

**Croydon Local Plan: Strategic  
Policies – Partial Review and Croydon  
Local Plan: Detailed Policies and  
Proposals evidence base**

**Technical Paper – Homes**

**2016**

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# 1. Introduction

1.1 This technical note aims to set out and discuss the evidence supporting the policies on Homes, both the amendments to the Strategic Policies SP2 in the Proposed Submission of The Croydon Local Plan: Strategic Policies (Partial Review) and the detailed policies in the Proposed Submission of The Croydon Local Plan: Detailed Policies and Proposals on Homes, DM1 to 4 inclusive.

1.2 For Policy SP2 this technical note only discusses the evidence supporting those parts of the **policy text marked in red** that are the subject of the partial review. The remainder of the policy is either the same as in the adopted Croydon Local Plan: Strategic Policies or the requirements of the policy are unchanged and it is only the way that it is expressed that has changed.

1.3 The note sets out the policy context and outlines how the evidence has been used to inform the policies.

1.4 This note is not designed to explain each specific piece of evidence in detail. It is only designed to explain how the evidence has been used to inform the policies on Homes. For further information on individual pieces of evidence it is recommended that you look at the evidence documents themselves which can be found at

<https://www.croydon.gov.uk/planningandregeneration/framework/lpevidence/>.

## 2. Where we are now

The key issues that the borough faces in terms of planning for new homes up to 2036 are:

- A need to plan for substantial population growth, at the least in the short to medium term, ensuring that Croydon has the homes, jobs, services, infrastructure and opportunities a growing and ever more diverse population requires.
- Population growth means that an additional 44,149<sup>1</sup> new homes would be needed in Croydon by 2036 to meet the need for new homes.
- There is limited developable land available for residential development within the built up area meaning that it is only possible to plan for 31,850 new homes within the plan period.
- There is a need to achieve a level of affordable housing that addresses the level of need, whilst still ensuring that new development are viable and much needed market homes continue to be built in Croydon.
- **Managing Croydon's sustainable growth that accommodates homes across the borough which contributes to the borough's housing need and vitality and viability of centres, whilst not undermining the borough's valued character and heritage.**
- A need to make the best use of land that is currently vacant or under-used.
- The need to meet housing targets at the same time should allow for land to be provided for employment, education, health, retail, and other community facilities to ensure good quality of life for the residents of new housing in the long term.

## Policy Context

### National and London Planning Policy

#### Housing supply

2.1 The below policy context relates to policies on housing supply (Policies SP2.1-SP2.7 and DM1 of the Croydon Local Plan).

2.2 The National Planning Policy Framework (NPPF) states that local planning authorities should deliver a wide choice of high quality homes. In relation to boosting the supply of housing, Paragraph 47 reads:

*To boost significantly the supply of housing, local planning authorities should:*

- *Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*

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<sup>1</sup> This figure is incorrectly stated as 42,930 in both the Croydon Local Plan: Strategic Policies (Partial Review) and the Croydon Local Plan: Detailed Policies and Proposals as the unmet need from 2014-2016 was not factored in.

- *Identify and update annually a supply of specific deliverable<sup>2</sup> sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*
- *Identify a supply of specific, developable<sup>3</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.*
- *Set out their own approach to housing density to reflect local circumstances*

2.3 Paragraph 48 of the NPPF states that an allowance may be made for windfall sites in the five year supply if the local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected trends, and should not include residential gardens.

2.4 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

2.5 The NPPF highlights the Strategic Housing Market Assessment (SHMA) as a key piece of evidence in determining housing needs. Paragraph 159 of the framework outlines that this assessment should identify the scale and mix of housing and the range of tenures which the local population is likely to need over the plan period which:

- Meets household and population projections, taking account of migration and demographic change;
- Addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes; and
- Caters for housing demand and the scale of housing supply necessary to meet this demand.

2.6 The NPPF also states that Councils should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.7 The London Plan sets out that London should be treated as a single housing market, but recognises that housing market linkages extend beyond London, underscoring the importance of inter-regional coordination in meeting housing requirements in the wider south east. Policy

<sup>2</sup> *To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

<sup>3</sup> *To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.*

3.3 states that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target in Table 3.1. If a target beyond 2025 is required, boroughs should roll forward and seek to exceed that in Table 3.1 until it is replaced by a revised London Plan target.

2.8 The London Plan proposes a minimum target for 423,887 homes in London between 2015 and 2025 which translates into a minimum annual monitoring target of 42,389 homes per annum. This is principally driven by the 2013 London Strategic Housing Land Availability Assessment (SHLAA) which identified capacity for at least 42,000 homes per annum. This is less than the overall need for homes in London (which is around 49,000 new homes a year).

2.9 The London Plan identifies (in Table 3.1) a minimum 10 year target for provision of 14,348 homes in London Borough of Croydon (LB Croydon), with an annual monitoring target of 1,435 homes per annum. However it is clear in Policy 3.3. that this “should be augmented where possible with extra housing capacity to close the gap between identified housing need and supply in line with the requirement of the NPPF”. The implication is that the FALP requirement for 1,435 homes per annum is a minimum figure and the Council should seek to maximise housing delivery taking account of the Borough’s ‘sustainable capacity’ having regard to the National Planning Policy Framework and the policies of the London Plan.

2.10 Policy 3.3 of the London Plan states that boroughs should identify and seek to enable additional development capacity to be brought forward to supplement these targets, in particular the potential to realise brownfield housing capacity through the spatial structure it provides including intensification, town centre renewal, opportunity and intensification areas and growth corridors, mixed use redevelopment, sensitive renewal of existing residential areas.

2.11 The Housing and Planning Act 2016 officially introduces starter homes into legislation. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home ownership. Subsection 4 and 5 determine that an English Local Planning Authority:

- Must carry out its relevant planning functions with a view to promoting the supply of starter homes in England;
- Will only be allowed to grant planning permission for certain developments if specified requirements relating to starter homes are met; and
- Has the power to dispense applications made in respect of a rural exception site from the starter homes requirement.

2.12 The regulations that will govern the provision of starter homes have yet to be published or consulted upon. Therefore, the Local Plan interprets the provision of starter homes as meeting, in part, the need for intermediate affordable housing in Croydon.

### **Housing choice and affordability**

2.13 In relation to delivering a wide choice of high quality homes (relevant to policies SP2.1, SP2.3, DM1 and DM3 of the Croydon Local Plan), paragraph 50 of the NPPF states that local authorities should:

- *Plan for a mix of housing based on current and future demographic trends, and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)*
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly*

*equivalent value can be robustly justified (for example to improve or make more effective use of existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.*

2.14 In addition, Policy 3.8 of the London Plan states that Londoners should have a genuine choice of homes they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. It states that boroughs should identify the needs likely to arise within their areas and ensure that:

- *New developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors in meeting these*
- *The planning system provides positive and practical support to sustain the contribution of the Private Rented Sector (PRS) in addressing housing needs and increasing housing delivery*
- *Provision of affordable family housing is addressed as a strategic priority in LDF policies*
- *Ninety percent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'*
- *Ten per cent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users*
- *Account is taken of the needs of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision*
- *Account is taken of the needs of particular communities with large families*
- *Other supported housing needs are identified authoritatively and co-ordinated actions are taken to address them in LDF and other relevant plans and strategies.*

2.15 Policy 3.10 of the London Plan defines affordable housing as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The London Plan also provides guidance on the definition of social rented housing and affordable rented housing and intermediate housing (paragraph 3.61).

2.16 Policy 3.11 of the London Plan states that boroughs should seek to maximise affordable housing provision. In particular, 60% of affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. Borough's should set an overall target in Local Development Frameworks (LDF) for the amount of affordable housing provision needed over the plan period, and separate targets for social/affordable rented and intermediate. Part C of Policy 3.11 sets out the matters that the LDF affordable housing targets should take account of.

2.17 Finally, Policy 3.12 states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to the matters set out in (a)-(h). It states that negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation, and other scheme requirements.

## **Re-use or redevelopment of existing buildings**

2.18 Paragraph 51 of the NPPF states that local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers.

## **Protection Garden Land**

2.19 The following policy context relates to Policy DM2 (protection of garden land). Paragraph 53 of the NPPF states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area. In addition, paragraph 3.33 of the London Plan states that new housing development should address the wider concerns of the London Plan to protect and enhance the environment of London as a whole. New development, including that on garden land should avoid having an impact on sites of European importance for nature conservation either directly or indirectly, including through increased recreation pressure on these sites. Paragraph 3.24 of the London Plan reads:

*Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base. Such a presumption has been taken into account in setting the Plan's housing target<sup>59</sup>. The London-wide SHLAA assumed a theoretical reduction of 90% in the historic level of garden development, so there is no strategic housing land availability obstacle to the formulation of relevant DPD policies that seek to protect back gardens or other private residential gardens from housing development. Local approaches to the surfacing of front gardens should also reflect the broader policies of this Plan, including the need for such surfaces to be permeable, subject to permitted development rights.*

## **Local Planning Policy**

2.20 The Croydon Local Plan: Strategic Policies contains two relevant strategic objectives as follows:

*Strategic Objective 3: Provide a choice of housing for people at all stages of life.*

*Strategic Objective 7: Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.*

## **Housing need**

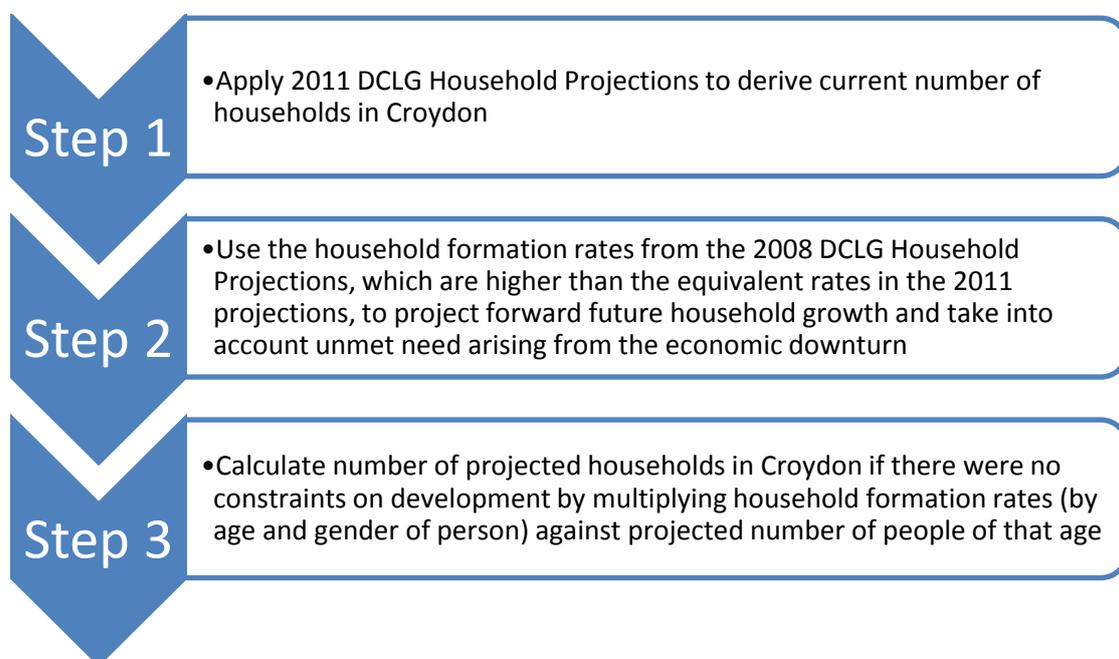
2.21 Within the policy context set by the NPPF, The London Plan is clear that boroughs remain responsible for assessing their own housing requirements. Under Paragraph 47 of the NPPF, boroughs need to demonstrate that relevant Local Plan documents are based on evidence of capacity, which is deliverable and developable. Boroughs are advised to draw upon the most recent population and household projections developed by the Greater London Authority.

2.22 In accordance with paragraph 129 of the NPPF and paragraph 3.2.11 of the Mayor's Housing Supplementary Planning Guidance, a Strategic Housing Market Assessment (SHMA) June 2015, has been prepared for the Borough of Croydon to serve as a key piece of evidence in determining housing needs. The preparation of the SHMA and addendum has followed relevant national policy and guidance, specifically the NPPF and National Planning Practice Guidance on Housing and Economic Needs Assessments.

