

9 CONCLUSIONS

- 9.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.