2.23 Ultimately, the SHMA established the objectively assessed housing need of Croydon. Several variants of this figure were produced. The two key variants were based on the 2012

Office of National Statistics Sub-national Population Projections (as set out in the National Planning Policy Guidance); and the GLA's 2014 Population Projections for London (which aligns with the London Plan and its objectively assessed housing need).

2.24 To work out the number of homes needed to house these projected populations the following methodology was applied to both the Office of National Statistics and the GLA's population projections:



2.25 The methodology above produces the following figures of housing need:

Year(s)	2012-based SNPP with 2008-based DCLG headship rates	2014 round GLA projections with 2008-based DCLG headship rates
2013-2026	2,437	-
2014-2026	-	2,321
2026-2036	2,437	1,972
Average per year 2016-2036	2,437	2,147
Completions 2013-2016	4,709	-
Completions 2014-2016	-	3,423
Unmet housing need (2013-2016)	$(2,437 * 3) - 4,709$ = 2,602	-

Year(s)	2012-based SNPP with 2008-based DCLG headship rates	2014 round GLA projections with 2008-based DCLG headship rates
Unmet housing need (2014-2016)	-	$(2,321 * 2) - 3,423$ = 1,219
Total 2016-2036 (including unmet housing need)	$(2,437 * 20) + 2,602$ = 51,342	$(2,321 * 10) + (1,972 * 10) + 1,219$ = 44,149
Objectively assessed housing need 2016-2036	51,342	44,149

2.26 Considering these figures, the Local Plan: Strategic Policies acknowledges that there is a need for over 44,149<sup>4</sup> homes in Croydon by 2036.

2.27 Part of this need is for affordable housing. Paragraph 159 of the NPPF requires local authorities to have a clear understanding of housing needs in the area and requires them to prepare a Strategic Housing Market Assessment to assess full housing needs. The [Strategic Housing Market Assessment \(SHMA\)](#) and [addendum](#) (both 2015) are compliant with relevant national policy and guidance on housing and economic development needs assessment, and has been used to identify whether there is a shortfall or surplus of affordable housing in Croydon. The analysis suggests that as at mid-2014, there were 14,836 households living in unsuitable housing (or without housing) – this represents about 10% of all households in the Borough. Overall, a net need of between 2,247 and 2,333 affordable homes per annum is identified for the plan period. There is thus a requirement for new affordable housing in the Borough and the Council is justified in seeking to secure additional affordable housing. The needs evidence indicates that the Council would be justified in seeking to secure the maximum viable level of affordable housing in future through new development schemes.

2.28 The need for affordable homes equates to approximately 91% of the overall number of homes needed in Croydon within the plan period. To set a strategic target of 91% of new homes to be affordable would not be deliverable. The Croydon Monitoring Report for 2014/15 shows that since 2011 around 35% of new homes in Croydon have been affordable. This is also the current strategic target for delivery of affordable homes set by the Croydon Local Plan: Strategic Policies. The [Strategic Housing Market Assessment](#) suggests that increasing this strategic target to 40% would be realistic and achievable.

2.29 Of the homes that are needed in the borough the SHMA tells us that the breakdown by tenure and size is as follows (assuming that 40% of the overall supply of homes is affordable):

<sup>4</sup> This figure is incorrectly stated as 42,930 in both the Croydon Local Plan: Strategic Policies (Partial Review) and the Croydon Local Plan: Detailed Policies and Proposals as the unmet need from 2014-2016 was not factored in.

Size of home	Market homes (2014-2036)	Affordable homes (2014-2036)	<u>TOTAL</u>
1-bedroom	2,951 (7%)	5,926 (13%)	<u>8,877</u> (20%)
2-bedrooms	7,286 (16%)	6,251 (14%)	<u>13,537</u> (30%)
3-bedrooms	11,201 (25%)	4,763 (11%)	<u>15,964</u> (36%)
4 or more bedrooms	5,267 (12%)	865 (2%)	<u>6,132</u> (14%)

## Housing land availability

2.30 Croydon Council has relied on the London Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. The SHLAA has only identified capacity for 42,000 dwellings a year across London, which is well short of the 49,000 minimum requirements identified in the London SHMA. Table 3.16 of the SHLAA identifies the total housing capacity of Croydon from 2015 to 2025 as:

- Large site<sup>5</sup> capacity: 8,235
- Small site capacity: 5,923
- Capacity from long term vacants returning to use: 190
- Total capacity: 14,348

2.31 The SHLAA also considered the capacity of large sites beyond 2025. As there can be less certainty about the likelihood of these sites being delivered they are not included in the published SHLAA or reflected in the London Plan targets.

2.32 Croydon Council also assessed possible proposal sites in the borough. The possible proposal sites were identified from the following sources:

- A Call for Sites exercise that took place in February 2012 and February 2014;
- The Strategic Housing Land Availability Assessment prepared by the Mayor of London in 2013;
- Planning permissions and records of pre-application advice; and
- Sites identified by Council officers as having potential for development.

2.33 Each site was considered for different uses. As each different land use has different needs the factors that were taken into consideration are looked at in turn starting below with housing. In assessing each site the basic criteria that were considered were as follows:

- Is the site big enough for 10 or more new homes;
- Are there any existing or proposed policy constraints that would prevent the development of the site altogether;

<sup>5</sup> Over 0.25 hectares in size

- Is the existing land use protected from development unless certain criteria are met (such as demonstrating lack of demand for an industrial premises or community use);
- Are there any factors that would prevent the site being developed (such as legal covenants or viability issues);
- Could better use be made of the site for another use such as a new school based on the criteria in the following paragraphs; and
- Is there developer interest in the site; and if there is are there any known issues that may prevent the site being developed in the first five years of the Local Plan?

2.34 The total capacity of sites considered is shown in the table below:

Option	Green Belt or Metropolitan Open Land	2016 - 2021	2021 - 2026	Post 2026
Croydon Local Plan: Strategic Policies (Partial Review)	Includes one previously developed site in Metropolitan Green Belt and two sites on land to be de-designated from Metropolitan Open Land because it does not meet the criteria for designation set out in the London Plan	1,503 to 3,314	3,017 to 5,828	3,020 to 10,711
Alternative option sites consulted upon in November/ December 2015	-	2,630 to 7,972		
Green Belt and MOL full review	Green Belt	0	1,019 to 2,271	3,750 to 7,221
Green Belt and MOL full review	Metropolitan Open Land	0	0	0

2.35 A full list of sites considered can be found in Appendix 1 of this document.

## Viability of development

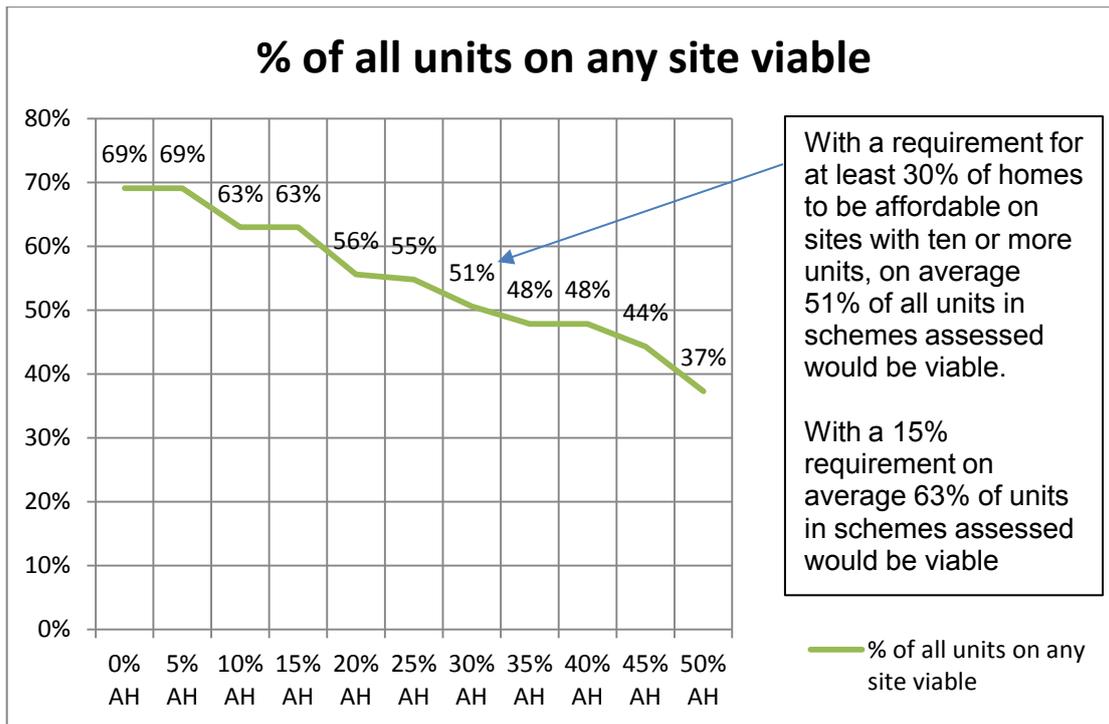
2.36 A Viability Report for the Croydon Local Plan considered the maximum amount of affordable housing that would be viable on residential developments (including those with a non-residential element) on 32 typical development typologies across the borough. The 32 typologies cover both different existing uses and different proposed uses. Only those development types that take place in the borough were considered.

2.37 The table below shows the proportion of the Croydon Local Plan's proposed supply of homes that would be viable at different levels of affordable housing as in summer 2015. Following the table is a chart which shows how the percentage of homes that are viable changes as you increase the amount of affordable housing on a site.

Site name	Typology	Proportion of CLP2 supply <sup>6</sup>	Becomes unviable at...
Land r/o 118 - 126, Southbridge Road, Croydon, CR0 1AF	11 houses (greenfield)	2.0%	More than 50% AH
70 Brighton Road, Purley, CR8 2LJ	16 flats (brownfield)	2.6%	Never viable
Newlands House, 56 Leslie Grove, Croydon, CR0 6BE	11 flats (brownfield)	1.9%	More than 50% AH
r/o 5 Harewood Road, South Croydon, CR2 7AL	12 flats (greenfield)	1.9%	More than 50% AH
Shirley Garden Centre, Cranwell Court, 60 Wickham Road	Development of c.30 flats (brownfield)	3.0%	50% AH
Drummond Road Car Park, CR0 1TX	Development of c.30 flats (brownfield)	3.8%	More than 50% AH
Stonest West House, 1 Lamberts Place, CR0 2BR	Development of c.30 flats and houses (brownfield)	3.1%	More than 50% AH
Land at Poppy Lane, CR0 8YT	Development of c.100 flats and houses (greenfield)	4.8%	More than 50% AH
Challenge House, Mitcham Road, CR0 3AA	Development of c.100 flats (brownfield)	0.7%	25% AH
5 Bedford Park, CR0 2AQ	Residential and health (change of use of long term vacant building)	3.1%	45% AH
5 Bedford Park, CR0 2AQ	Tall building residential and health (new build)	3.0%	50% AH
New lands House, 56 Leslie Grove, Croydon, CR0 6BE	11 flats (change of use)	2.4%	35% AH
BMW House, 375-401 Brighton Road, South Croydon, CR2 6ES	Residential and retail (Lidl scale)	0.3%	Never viable
294 - 330 Purley Way, CR0 4XJ	Residential and retail (Tesco scale)	13.1%	Never viable
Vistec House, 185 London Road, Croydon, CR0 2RJ	Residential and retail (local scale - locally tall building)	3.2%	Never viable
Black Horse Inn public house, 335 Lower Addiscombe Road, CR0 6RG	Residential and retail (local scale - medium scale building)	2.3%	More than 50% AH
Lidl, Easy Gym and car park, 99-101 London Road, CR0 2RF	Residential and primary school	1.9%	More than 50% AH
Heath Clark, Stafford Road, CR0 4NG	Residential and secondary school (greenfield)	0.4%	Never viable
Taberner House site, Park Lane, CR9 3JS	Large mixed use office and residential (New build)	3.9%	More than 50% AH
St George's House, Park Lane, Croydon, CR9 1NR	Large mixed use office and residential (Change of Use)	0.0%	More than 50% AH

<sup>6</sup> The percentages in this column do not add up to 100% as the table does not include sites with ten or less homes as these sites would not attract a planning obligation for affordable housing.

Site name	Typology	Proportion of CLP2 supply <sup>6</sup>	Becomes unviable at...
Seagas House, Park Lane	Residential conversion of large listed building	0.6%	More than 50% AH
Taberner House site, Park Lane, CR9 3JS	Large Private Rental Scheme development (new build)	1.5%	30% AH
St George's House, Park Lane, Croydon, CR9 1NR	Large Private Rental Scheme development (change of use)	0.0%	More than 50% AH
Former Randolph and Pembroke House Site, Wellesley Road	Tall tower with ground floor retail (new build)	6.4%	20% AH
St George's House, Park Lane, Croydon, CR9 1NR	Tall tower with ground floor retail (change of use)	1.8%	More than 50% AH
Eurocrown House and Marmi Works, Grafton Road. CR0 3RP	Mixed use light industrial and residential (low amounts of light industry)	2.0%	More than 50% AH
Eurocrown House and Marmi Works, Grafton Road. CR0 3RP	Mixed use light industrial and residential (moderate amounts of light industry)	2.1%	More than 50% AH
Banstead Road, 2-12 Brighton Road and 1 - 4 Russell Hill Parade, Purley, CR8 3AA	Mixed use large residential and community use (brownfield)	5.3%	10% AH
Whitgift Shopping Centre and land bounded by Poplar Walk, Wellesley Road, George Street and North End	Large retail shopping centre	3.7%	Never viable
335 Lower Addiscombe Road, CR0 6RG	Small residential and community use	2.2%	30% AH
185 London Road, CR0 2RJ	Medium residential and community use	2.3%	Never viable
St Anne House, 20-26 Wellesley Road, Croydon, CR9 2UL	Hotel and residential	1.2%	Never viable



### 3. Policy SP2: Homes

3.1 This section of the technical paper looks at Policy SP2 of the Croydon Local Plan: Strategic Policies (Proposed Submission) and sets out the evidence and methodologies underpinning the proposed policy, and how this relates to the broader policy context.

**SP2.1** In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon the Council will apply a presumption in favour of development of new homes provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan.

#### Quantities and Locations

**SP2.2** In order to provide a choice of housing for people in Croydon the Council will seek to deliver a minimum of 32,690<sup>7</sup> homes between 2016 and 2036. This will be achieved by:

- a) Concentrating development in the places with the most capacity to accommodate new homes whilst respecting the local distinctiveness of the Places and protecting the borough's physical, natural and historic environment, whilst recognising that Places change and in particular suburbs will sustainably grow; and
- b) Allocation of 7,070<sup>8</sup> homes in the Croydon Local Plan: Detailed Policies and Proposals DPD beyond the Croydon Opportunity Area.
- c) Within the Croydon Opportunity Area, the Croydon Local Plan: Detailed Policies and Proposals DPD has been informed by the Croydon Opportunity Area Planning

<sup>7</sup> Of which 4,620 are under construction. Due to rounding errors the numbers below do not add up to 32,690.

NOTE: The overall target for the number of homes printed in the Plan is 31,850. However, the final housing trajectory produced for this Technical Note has finalised the number of homes deliverable and developable as 32,690.

<sup>8</sup> NOTE: The target for homes to be allocated outside the Croydon Opportunity Area printed in the Plan is 7,300. However, the final housing trajectory produced for this Technical Note has finalised the number of homes deliverable and developable as 7,070

- Framework and allocates sites for at least 10,730<sup>9</sup> net additional homes; and
- d) 10,060<sup>10</sup> homes being delivered across the borough on windfall sites; and
  - e) Seeking to return 190 vacant homes back into use by 2026; and
  - f) Ensuring land is used efficiently, and that development addresses the need for different types of homes in the borough and contributes to the creation or maintenance of sustainable communities; and
  - g) Not permitting developments which would result in a net loss of homes or residential land.

#### Affordable Homes

**SP2.3** The Council will seek to ensure that a choice of homes is available in the borough that will contribute to addressing the borough's need for affordable homes. This will be achieved by a strategic policy target of:

- a) 25% of all new homes developed in the borough over the plan period to be either affordable rented homes (homes which are up to 80% market rent) or homes for social rent to meet the borough's need; and
- b) 15% of all new homes in the borough developed over the plan period to be intermediate affordable housing for starter homes, low cost shared home ownership managed by a Registered Social Landlord or intermediate rent.

**SP2.4** To deliver affordable housing in the borough, on sites of ten or more dwellings the Council will:

- a) Negotiate to achieve up to 50% affordable housing subject to viability;
- b) Seek a 60:40 ratio between affordable rented homes and intermediate (including starter) homes unless there is agreement between Croydon Council and a Registered Provider that a different tenure split is justified and subject to national regulations on provision of starter homes; and;
- c) Require a minimum provision of affordable housing as set out in 0.

**SP2.5** The Council will require a minimum provision of affordable housing to be provided either:

- a) As 30% of affordable housing on the same site as the proposed development;
- b) As a minimum level of 15% affordable housing on the same site as the proposed development if the site is in the Croydon Opportunity Area, plus the equivalent of 15% affordable housing on a donor site provided 30% on site provision is not viable and the donor site is located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon; or
- c) As a minimum level of 15% affordable housing on the same site as the proposed development if the site is in a District Centre, plus the equivalent of 15% affordable housing on a donor site provided 30% on site provision is not viable and the donor site is located within the same Place as the District Centre; or
- d) As a minimum level of 15% affordable housing on the same site as the proposed development plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum

<sup>9</sup> NOTE: The target for homes to be allocated inside the Croydon Opportunity Area printed in the Plan is 10,650,. However, the final housing trajectory produced for this Technical Note has finalised the number of homes deliverable and developable as 10,730

<sup>10</sup> NOTE: The target for homes on windfall sites printed in the Plan is 9,210. There was a mistake in the housing trajectory and the correct rate for windfall development was 50 units a year higher with the result that the correct windfall target is 10,060.

based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.

**SP2.6** The Council will only accept in exceptional circumstances commuted sums on sites with ten or more units in lieu of on-site provision of affordable housing (or provision on a donor site) if it is not possible to find a Registered Provider to manage the on-site affordable homes.

#### Mix of Homes by Size

~~SP2.5~~**SP2.7** The Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- a) Setting a strategic target for ~~60~~50% of all new homes ~~outside the Croydon Opportunity Area~~ up to ~~2031~~2036 to have three or more bedrooms; and
- b) Setting a preferred unit mix on individual sites ~~through~~ in the Croydon Local Plan: Detailed Policies and Proposals DPD, ~~applicable to sites of ten or more homes across the borough including sites within Croydon Opportunity Area~~; and
- ~~c) Aspiring to 20% of all new homes within the Croydon Opportunity Area having three or more bedrooms by 2031 and aspiring to 35% of all two bedroom homes providing four bed spaces. An Opportunity Area Planning Framework will provide more detail regarding the mix of homes of different sizes across the Croydon Opportunity Area; and~~
- c) Working with partners to facilitate the provision of specialist and supported housing for elderly and vulnerable people.

#### Quality and Standards

~~SP2.6~~**SP2.8** The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough. This will be achieved by:

- a) Requiring that all new homes achieve the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance ~~and National Technical Standards (2015) or equivalent~~; and
- b) Ensuring that all new homes designed for families meet minimum design and amenity standards ~~to be~~ set out in the Croydon Local Plan: Detailed Policies and Proposals DPD and other relevant London Plan ~~and National Technical Standards (2015) or equivalent~~.

## How the policies work/key evidence

### Quantities and Locations

3.2 Considering these figures, the Local Plan: Strategic Policies, acknowledges that there is a need for over 44,149<sup>11</sup> homes in Croydon by 2036, however has adopted a target of 32,690<sup>12</sup> homes in Policy SP2.2 to reflect the limited supply of land available to be developed in Croydon.

<sup>11</sup> This figure is incorrectly stated as 42,930 in both the Croydon Local Plan: Strategic Policies (Partial Review) and the Croydon Local Plan: Detailed Policies and Proposals as the unmet need from 2014-2016 was not factored in.

<sup>12</sup> NOTE: The overall target for the number of homes printed in the Plan is 31,850. However, the final housing trajectory produced for this Technical Note has finalised the number of homes deliverable and developable as 32,690.

3.3 The growth will be achieved through the Croydon Opportunity Area accommodating at least 10,650 dwellings, sites beyond the Croydon Opportunity Area being allocated for at least 7,300 dwellings and sustainable growth of the suburbs, windfall sites achieving in the region of 9,210 dwellings and maximising growth within District and Local Centres. Alongside, previous completions and bringing vacant buildings back into use it is anticipated that at least 32,690<sup>13</sup> dwellings will be delivered over the plan period 2016 – 2036. This section explains how these targets were arrived at.

3.4 This approach is in conformity with the NPPF and London Plan policy in terms of delivering sustainable growth within the urban area, without the release of Metropolitan Green Belt and Metropolitan Open Land. Furthermore, through the Sustainability Appraisal process, it is clear that in sustainability terms accommodating development within the existing urban area is the favourable option. Due to these two factors it is considered that no other reasonable alternative(s) for accommodating development exist, and hence, the preferred option of accommodating development in the urban area is the option taken forward to be consulted on in the Proposed Submission Plan.

#### 7,070 dwellings on sites outside the Croydon Opportunity Area

3.5 The Croydon Local Plan: Detailed Policies and Proposals allocates sites for homes across the borough. Outside of the Croydon Opportunity Area the total capacity for sites greater than 0.25ha in size is between 2,433 and 8,624 homes. As density of development increases across London, in part to meet housing need without the use of land in Metropolitan Green Belt, it is considered reasonable to assume that the yield from the proposed allocations will, on average, be at the 75<sup>th</sup> percentile of the density range. This equates to 7,076 homes on sites outside of the Croydon Opportunity Area.

#### 10,730 dwellings on sites within the Croydon Opportunity Area

3.6 The Croydon Local Plan: Detailed Policies and Proposals allocates sites for homes across the borough. Inside the Croydon Opportunity Area the total capacity for all sites irrespective of their size is between 4,898 and 10,738 homes. As all sites have been considered within the Opportunity Area no windfall allowance has been applied to this area. This approach is unchanged from the adopted Croydon Local Plan: Strategic Policies.

3.7 Typically within the Opportunity Area densities on the larger developments are above the upper end of the density range. Therefore, on sites within the Croydon Opportunity Area it is considered reasonable to assume that the yield from the proposed allocations will, on average, be at the top (100<sup>th</sup> percentile) of the density range. This then equates to 10,738 homes on sites inside the Croydon Opportunity Area.

#### 10,060 dwellings on windfall sites

3.8 The windfall allowance from the Strategic Housing Land Availability Assessment is 5,923 homes in the first ten years of the Plan. However no allowance is made for windfall sites in the first three years of the Plan as these sites in many cases will already benefit from planning permission or are under construction. The windfall rate is assumed to continue beyond year 10 (2025/26) for the last ten years of the Plan up to 2035/36 making a total of 10,060 throughout the Plan period. This rate of completions on windfall sites will be sustained as a result of the designation of five areas of focussed intensification and the overall approach to sustainable growth of the suburbs embedded in the Proposed Submission Plan.

3.9 The allowance derives from the total completions of homes on small sites (those less than 0.25ha in size) from 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2012 with a 90% reduction on homes completed on garden land. The annual rate of completions is assumed to continue throughout the Plan period.

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<sup>13</sup> NOTE: The overall target for the number of homes printed in the Plan is 31,850. However, the final housing trajectory produced for this Technical Note has finalised the number of homes deliverable and developable as 32,690. A main modification at examination may be sought, subject to endorsement by Members of the Council, to correct this.

### Under construction

3.10 The remaining units in the overall housing target come from the 4,621 homes under construction in the borough as on the 31<sup>st</sup> March 2016.

### **Affordable Homes**

3.11 Policies SP2.3-2.5 have been updated considering evidence of demand for affordable housing based on demographic-led projections and housing market conditions, land availability, infrastructure requirements, viability (as well as funding available for affordable housing), the sustainability appraisal and the views of the local community and wider stakeholders.

3.12 The need for affordable homes equates to approximately 91% of the overall number of homes needed in Croydon within the plan period. To set a strategic target of 91% of new homes to be affordable would not be deliverable. The Croydon Monitoring Report for 2014/15 shows that since 2011 around 35% of new homes in Croydon have been affordable. This is also the current strategic target for delivery of affordable homes set by the Croydon Local Plan: Strategic Policies. The [Strategic Housing Market Assessment](#) suggests that increasing this strategic target to 40% would be realistic and achievable. Therefore the strategic target for affordable homes is proposed to be set at 40% of overall housing supply.

3.13 To deliver the strategic target of 40%, on sites of 10 or more dwellings the Council will negotiate to achieve up to 50% of affordable housing subject to viability (SP2.4), and require 30% minimum provision of affordable housing on the same site as the proposed development (Policy SP2.5).

3.14 The existing policy in the Croydon Local Plan: Strategic Policies sets a minimum affordable housing requirement that varies each year in line with a 3-dimensional model that compares house prices, construction costs and alternative use values. At the time of adoption of the existing policy the minimum requirement was 15% of homes to be affordable on sites of ten or more units. Since that point house prices in Croydon have risen by over 60%, at a faster rate than anticipated at the point of adopting the policy. This, coupled with slower rates of increase in construction costs and alternative use values meant that the minimum requirement has risen to 50%. Furthermore the original model never envisaged house prices increasing as much as they have and does not show how the minimum requirement for affordable housing should change should house prices increase further. Therefore, a new viability report was commissioned to inform an updated minimum requirement.

3.15 In addition during the November-December consultation period (2015) many comments were received on the proposed policies SP2.3 – SP2.6, which at this stage still retained the variable minimum requirement. Comments are summarised as follows:

- Policy needs to be clearer on types of affordable housing that will be provided on site.
- The insertion of a 50% target for affordable housing provision (SP2.4) is not considered a sustainable or viable position moving forward. A target at this level, if adopted, will create an onerous policy position, and a sense of uncertainty in the delivery of housing sites across the borough.
- Similarly, the proposed 75:25 ratio between affordable or social rent and intermediate low cost shared home ownership would, in most cases, be unviable for registered providers particularly since the July budget announcement regarding rent reductions.
- Starter Homes – It was recommended that the Council considers the implications of the Government's wish to provide Starter Homes on all sites. It may be in this case that the 10% intermediate provision could become the Starter Homes element.
- The proposed change from a 60:40 ratio to 75:25 between affordable or social rent and intermediate low cost home ownership is not the most appropriate approach to meeting strategic housing needs since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes.

- The preferred approach of reviewing the 'viability' of affordable housing provision inside the Opportunity Area every year, rather than every 3 years, would undermine the certainty that developers and investors need, and could undermine such investment and development in the Opportunity Area going forward.
- A very significant increase in the "minimum requirement" of affordable housing is proposed increasing from 15% to 50% both outside and within the Croydon Opportunity Area. In our experience across London, the complexity and cost of town centre development means that it is extremely unlikely for this level of affordable housing to be viable in current market conditions. Within the Croydon Opportunity Area this level of affordable housing is considered to be unviable and if treated as an absolute "minimum requirement" will make proposals unviable and undeliverable which will undermine the strategic objectives for the area. It is considered that this "minimum" would have significant ramifications for large scale development which is a strategic objective of the Council and that this policy would stifle development. Such policy changes should be seen in Government changes to buy to let policy which is rippling through the investment and market and is particularly relevant to Croydon. The change from 60:40 to 75:25 ratio between affordable or social rent and intermediate low cost home ownership will exacerbate this viability concern. It is unclear as to how the review mechanism will operate in respect to "policy flexibility". The draft policy states that a review mechanism will be agreed "if it is not viable to provide affordable housing on site, on a donor site or through a commuted sum". Clarity should be provided as to how this relates to the "minimum requirements".

3.16 In response to these comments, Policy SP2.4 was revised to be clearer, with the key changes being:

- Abolition of annual review
- New fixed lower 30% minimum requirement based on a development viability assessment<sup>14</sup>
- Introduction of review mechanisms outside Croydon Opportunity Area if minimum requirement is not met but still with a requirement for 15% affordable housing on site
- 60:40 ratio between affordable rent and intermediate with starter homes explicitly referred to as an intermediate product. The proposed higher ratio (75:25) is unlikely to be deliverable without significant grant for the affordable rent, which is unlikely to be available.
- Policy SP2.4 rewritten to reflect the evidence of the Local Plan viability report. A new lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.
- The review of the minimum requirement for affordable housing within the Croydon Opportunity Area every year will be removed across the borough as there is no longer any evidence to support it as house prices have now risen beyond the highest point envisaged in the original Dynamic Viability Model. Instead a new fixed minimum requirement of 30% based on a development viability assessment will apply borough wide with the same flexibility that currently applies in the Croydon Opportunity Area.

3.17 The minimum requirement has been set at either 30% all on site or at 15% with either a donor site (if the parent site is in the Croydon Opportunity Area or a District Centre) or a review mechanism because these are the points at which viability of sites begins to fall. An analysis of the housing trajectory supporting the Strategic Policies – Partial Review has shown that if a site is not viable with 15% affordable housing it is unlikely to be viable at all irrespective of the amount of affordable housing. The same analysis also shows that at 30% affordable housing, just over half of the housing trajectory will be viable. Therefore, 15% and 30% represent appropriate thresholds at which to set the minimum requirement. This is demonstrated in the table below:

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<sup>14</sup> Local Plan Viability Assessment and Community Infrastructure Levy Review

<b>% affordable housing</b>	<b>0%</b>	<b>5%</b>	<b>10%</b>	<b>15%</b>	<b>20%</b>	<b>25%</b>	<b>30%</b>	<b>35%</b>	<b>40%</b>	<b>45%</b>	<b>50%</b>
% of homes in borough that would be viable	69%	69%	63%	63%	56%	55%	51%	48%	48%	44%	37%
Notes	This means 31% of homes are never viable				First point at which % of homes that are viable starts to drop			First point at which less than 50% of homes are viable			

3.18 The policy enables the use of donor sites where the parent site is in the Croydon Opportunity Area or in a District Centre because in these locations higher density developments are expected. In some forms of higher density development affordable rented accommodation in particular is less feasible, either because of high service charges or because the form of development is unsuited to more vulnerable people, many of whom are housed in affordable rented accommodation. It is the preference of Croydon Council to have actual affordable homes rather than cash in lieu (through a commuted sum or a review mechanism) so donor sites are the preferred means of delivering affordable homes for sites in the Croydon Opportunity Area or District Centres where there are issues with delivery on the parent site. However in order to help develop sustainable and mixed communities it is important that donor sites are located within the same area of the borough as the parent site so the policy restricts the use of donor site to the same Place as the parent site, or neighbouring Places if the parent site is in the Croydon Opportunity Area.

3.19 Applicants will be required to provide robust and credible evidence they have genuinely explored the acquisition of donor sites in close proximity to the parent site. As part of this process, the Council's Districts and Regeneration Directorate will be informed to consider release of the Council's holdings, or signpost third party opportunities. The focus should ensure the donor site opportunity has been explored fully. Should a Registered Provider be unable to deliver a donor site to make good the affordable housing provision for a parent site the S106 will include a clause requiring the developer of the parent site to make all reasonable endeavours to secure a new Registered Provider. These reasonable endeavours should be undertaken over a period up to 18 months following the withdrawal of the original Registered Provider. The all reasonable endeavours clause will also be supported by a Grampian condition on the parent development site, stating that occupation can only reach a certain agreed level without all reasonable endeavours having been made to secure a Registered Provider for the donor site.

3.20 For those sites outside of the Croydon Opportunity Area or a District Centre where 30% on-site provision of affordable housing is not viable, or for a site within the Opportunity Area or a District Centre where no donor site is available, then there is the option to use a review mechanism to make up for the reduced provision of affordable housing on site. Review mechanisms will allow for the payment of a commuted sum at a later date when units on the proposed development have been sold (in part) and the construction costs and sales values are known. If these have changed such that the development is more viable than originally forecast then a commuted sum will be payable to the Council to support the provision of affordable housing elsewhere.

3.21 The use of review mechanisms will be restricted where construction costs are in the upper quartile unless there are sound reasons for high construction costs (such as abnormally high decontamination costs). This clause is included to ensure that developments do not deliberately design out affordable housing by making the scheme so expensive to build that viability of affordable housing is reduced.

3.22 A flowchart is provided in Appendix 2 of this document explaining the affordable housing policy and the process that the Council will follow when determining applications for residential development with regard to affordable housing.

### **Mix of homes by size**

3.23 The Croydon SHMA indicates that half of the new housing needs to be larger homes (3 or more bedrooms). This is driven by particularly large increases in age groups that tend to occupy larger homes (notably those aged 55 to 74). The SHMA suggests that 50% of homes should have three or more bedrooms. The Policy SP2.5- now renumbered SP2.7, has been amended from 60% to 50% to reflect the evidence of the SHMA. It also removes the distinction between the Croydon Opportunity Area and elsewhere in the borough as this has been superseded by Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals.

3.24 The Sustainability Appraisal of the Preferred Options states that the Strategic Policies-Partial Review is considered to be in conformity with the NPPF and London Plan Policy in terms of delivering sustainable growth within the urban area and does not comment on the proposed reduction by 10% of three bedroom homes.

### **Quality and Standards**

3.25 Policy SP2.8, in conjunction with Policy SP6 (Environment and Climate Change) ensures that the National Technical Standards (2015), Mayor of London's Supplementary Planning guidance (2016) as well as Croydon's Borough Character Appraisal will be used to inform good quality design and provide a choice of housing for people at all stages of life. The reference to the National Technical Standards has been added to ensure the Croydon Local Plan is up to date with current legislation, aligns with the 2016 London Plan and that all homes built in the borough comply and meet the Standards.

3.26 The Health Impact Assessment identifies positive impacts on health and well being from the policy SP2 with the provision of housing helping prevent overcrowding and ensuring access to high quality housing, and that the preferred option for development on brownfield sites maintains protection for open spaces which offer opportunity for physical activity, social interaction and community cohesion. However the HIA identified that due to expanded permitted development rights allowing the conversion of offices and other buildings to residential use, outside of the Local Plan, there are concerns regarding impacts of these permitted developments on health. The HIA recommendation that supporting text should be added to the policy to make reference to health and wellbeing, particularly the impacts of poor quality housing and this has been done in the supporting text to SP2 in paragraph 4.20

## **4. Policy DM1: Housing choice for sustainable communities**

4.1 This section of the technical paper looks at Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and sets out the evidence and methodologies underpinning the proposed policy, and how this relates to the broader policy context.

The Council will seek to enable housing choice for sustainable communities by:

- a) Requiring the minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings as shown in Table 4.1; and
- b) Permitting the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>.

**Table 4.1 Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)**  
**– Table 4.1: Minimum percentage of three bedroom or larger units on sites with ten or more dwellings**

Setting <sup>15</sup>	PTAL <sup>16</sup> of 0, 1a, 1b, 2 or 3	PTAL of 4, 5, 6a or 6b
Suburban – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically 2 to 3 storeys	70%	60%
Urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of 2 to 4 storeys, located within 800 metres walking distance of a District Centre or along main arterial routes	60%	40%
Central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of 4 to 6 storeys, located within 800 metres walking distance of Croydon Metropolitan Centre	This location does not exist in Croydon	20% (minimum of 5% in Retail Core area of Croydon Opportunity Area and 10% in ‘New Town’ and East Croydon as defined by the Croydon Opportunity Area Planning Framework)

## How the policy works/key evidence

### Requiring the minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings as shown in Table 4.1

4.2 The policy DM1 a) is required as directed by the Strategic Policy SP2.7(formerly SP2.5) to identify the percentage mix of 3 bed or more units on sites of 10 or more dwellings and as justified by the Croydon SHMA which suggests that approximately 50% of homes should have three or more bedrooms, and the London Plan Policy 3.8 which states that Londoners should have a genuine choice of homes they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. It aligns with the NPPF, paragraph 50 in identifying the size and mix of homes required in particular locations

<sup>15</sup> The definition of each setting is the same as that in the London Plan, Table 3.2.

<sup>16</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London.

A site with a lower PTAL than the surrounding sites and adjoining streets shall be considered at the higher PTAL.

and helping to deliver a wide choice of housing. The Table 4.1 is based on London Plan Policy 3.4 'Optimising Housing Potential' and the London Plan definitions of Urban, Suburban and Central, relating new development to local context and access to the public transport network. The approach of the London Plan recognises that higher density provision for smaller households should be focussed on areas with good public transport accessibility (measured by Public Transport Accessibility Levels [PTALs]), and lower density development is generally most appropriate for family housing.

4.3 Currently the market is supplying more one and two bed flats than three bed as evidenced by Croydon's Monitoring Report 2015 which stated that over the last four years just under a fifth of all new homes outside of the Croydon Opportunity Area have had 3 or more bedrooms, and within the Croydon Opportunity Area only in 20 new homes built in the last four years have had three or more bedrooms. The Report notes that 'the proportion of new homes that either have one or two bedrooms reflects what the market currently finds most profitable to build in Croydon rather than actual need.'

<https://www.croydon.gov.uk/planningandregeneration/framework/localplan/monitoringreports>

4.4 Without the release of Green Belt Croydon does not have the space to provide the more traditional type of three bed housing in the numbers required, and policy DM1a) will assist in encouraging three bed units to become the market norm, thus the delivery and high density development required to deliver Croydon's housing numbers in sustainable development will not be impacted by the requirement to deliver 50% three bed homes across the borough, and in the percentages identified in Table 4.1 of DM1a) for developments of ten or more dwellings. This is also likely to be the case across London.

4.5 There were concerns that the requirement for sites of 10 or more to have 50% three bedroom homes across the borough would impact on viability and deliverability of affordable homes. The supporting text to policy DM1a) allows for a reduced provision of affordable homes with three or more bedrooms, provided that there is an agreement between the Council and an affordable housing provider that it is neither viable nor is there a demand for larger affordable units on a particular site. This is based on the evidence of the SHMA June 2015 – Table 34, and para 9.9 (as follows) which identifies a difference in the size of housing required between tenures with affordable housing requirement for a greater proportion of smaller homes, particularly one bedroom homes than market homes: It will also assist in the delivery of Croydon's strategic affordable housing targets of policy SP2.3 to 2.5.

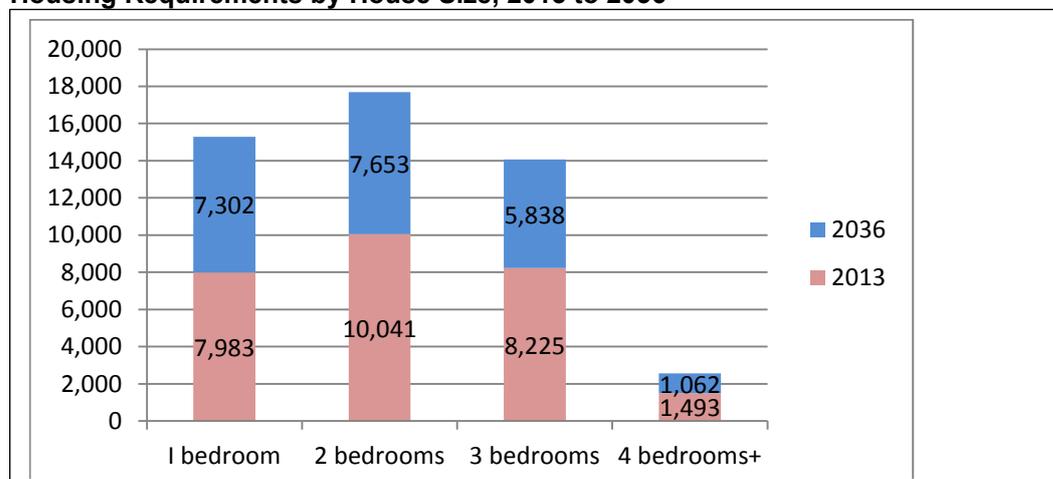
**Table 4.2 (SHMA June 2015) Table 34: - Estimated Size of Dwellings Required 2013-2036 - Affordable Housing**

Size	2013	2036	Additional Households 2013-36	% of additional households
1 bedroom	7,983	15,285	7,302	33.4%
2 bedroom	10,041	17,694	7,653	35.0%
3 bedroom	8,225	14,063	5,838	26.7%
4+ bedroom	1,493	2,554	1,062	4.9%
Total	27,742	49,595	21,853	100.0%

4.6 The figure below shows how our estimated affordable requirement compares with the stock of affordable housing in 2013 – the figures are based on households (i.e. before adding in a vacancy allowance). In this case, the data shows that relative to the current stock there is a slight move towards a greater proportion of smaller homes being required (particularly one bedroom homes) – this makes sense given that unlike in the market sector some of the key

growth age groups tend to live in smaller dwellings with a general decline in dwelling sizes as people move beyond the age of about 40. Older person households in the affordable sector (as shown earlier) are more likely to occupy smaller dwellings.

**Figure 4.1 (SHMA June 2015) Figure 68: Impact of Demographic Trends on Affordable Housing Requirements by House Size, 2013 to 2036**



4.7 The SHMA concludes, ‘there are a range of factors which will influence demand for different sizes of homes, including demographic changes; future growth in real earnings and households’ ability to save; economic performance and housing affordability. Our analysis linked to long-term (25-year) demographic change concludes that the following represents an appropriate mix of affordable and market homes. We have recommended the following mix for affordable and market housing’:

**Table 4.3 (SHMA June 2015) Table 51: Recommendations regarding the Sizes of Homes Needed**

	1 bed	2 bed	3 bed	4 bed
Market	10%	30%	40%	20%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	20%	30%	35%	15%

4.8 In para 11.35 the SHMA states ‘based on the evidence, we would expect the focus of new market housing provision to be on two and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2 and 3 beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.’

4.9 Policy DM1 (a) has taken account of the findings of the SHMA and proposes the 50% three bed requirement for all developments of ten or more dwellings, with the percentage mix identified for different locations as identified in Table 4.1 in the Croydon Local Plan: Detailed Policies and Proposals- Proposed Submission.

**Permitting the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>**

4.10 The policy DM1(b) to restrict the size of conversion is to ensure that, as there is a shortage of family housing in the borough and the demand for three bedroom units is

proportionally higher to other sizes as evidenced by the Table 5.1 (above) of the SHMA, there should be no further loss of existing stock of 3 bed housing. It aligns with Policy 3.14 of the London Plan, which states in B that 'Loss of housing, including affordable, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.' And in supporting text para.3.81 states 'To address London's housing needs and sustain its neighbourhoods, existing housing should be retained where possible and appropriate, except where there are acceptable plans for its replacement.'

4.11 The figure of 130 m<sup>2</sup> is determined on the basis of the evidence listed in the following paragraphs and it is the calculation, based on the National Technical Standards of a two bed size unity of 74 m<sup>2</sup> with a one bed flat unit of 39 m<sup>2</sup> and allowance made for stairs of 15-17 m<sup>2</sup>.

4.12 A saved policy of the UDP (the Unitary Development Plan,- The Croydon Plan` adopted July 2006), H11, `Retaining Small Houses` will be replaced by DM1(b) upon adoption of the Croydon Local Plan; Detailed Policies and Proposals. Policy H11 stated that `Permission will not be granted for development for residential conversions, which would involve the net loss of small houses (see also policy H7 Residential Conversions)` .and the supporting text stated ` and would not normally permit the redevelopment or conversion of houses with less than 130 m<sup>2</sup> gross internal area where this would involve the net loss of small houses.` Saved policy H7 states ` Planning permission will be granted for the sub-division of a dwelling to two or more units provided that: i) the new dwellings are self-contained and provide satisfactory accommodation: and ii) the sub- division of a property into two or more small dwellings does not in itself result in the loss of needed small family housing; and iii) the conversion, in itself or cumulatively, does not harm the environment or amenities of the surrounding area.` The supporting text again refers to the need to protect small family housing and that 'sub division would not normally be appropriate of houses of less than 130 m<sup>2</sup> gross internal area or 6 habitable rooms'

4.13 Thus the 130 m<sup>2</sup> has been tried and tested since 2006 in planning applications where small homes of three bed or less have been proposed to be converted into two or more flats, and has been successfully defended at appeal.

### **Sustainability and Health Impacts**

4.14 The Sustainability Appraisal states that DM1 Housing choice for sustainable communities will protect existing supply, and secure new supply of homes with three or more bedrooms. It states that 'Other DM polices might potentially be seen to be countering housing objectives- most notably DM19 (Public Houses); however there is no reason to suggest that effects would be significant i.e. there should still be good potential to deliver housing to meet identified needs. The Health Impact Assessment did not identify any negative impacts on health and wellbeing from policy DM1.

## **5. Policy DM2: Protecting back garden land**

5.1 This section of the technical paper looks at Policy DM2 of the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and sets out the evidence and methodologies underpinning the proposed policy, and how this relates to the broader policy context.

Proposals for residential buildings within the rear garden of an existing dwelling will be permitted where:

- a) It would complement the surrounding character of the area and each new building must be subservient to the original dwelling;
- b) A minimum length of 10m and no less than ½ or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and
- c) There would not be a detrimental impact on existing and future occupants in terms of

overlooking and outlook.

## How the policy works/key evidence

### Metropolitan Green Belt

5.2 The physical growth of the borough is restricted by Metropolitan Green Belt to the south and is already well developed in many areas across the north with denser and infill development. In order for the borough to meet its housing need there is greater emphasis on developing the suburbs sustainably to accommodate the growing population.

5.3 The London Plan states that borough's may introduce a presumption against development on back gardens or other private residential gardens where this can be justified. There is no evidence at a local level that this type of development is considered unsustainable or inappropriate to the borough subject to addressing other typical planning matters which will be considered below. Therefore, a blanket presumption against development on back gardens is not justified at this time.

5.4 Furthermore, the Croydon Local Plan is regarded as an 'urban only' plan, meaning that it does not promote or advocate the release of green belt at this time, and that the growth anticipated over the 20 year period of the Plan can be accommodated within the existing built-up area. In order to achieve this, better use of existing residential land, including garden land will be required to ensure sustainable development comes forward and helps to meet the borough's housing need in appropriate circumstances as defined by the Plan's policies on design and character.

5.5 The policy will protect garden land where appropriate, whilst also allowing for the development of garden land where consistent with the strict parameters of the policy, thus demonstrating the Council's approach to sustainable development.

5.6 This approach is consistent with the NPPF whereby it states the Government attaches great importance to the Green Belt and only in exceptional circumstances should the Metropolitan Green Belt boundary be altered.

### Local Character

5.7 Development in back gardens must be well-designed and complement the surrounding character. In line with the policy, any development must be subservient to the original dwelling and should maintain adequate garden land to serve both existing and future occupiers.

5.8 Developers should have particular regard to the Borough Character Appraisal to ensure that proposed developments align with its assessment of specific typology areas of the borough, and should not propose to alter the existing character of the area.

5.9 The Plan should be read as a whole, and in particular with regards to this policy, Policy DM11: Design and Character gives additional detail as to the acceptability of development in the borough in relation to high quality design, its cumulative impact and the local context.

### Amenity

5.10 The amenity of existing and future occupiers must be considered as part of any proposal for development on garden land. All proposals will be expected to fully accord with the policy and the other relevant policies of the Plan. Policy DM11: Design and Character is particularly relevant as it sets out the requirements with respect to overlooking, building separation and private amenity space.

5.11 The policy requires that a minimum length of 10 metres and no less than  $\frac{1}{2}$  or 200m<sup>2</sup> (whichever is the smaller) of the existing garden is retained for the host property after the subdivision of the garden. This is considered appropriate to the borough to ensure that

existing properties maintain adequate garden land, and that future occupiers can also enjoy adequate provision of garden space.

5.12 It is likely that gardens will be greater than 20m in length in order to accommodate the type of development proposed to ensure that existing and future occupiers have adequate amenity space, however proposals will be considered on their merits and will be expected to fully accord with Policy DM11: Design and Character.

5.13 Proposals will be expected to take particular care in the positioning and aspect of habitable rooms, gardens and balconies, and avoid windows which directly face each other where distances are limited.

### **Other Impacts**

5.14 Proposals on garden land must be sensitively developed and designed and it is likely that such development will have effects on the local area with regards to transport, highways, biodiversity, trees and noise.

5.15 It is important that infrastructure is put in place to serve existing and future occupiers. This will not only include local services, which are considered elsewhere in the Plan, but also the transport and highways infrastructure that are required to facilitate development. Proposals should accord with Policy DM30: Promoting sustainable travel and reducing congestion and DM31: Car and cycle parking in new development.

5.16 Gardens are recognised for their contribution to enhancing the biodiversity of the borough, and the opportunities to grow food and for other public benefit. Where there are concerns regarding the biodiversity value of an area and any new proposed development, an ecology report will be required. Furthermore, Policy DM28: Protecting and enhancing our biodiversity will be engaged and requires that biodiversity be taken into account on all development proposals.

5.17 Together with Policy DM11: Design and Character, Policy DM29: Trees refers to the retention of existing trees and vegetation, including natural habitats, where they make a positive contribution to the character of the area. The required standards to be met are also detailed in Policy DM29: Trees and as such will be subject to all development proposals.

5.18 With regards to pollution, Policy DM24: Sustainable design and construction states that future development that may be liable to cause or be affected by pollution through air, noise, dust or vibration will not be detrimental to health, safety and amenity of users of the site or surrounding land; and ensures that developments are air quality neutral and that mitigation measures are put in place to reduce adverse impacts so that they are acceptable.

5.19 Policy DM26: Sustainable drainage systems and reducing flood risk requires that sustainable urban drainage systems are provided as part of all development and details the necessary measures to be included as part of any development within the borough.

### **Sustainability and Health Impacts**

5.20 The Sustainability Appraisal undertaken on the Croydon Local Plan: Strategic Policies – Partial Review recognises the positive effect that Policy DM2 will have on biodiversity conservation.

5.21 Protection of urban green space (including garden land) through strict development management policy is identified as having potential positive effects on the biodiversity baseline but is uncertain.

5.22 The supporting text of DM2 clarifies the approach in developing garden land and the effects of noise pollution. Policy DM24: Sustainable Design and Construction provides in detail the requirements to be met in this regard.

## 6. Policy DM3: Residential care and nursing homes

6.1 This section of the technical paper looks at Policy DM3 of the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and sets out the evidence and methodologies underpinning the proposed policy, and how this relates to the broader policy context.

**DM3.1** 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 with the care of residents of Croydon.

**DM3.2** Proposals for supported living and sheltered accommodation will generally be supported in the borough.

### How the policy works/key evidence

6.2 There is a surplus of care home spaces across all key care sectors in Croydon. Together the Croydon's Market Position statement 2015, the Projecting Adults Needs and Service Information (PANSI) & Projecting Older People's Population Information (POPPI) and Croydon's in house system (AIS) for open placements project that the need for care home spaces in 2030 could be met by the spaces already in existence. This is shown in the table below:

	Current spaces	Need in 2030	Surplus spaces
Learning disability services	490	390	100
Dementia services	1051	196	855
Older people living alone in Croydon	1754	828	926
Mental Health services	1051	137	914
Physical disability and sensory impairment services	216	74	142

6.3 Therefore, a policy is proposed restricting the development of new care homes unless there is evidence that there is a need for one to support with the care of residents of Croydon.

6.4 The policy does not restrict the provision of supported living and sheltered accommodation as there is, and continues to be a need for this type of accommodation in Croydon. Provision of supported living and sheltered accommodation will enable the release of larger homes and help meet the need for larger homes in Croydon.

## 7. Policy DM4: Vacant building credit

7.1 This section of the technical paper looks at Policy DM4 of the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) and sets out the evidence and methodologies underpinning the proposed policy, and how this relates to the broader policy context.

**DM4.1** The Council will promote the re-use or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements will only apply to the net increase in floor space resultant from development of buildings which have been:

- a) Vacant for a period of at least eighteen months prior to the granting of planning permission; and
- b) Marketed for their lawful use (or uses which could be lawful under the General Permitted

Development Order) throughout the period they have been vacant.

DM4.2 Vacant building credit will not be applied to development proposals for schemes which are the same as or similar to an extant or recently expired planning permission where:

a) A similar planning permission is one in which the resident and non-residential floor space are each less than 25% greater than and the residential floor space is more than half that of the existing or recently expired permission; and

b) A recently expired permission is one that lapsed within the previous two years prior to the granting of consent of the new planning permission.

## How the policy works/key evidence

7.2 The Government introduced Vacant Building Credit (VBC) in May 2016. The Government considers that VBC provides an incentive for the development of brownfield sites with vacant buildings.

7.3 The National Planning Practice Guidance (NPPG) was amended accordingly in May 2016 to provide guidance on VBC.

7.4 The NPPG describes VBC as follows:

*Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought.*

7.5 The NPPG offers the following guidance regarding how VBC should be applied and calculated.

*Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.*

7.6 Finally, the NPPG provides guidance on circumstances VBC may not be able to be taken into account.

*The vacant building credit applies where the building has not been abandoned.*

*In doing so, it may be appropriate for authorities to consider:*

- *Whether the building has been made vacant for the sole purposes of re-development.*
- *Whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.*

7.7 As the Mayor's Housing Supplementary Planning Guidance (SPG) was adopted in March 2016, which preceded the introduction of VBC, the SPG is silent on VBC.

7.8 The Croydon Local Plan: Detailed Policies and Proposal Policy DM4: Vacant Building Credit sets out the Council's policy approach to the implementation of VBC as facilitated and guided by the NPPG.

## Appendix 1 – Full list of sites considered as potential proposal sites in Croydon Local Plan: Detailed Policies and Proposals

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
4	Whitehorse Meadow, 73-171 Rear Of Whitehorse Lane	SE25 6RJ	Thornton Heath	3.92ha	Parkland and local nature reserve		Site is a proposed Local Green Space a designation which protects site from development	139 to 377		Not considered to be a reasonable development site
6	The Lawns, 3-23 Rear Of Spa Hill	SE1 3TW	Thornton Heath	5.4ha	Substantial area of open parkland		Site is a proposed Local Green Space a designation which protects site from development	210 to 570		Not considered to be a reasonable development site
7	Grangewood Park, 31-217 Opposite Grange Road	SE25 6TG	Thornton Heath	11.22ha	Parkland including remains of the "Great North Wood"		Site is a proposed Local Green Space a designation which protects site from development	393 to 1065		Not considered to be a reasonable development site
9	South Norwood Lake, Avenue Road	SE25 4DX	South Norwood & Woodside	7.80ha	Park and gardens with boating lake		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is an Historic Park or Garden, a designation which protects site from development; Site is a Site of Nature Conservation Importance a designation which protects site from development	768 to 2082	Metropolitan Open Land	Not considered to be a reasonable development site
10	Heavers Meadow, 118 Rear Of Selhurst Road	SE25 6LL	Broad Green & Selhurst	7.73ha	Parkland adjoining railway depot		Site is a proposed Local Green Space a designation which protects site from development	271 to 734		Not considered to be a reasonable development site

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
11	Croydon Garden Centre, 89 Waddon Way	CR0 4HY	Waddon	0.994ha	Garden centre and car park	Residential development	Unlikely to come forward for development in the plan period	35 to 94		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
12	212-214 Gloucester Road	CR0 2DJ	Broad Green & Selhurst	0.04ha	Offices, Workshop and ancillary buildings		Site is too small to create 10 or more units	2 to 6		Not considered to be a reasonable development site
14	Land adjacent to, 37 Hawkhurst Road	CR8 5DN	Kenley and Old Coulsdon	0.46ha	Land at the end of Hawkhurst Road		Site is a Site of Nature Conservation Importance a designation which protects site from development	17 to 34	Green Belt	Not considered to be a reasonable development site
15	Land west of Addington Village Roundabout, Kent Gate Way	CR0 5AR	Addington	13.07ha	Field and horse paddock		Site is a Site of Nature Conservation Importance a designation which protects site from development	458 to 1241	Green Belt	Not considered to be a reasonable development site
16	Heath Clark, Stafford Road	CR0 4NG	Waddon	3.24ha	Field	Secondary School and residential development subject to access from Stafford Road		62 to 128		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
17	18A Bourne Street	CR0 1XL	Croydon Opportunity Area	0.02ha	Yard adjacent to 18 Bourne Street		Site is too small to create 10 or more units	1		Not considered to be a reasonable development site
18	Love Lane Green, 1- 60 Love Lane	SE25 4NG	South Norwood & Woodside	1.05ha	Land rear of Love Lane adjoining tram line		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
19	170A Oval Road	CR0 6BN	Addiscombe	0.08ha	Industrial land and buildings at 170a		Site is too small to create 10 or more units	4 to 20		Not considered to be a reasonable development site
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	CR0 6SE	Croydon Opportunity Area	0.44ha	Royal Mail Sorting Office & Post Office Car Park	Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.		74 to 201		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
23	128 Brighton Road	CR8 4DB	Purley	0.11ha	Existing Fire Station Site on junction with Old Lodge Lane		The site is an operational community facility and there is a presumption against non-community uses	n/a		Alternative option consulted upon in November/December 2015
24	Paddock at rear of Gayfere House, Tollers Lane	CR5 1BD	Kenley and Old Coulsdon	0.573ha	Paddock at rear of Gayfere House		Site is in Metropolitan Green Belt a designation which protects site from development		Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
25	Morrisons Supermarket, 500 Purley Way	CR0 4NZ	Waddon	4.57ha	Retail warehouse site bordering Purley Way and Stafford Road	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community. It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the the likelihood of groundwater occurrence.		251 to 1028		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
26	85 Brighton Road	CR2 6EE	South Croydon	0.12ha	Shop and premises on corner of junction with Brighton Road		The site is an operational scattered employment site and there is a presumption against non-employment uses	6 to 31		Alternative option consulted upon in November/December 2015
27	Old Palace School & Grounds, Old Palace Road	CR0 1AX	Croydon Opportunity Area	0.40ha	Land and Buildings comprising Old Palace Girls School and residential cottages at 12-24 Church Road & former chapel at No 26.		The site is an operational community facility and there is a presumption against non-community uses	56 to 162		Alternative option consulted upon in November/December 2015

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
28	Bowers Yard, Bedwardine Road	SE19 3AN	Crystal Palace & Upper Norwood	0.02ha	Studios and Workshop Space	Cultural and Creative Industries Enterprise Centre				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
29	170 Hayes Lane	CR8 5HQ	Kenley and Old Coulsdon	0.46ha	A 1930's house fronting Hayes Lane behind a high hedge and boundary mound is situated in the northern half of the site. The southern half appears to be woodland		Site is too small to create 10 or more units;Already in residential use;Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	16 to 34	Green Belt	Not considered to be a reasonable development site
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	CR8 2AA	Purley	0.66ha	Swimming pool, multi-storey car park and former supermarket	Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation.		30 to 171		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
31	Croydon College car park, College Road	CR0 1PF	Croydon Opportunity Area	0.25ha	Eastern end of Croydon College over existing car park and access area	Mixed use redevelopment comprising hotel & residential		159		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
32	4-20 Edridge Road	CR0 9WX	Croydon Opportunity Area	0.23ha	Car park	Residential development		133		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
35	Purley Baptist Church, 2-12 Banstead Road	CR8 3EA	Purley	0.43ha	Purley Baptist Church, parking area and other various buildings	Mixed use redevelopment comprising new church, community facility and residential, with development located outside Flood Zone 2 and 3a.		20 to 111		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
36	856 Brighton Road	CR8 2YL	Purley	0.74ha	The War Memorial Hospital and various buildings		The site is an operational community facility and there is a presumption against non-community uses	34 to 96		Alternative option consulted upon in November/December 2015
38	36-38 Smitham Bottom Lane	CR8 3DA	Coulsdon	0.32ha	Two detached houses and gardens No 36 is a residential bungalow		The site is too small to allocate	n/a		Alternative option consulted upon in November/December 2015
39	Spitfire Business Park, Hawker Road	CR0 4WD	Waddon	0.391ha	Vacant land bordered on two sides by other industrial units		Site is a strategic industrial location where residential development would not be acceptable	n/a		Not considered to be a reasonable development site
44	Central Parade West, Central Parade	CR0 0JB	Addington	2.07ha	Land and community buildings to the west side of Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space		50 to 290		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
48	294-330 Purley Way	CR0 4XJ	Waddon	2.55ha	Retail warehouse and vacant employment land	Mixed use development comprising retail store, commercial space and residential units		17		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
50	44-60 Cherry Orchard Road	CR0 6BA	Croydon Opportunity Area	0.301ha	Meat processing factory	Residential development	The site is an operational scattered employment site and there is a presumption against non-employment uses	50 to 80		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
52	Coombe Cliffe, Coombe Road	CR0 5SP	South Croydon	0.49ha	Special needs primary School, locally Listed building with its own blue plaque		The site is an operational community facility and there is a presumption against non-community uses			Alternative option consulted upon in November/December 2015
54	BMW House, 375-401 Brighton Road	CR2 6ES	South Croydon	0.581ha	Site of former BMW showroom which has a multistorey car park to the rear of site	Mixed use residential and supermarket. The site is located within Flood Zone 3a associated with the culverted River Wandle. At this location, the culverted River Wandle has been incorporated into the surface water sewer system as it flows north below the A235 Brighton Road. A Flood Warning and Evacuation Management Plan must be prepared for the site.		42		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
56	Pioneer Place, Featherbed Lane	CR0 9AW	Selsdon	1.40ha	Place of Worship		The site is an operational community facility and there is a presumption against non-community uses	59 to 105	Green Belt	Alternative option consulted upon in November/December 2015
57	Homefield House, 57 Homefield Road	CR5 1ET	Kenley and Old Coulsdon	0.45ha	Former care home adjacent to Oasis Academy school		Site is too small to create 10 or more units	16 to 33		Not considered to be a reasonable development site
60	Cane Hill Hospital Site, Farthing Way	CR5 3YL	Coulsdon	32.37ha	Former Hospital Site	Residential development with new community, health and educational facilities		650	Green Belt	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
61	Car park, 54-58 Whytecliffe Road South	CR8 2AW	Purley	0.46ha	Car Park	Residential use with retention of car parking spaces		21 to 119		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
62	Community Centre, 60 Whytecliffe Road South	CR8 2AZ	Purley	0.04ha	Community hall		Site is too small to create 10 or more units;The site is an operational community facility and there is a presumption against non-community uses	2 to 10		Not considered to be a reasonable development site
63	1-22 Whytecliffe Road South	CR8 2AU	Purley	0.25ha	Land and mixed commercial buildings		Site is in multiple ownership and is unlikely to come forward for development as one site	12 to 65		Alternative option consulted upon in November/December 2015
65	178 Pampisford Road	CR2 6DB	Purley	0.14ha	Detached residential dwelling		The site would not yield ten or more homes and is not suited to other uses	8		Not considered to be a reasonable development site
66	1-3 Pampisford Road	CR8 2NG	Purley	0.13ha	Office building at junction of Purley Way and Pampisford Road	Residential development		14		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
67	516 London Road	CR7 7YG	Broad Green & Selhurst	0.06ha	Warehouse		Site is too small to create 10 or more units	9		Not considered to be a reasonable development site
68	130 Oval Road	CR0 6BL	Addiscombe	0.22ha	Former warehouse/factory that has been vacant for more than five years. Hidden behind terraces of residential dwellings accessible through two alleyways.	Residential development		10 to 57		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
69	185-215 Caterham Drive	CR5 1JS	Kenley and Old Coulsdon	1.62ha	Scrubland and rear gardens. The site is completely hidden but appears to be the bottom of a valley that runs parallel and between Hayes Lane and Caterham Drive. Someone has erected a shed on the site (without the knowledge of the owner of the site).		No access to the site from local road network	41 to 87	Green Belt	Alternative option consulted upon in November/December 2015

Site number	Name of site	Postcode	Place	Site area	Description of site	Proposed use of site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Reason why site is not a proposed site in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)	Number of homes possible on site	Metropolitan Green Belt or Metropolitan Open Land?	Status of site
72	The Forum Community Centre, Bardolph Avenue	CR0 9BG	Selsdon	0.35ha	The Forum Community Centre at junction of Pixton & Bardolph Avenue		The site is an operational community facility and there is a presumption against non-community uses	13 to 33		Alternative option consulted upon in November/December 2015
73	137-179 Church Road	SE19 2PR	Crystal Palace & Upper Norwood	0.12ha	Fenced off green space		The site would not yield ten or more homes and is not suited to other uses	6 to 31		Not considered to be a reasonable development site
74	99A Church Road	SE19 2PR	Crystal Palace & Upper Norwood	0.01ha	Traffic island and disused toilets on junction		The site is too small to allocate	1		Not considered to be a reasonable development site
75	7 Westow Street	SE19 3RY	Crystal Palace & Upper Norwood	0.01ha	Vacant land/site on corner of Westow Street & Ovett Close		The site is too small to allocate	1 to 2		Not considered to be a reasonable development site
76	Bickler House, 37 Tamworth Road	CR0 1XQ	Croydon Opportunity Area	0.23ha	Mental Health Services building with car park and clubhouse at rear		The site is an operational community facility and there is a presumption against non-community uses	40 to 82		Alternative option consulted upon in November/December 2015
78	114-118 Whitehorse Road	CR0 2JF	Broad Green & Selhurst	0.04ha	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors	Residential conversion and extension		7 to 8		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
80	Victory Place	SE19 3BD	Crystal Palace & Upper Norwood	0.27ha	Warehouses and office buildings at rear of Victory Place and Carberry Road in the centre of the Crystal Palace Triangle	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors		33 to 70		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
81	139-141 Haling Park Road	CR2 6NN	Waddon	0.17ha	Two detached houses and garden land		Site is in multiple ownership and is unlikely to come forward for development as one site	8 to 16		Alternative option consulted upon in November/December 2015

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82	St John The Evangelist Vicarage, Sylvan Road	SE19 2RX	Crystal Palace & Upper Norwood	0.33ha	Existing Church Hall, Vicarage and garden land in the grounds of St Johns Church (A large late Victorian redbrick building showing many of the best features of this type of building in that era)	Redevelopment to provide new hall and residential dwellings		12 to 31		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
83	Crown Point, Beulah Hill	SE19 3NF	Crystal Palace & Upper Norwood	0.14ha	Car parking area and storage sheds to rear of shopping parade		Site is an operational service yard for a shopping parade;Site is too restricted to be suitable for development	7 to 22		Not considered to be a reasonable development site
84	9 Norbury Avenue	CR7 8AH	Thornton Heath	0.04ha	A large bungalow and garden land		The site would not yield ten or more homes and is not suited to other uses	2 to 6		Not considered to be a reasonable development site
88	7 Harewood Road	CR2 7AL	South Croydon	0.11ha	House and garden of no 7		Site is too small to create 10 or more units	10 to 35		Not considered to be a reasonable development site
91	187 Parchmore Road	CR7 8HD	Thornton Heath	0.09ha	In use for many years as commercial motor repair garages		The site is an operational scattered employment site and there is a presumption against non-employment uses	5 to 15		Alternative option consulted upon in November/December 2015
93	AGREED DELETE FROM DATABASE BY TIM- WILL BE CAPTURED WITH OTHER SITES FORMER HDR WORKING ON -ASK AD-Car park, Granville Gardens	SW16 3LN	Norbury	0.34ha	Council owned surface car park close to Streatham High Road at northern end of Norbury District Centre					Not considered to be a reasonable development site
94	7-10 Oak Way	CRO 7ST	Shirley	0.38ha	Land and dwellings at end of cul-de-sac. Four residential houses at the end of Oak Way which appears to have a stream bed crossing from S to N about half way along the site		Site is in multiple ownership and is unlikely to come forward for development as one site;Already in residential use	14 to 28		Not considered to be a reasonable development site

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96	Quest Academy, Farnborough Avenue	CR2 8HD	Selsdon	1.00ha	Quest Academy formerly Selsdon High School		The site is an operational community facility and there is a presumption against non-community uses	n/a		Not considered to be a reasonable development site
97	24 Station Road	SE25 5AG	South Norwood & Woodside	0.05ha	Vacant plot adjacent to supermarket	Residential development with a retail unit		12		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
98	7 Halfway and 50 Downs Court Road, 7 Half Way	CR8 2HY	Purley	0.21ha	House and gardenland A Single Residential House which needs to be considered alongside Site No 70		The site would not yield ten or more homes and is not suited to other uses	8 to 15		Not considered to be a reasonable development site
99	22 Foxley Lane	CR8 3ED	Purley	0.14ha	Residential house and garden		The site would not yield ten or more homes and is not suited to other uses	7 to 18		Not considered to be a reasonable development site
100	31 Selcroft Road	CR8 1AG	Purley	0.22ha	Residential house and grounds		The site would not yield ten or more homes and is not suited to other uses	8 to 16		Not considered to be a reasonable development site
104	Former Taberner House site, Fell Road	CR9 3JS	Croydon Opportunity Area	0.36ha	Former Council offices currently being demolished	Residential development		440		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
107	Fishers Farm, North Downs Road	CR0 0LF	Addington	0.13ha	Land adjacent to Fishers Farm Recycling Centre		Site is too small to create 10 or more units	5 to 12		Not considered to be a reasonable development site
108	Former Croydon General Hospital Site, 86-150 London Road	CR0 2TB	Croydon Opportunity Area	1.05ha	Cleared site					Alternative option consulted upon in November/December 2015
112	85 Cross Road	CR0 6TF	Addiscombe	0.47ha	Land bordering the rail track from East Croydon Station to north of Davidson House on Freemasons Road		Site is a proposed Local Green Space a designation which protects site from development	2		Not considered to be a reasonable development site

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113	9-21 Union Road	CR0 2XU	Broad Green & Selhurst	0.10ha	Land with a derelict building rear of new police facility currently used as car parking		Site is too small to create 10 or more units	5 to 26		Not considered to be a reasonable development site
115	Cheriton House, 20 Chipstead Avenue	CR7 7DG	Thornton Heath	0.17ha	Former care home and land	Residential redevelopment		15 to 20		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
116	Rees House & Morland Lodge, Morland Road	CR0 6NA	Addiscombe	0.46ha	Vacant office building and former care home	Secondary School				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
117	Cavendish House & Spices Yard, 51-55 South End	CR0 1BS	Croydon Opportunity Area	0.33ha	Car park		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	36 to 208		Alternative option consulted upon in November/December 2015
118	South Norwood Library, Lawrence Road	SE25 5AA	South Norwood & Woodside	0.04ha	Library building		The site is an operational community facility and there is a presumption against non-community uses;The site is too small to allocate	2 to 10		Not considered to be a reasonable development site
119	Amenity land at Croydon AFC stadium, Mayfield Road	CR7 6DN	Broad Green & Selhurst	2.78ha	Amenity land	Primary school with access to playing field for community use outside of school hours			Metropolitan Open Land	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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120	Timebridge Community Centre, Field Way	CR0 9DX	Addington	2.089ha	Former school and grounds currently in use as a community centre	Residential development including replacement community facilities. Any loss of playing fields must be reprovided and provision of a family centre shall be continuous during the construction stage.		74 to 198		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
121	Land adjacent to Croydon Sports Arena, 243 Albert Road	SE25 4QL	South Norwood & Woodside	6.53ha	Former Ryelands Primary School and Arena grounds					Alternative option consulted upon in November/December 2015
122	Green Lane Sports Ground, 2D Adj Highbury Avenue	CR7 8BN	Thornton Heath	4.2ha	Community centre and sports ground		Site is a proposed Local Green Space a designation which protects site from development	147 to 399		Not considered to be a reasonable development site
123	Prospect West and car park to the rear of, 81-85 Station Road	CR0 2RD	Croydon Opportunity Area	0.88ha	Car park at rear and office block	Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding held by the Council in this location.		40 to 288		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
127	Former Library, Tenterden Road	CR9 7AL	Addiscombe	0.50ha	Former public library in Ashburton Park		Site is a proposed Local Green Space a designation which protects site from development	18 to 37		Not considered to be a reasonable development site
128	Land at, Poppy Lane	CR0 8YT	Shirley	1.43ha	Cleared site	Residential development		51 to 107	Metropolitan Open Land	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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129	843 London Road	CR7 6AW	Thornton Heath	0.22ha	Site of former Oaks Hospital	Primary school				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
130	1-9 Banstead Road	CR8 3EB	Purley	0.88ha	Semi detached houses including some used as offices	Residential		77 to 100		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
131	Ormesby Court, 224 Beulah Hill	SE19 3UX	Crystal Palace & Upper Norwood	0.25ha	A substantial and vacant former care home		The site is too small to allocate	9 to 23		Not considered to be a reasonable development site
136	Supermarket, car park, 54 Brigstock Road	CR7 8RX	Thornton Heath	0.44ha	Iceland Freezer Centre store and car park and rail yard.	Mixed use of residential, retail along Brigstock Road, and employment use		25 to 55		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
137	Paxton House, 9 Cargreen Road	SE25 5AE	South Norwood & Woodside	0.13ha	A 4-storey derelict office building	Residential development		22		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	CRO 6BQ	Croydon Opportunity Area	0.8ha	Cleared site in two parts (1) between the railway line and Cherry Orchard Road and (2) on the corner of Cherry Orchard Road and Oval Road and the Sorter and Porter Public House	Mixed use development comprising residential, offices, restaurant/café, hotel and community facilities		220 to 492		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
141	7 Holmesdale Road	CRO 2LR	Broad Green & Selhurst	0.03ha	Duke of Cambridge Public House		The site would not yield ten or more homes and is not suited to other uses	2 to 5		Not considered to be a reasonable development site

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142	1 Lansdowne Road	CR0 2BX	Croydon Opportunity Area	0.47ha	Lansdowne Hotel, YMCA Hostel and Marco Polo House	Mixed use development comprising residential, offices, leisure and hotel		419 to 441		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
145	314-324 Old Lodge Lane	CR8 4AQ	Kenley and Old Coulsdon	0.37ha	Existing residential dwellings		Site is in multiple ownership and is unlikely to come forward for development as one site	13 to 27		Alternative option consulted upon in November/December 2015
150	Land to the rear of, 179-189 Shirley Road	CR0 8SS	Shirley	0.54ha	Open land at rear of 179-189 Shirley Road		Site is a Site of Nature Conservation Importance a designation which protects site from development	19 to 51		Not considered to be a reasonable development site
151	South Norwood Methodist Church, Suffolk Road	SE25 6EG	South Norwood & Woodside	0.13ha	Church and hall		The site is an operational community facility and there is a presumption against non-community uses	6 to 33		Alternative option consulted upon in November/December 2015
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	CR9 2UL	Croydon Opportunity Area	0.21ha	Two office buildings and car park	Conversion of building to residential and hotel		46 to 196		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
157	Canterbury Mill, 103 Canterbury Road	CR0 3HA	Broad Green & Selhurst	0.10ha	Former factory building	New primary school				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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162	St George's House, Park Lane	CR0 1JA	Croydon Opportunity Area	0.07ha	High rise office building known as 'Nestle Tower'	Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors. There is one historic record of surface water flooding held by the Council in this location.		288		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
168	129-131 Brighton Road	CR8 4HE	Purley	0.18ha	Two residential houses		Site is in multiple ownership and is unlikely to come forward for development as one site	12		Alternative option consulted upon in November/December 2015
170	24 Oakwood Place	CR0 3US	Broad Green & Selhurst	0.13ha	Factory & Storage		The site is an operational scattered employment site and there is a presumption against non-employment uses	6 to 22		Alternative option consulted upon in November/December 2015
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	CR0 2EW	Croydon Opportunity Area	2.7ha	Gateway site also known as Ruskin Square redevelopment	Mixed use development comprising residential, offices, restaurant/café and fitness centre		550 to 625		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
173	28-30 Addiscombe Grove	CR0 5LP	Croydon Opportunity Area	0.08ha	2 Edwardian houses	Redevelopment to provide more homes		12 to 32		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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174	30-38 Addiscombe Road	CR0 5PE	Croydon Opportunity Area	0.35ha	Vacant site	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. As set out in Section 11.3.2 of the Level 1 Strategic Flood Risk Assessment, applicants considering development of this site may need to prepare a simple hydraulic model to enable a more accurate assessment of the probability of flooding associated with this ordinary watercourse to inform the site specific Flood Risk Assessment. This should be carried out in line with industry standards and in agreement with the Lead Local Flood Authority.		49 to 141		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
175	Stephenson House, Cherry Orchard Road	CR0 6BA	Croydon Opportunity Area	0.69ha	Office building and car park	Primary school with residential and/or office on upper floors		97 to 279		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
176	Exchange Court, 3 Bedford Park	CR9 2ZL	Croydon Opportunity Area	0.18ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		26 to 72		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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178	Arcadia House, 5 Cairo New Road	CRO 1XP	Croydon Opportunity Area	0.36ha	Existing church in Factory building, and two other buildings (46 and 47 Tamworth Road)	Residential development and Class B business use		41 to 117		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
179	Multistorey car park to the rear of, 12-19 Surrey Street	CRO 1TR	Croydon Opportunity Area	0.37ha	A 5-6 storey car park overlooking Waterworks Yard		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	52 to 149		Alternative option consulted upon in November/December 2015
180	1 Chatsworth Road	CRO 1HB	Croydon Opportunity Area	0.05ha	Former residential building		The site would not yield ten or more homes and is not suited to other uses	7 to 20		Not considered to be a reasonable development site
181	45-81 Church Street	CRO 1XH	Croydon Opportunity Area	0.50ha	Various Shops & Offices		Site is in multiple ownership and is unlikely to come forward for development as one site	70 to 202		Alternative option consulted upon in November/December 2015
182	St Mathews House, 98 George Street	CRO 1PJ	Croydon Opportunity Area	0.05ha	Residential building 2/3 storey brick built residential block	Redevelopment for residential and/or offices and/or retail (on George Street frontage)		7 to 20		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
183	Cornwall Road	CRO 3RD	Croydon Opportunity Area	0.18ha	Warehouse and former church buildings & hall		Site is too small to create 10 or more units	5		Not considered to be a reasonable development site
184	1-19 Derby Road	CRO 3SE	Croydon Opportunity Area	0.34ha	Shops and Garage on triangular site beside railway line close to West Croydon station	Residential development above, community uses on lower floors		48 to 137		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
186	Jobcentre, 17-21 Dingwall Road	CRO 9XF	Croydon Opportunity Area	0.35ha	A two storey brick built building	Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)		49 to 141		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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187	28 Dingwall Road	CR0 2NE	Croydon Opportunity Area	0.11ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		16 to 44		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
188	86-88 Drummond Road	CR0 1TX	Croydon Opportunity Area	0.08ha	Vacant warehouse & offices (including a pub car park and the public house)		Site is too small to create 10 or more units	12 to 32		Not considered to be a reasonable development site
189	Car parks, Drummond Road	CR0 1TX	Croydon Opportunity Area	0.11ha	Surface car parks on Drummond Road including St Anne's Place	Residential development		12 to 32		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
190	Car park to the rear of Leon House, 22-24 Edridge Road	CR0 9XT	Croydon Opportunity Area	0.40ha	2 storey parking area serving Leon House	Residential development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).		56 to 162		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
191	Tuckers, 72-78 Frith Road	CR0 1TA	Croydon Opportunity Area	0.06ha	Wholesale butchers warehouse and shop		The site would not yield ten or more homes and is not suited to other uses	8		Not considered to be a reasonable development site
192	Suffolk House, George Street	CR0 1PE	Croydon Opportunity Area	0.25ha	Office building with retail units at ground level	Mixed use redevelopment with offices or residential dwellings above retail units at ground level		35 to 101		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
193	100 George Street	CR0 1PJ	Croydon Opportunity Area	0.21ha	The site of Essex House, a demolished office building, last used as a temporary public car park	Mixed use development with offices or residential dwellings above retail units at ground level		30 to 85		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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194	St George's Walk, Katharine House and Park House, Park Street	CRO 1YE	Croydon Opportunity Area	1.94ha	Office & retail (including financial and food & drink) buildings between Katharine Street and Park Street	Residential and retail with new civic space.		88 to 504		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
195	Leon House, 233 High Street	CRO 9XT	Croydon Opportunity Area	0.56ha	High rise office building	Conversion to residential or mixed use residential/office with retention of retail on the ground floor. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).		26 to 145		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
196	Stonewest House, 1 Lamberts Place	CRO 2BR	Croydon Opportunity Area	0.13ha	Office building with stores	Residential development		9 to 31		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
197	Emerald House, 7-15 Lansdowne Road	CRO 2BX	Croydon Opportunity Area	0.39ha	Office building	Office and residential and/or hotel (with healthcare facility if required by the NHS)		55 to 157		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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198	10 Lansdowne Road	CR0 2BD	Croydon Opportunity Area	0.38ha	Rail Maintenance Yard		The site is an operational town centre employment site and there is a presumption against non-employment uses; Unlikely to come forward for development in the plan period	39 to 110		Alternative option consulted upon in November/December 2015
199	20 Lansdowne Road	CR0 2BX	Croydon Opportunity Area	0.775ha	Builders yard between Lansdowne Road and the railway line into East Croydon	Residential development with light industrial workshops and studio spaces		109 to 313		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
200	Multi-storey car park, Lansdowne Road	CR0 2BX	Croydon Opportunity Area	0.95ha	Multi storey car park	Mixed use, public car park and residential.	Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	133 to 384		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
201	Lidl, Easy Gym and car park, 99-101 London Road	CR0 2RF	Croydon Opportunity Area	1.13ha	Supermarket, gym and car park	Primary school with residential development on upper floors		51 to 293		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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203	West Croydon station and shops, 176 North End	CR0 1UF	Croydon Opportunity Area	1.75ha	West Croydon railway station, retail units on Station Road, London Road and North End, station car park and Network Rail yard	Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above. In the surrounding area, surface water flood risk is generally low. However, Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding held by Croydon Council in this location.		79 to 455		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
206	Friends Meeting House, 60 Park Lane	CR0 1JE	Croydon Opportunity Area	0.008ha	General Purpose Hall (locally listed building)		Site is too small to create 10 or more units	2 to 3		Not considered to be a reasonable development site
208	Fairfield Halls, Park Lane	CR9 1DG	Croydon Opportunity Area	1.00ha	Fairfield Halls Concert Halls		The site is an operational community facility and there is a presumption against non-community uses; Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the building	140 to 405		Not considered to be a reasonable development site
210	24-26 South End	CR0 1DN	Croydon Opportunity Area	0.005ha	Shop with flat above		Site is too small to create 10 or more units	8		Not considered to be a reasonable development site
211	Poplar Walk car park and, 16-44 Station Road	CR0 2RB	Croydon Opportunity Area	0.35ha	Car park & Buildings with ground floor retail units with residential accommodation on upper floors	A more intensive use of the site with 232 residential units as part of an overall redevelopment of the site which includes re-provision of retail uses, car and cycle parking and a public square.		50 to 232		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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212	MERGED WITH SITE 211 ON 9th SEPT 15 - DO NOT USE Car Park, Poplar Walk	CR0 1UA	Croydon Opportunity Area	0.21ha	Car park & Buildings			30 to 85		Not considered to be a reasonable development site
213	T A Centre, 115 Sydenham Road	CR0 2EZ	Croydon Opportunity Area	0.690ha	Territorial Army Centre		The site is an operational community facility and there is a presumption against non-community uses	97 to 279		Alternative option consulted upon in November/December 2015
216	Saxon Lodge, 1 Tavistock Road	CR0 2AL	Croydon Opportunity Area	0.005ha	Saxon Lodge Residential Block		Site is in multiple ownership and is unlikely to come forward for development as one site	1 to 2		Alternative option consulted upon in November/December 2015
218	Lunar House, Wellesley Road	CR0 9YD	Croydon Opportunity Area	1.34ha	Office Block	Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.		188 to 542		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
220	9-11 Wellesley Road	CR0 0XD	Croydon Opportunity Area	0.15ha	Offices and bank	Residential and/or hotel and/or retail and/or finance		21 to 60		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
222	Multi-storey car park, 1 Whitgift Street	CR0 1DH	Croydon Opportunity Area	0.54ha	Multi-storey car park and gymnasium	Residential with community facilities commensurate in size and functionality to that currently on the site		95 to 193		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
224	Lantern Hall, 190-192 Church Road	CR0 1SE	Croydon Opportunity Area	0.25ha	Lantern Hall Day Centre & St Andrews Church Halls		The site is an operational community facility and there is a presumption against non-community uses	12 to 65		Alternative option consulted upon in November/December 2015
226	33-45 Howley Road	CR0 1AY	Croydon Opportunity Area	0.253ha	School Tennis Courts		The site is an operational community facility and there is a presumption against non-community uses	12 to 65		Alternative option consulted upon in November/December 2015

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227	Surrey House & Exchange Buildings, 1-9 Surrey Street	CR0 1RG	Croydon Opportunity Area	0.32ha	Offices & residential dwellings over shops, public house & community space			23		Not considered to be a reasonable development site
228	Rylands House, 9 Church Road	CR0 1SG	Croydon Opportunity Area	0.32ha	Ryland House telephone exchange, a building of about 16 storeys with a 4 storey side extension		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the building	45 to 129		Alternative option consulted upon in November/December 2015
230	98-100 Drummond Road	CR0 1TX	Croydon Opportunity Area	0.05ha	Surface car park to rear of former The Eagle public house		The site would not yield ten or more homes and is not suited to other uses	7 to 20		Not considered to be a reasonable development site
231	Segas House, Park Lane	CR0 1NX	Croydon Opportunity Area	0.19ha	Listed office building	Residential conversion with cultural uses if required (with town centre uses considered if there is no interest in delivery of cultural uses).		40		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
234	Southern House, Wellesley Grove	CR9 1TR	Croydon Opportunity Area	0.58ha	24-storey office building with undercroft straddling Wellesley Grove and a two-storey period property converted to an office	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		82 to 234		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
236	Apollo House, Wellesley Road	CR0 9YA	Croydon Opportunity Area	0.58ha	Office Building	Offices and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office. There is one record of sewer flooding.		82 to 234		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
238	22 Lansdowne Road	CR0 2BX	Croydon Opportunity Area	0.79ha	Vehicle hire and van sales/repair		The site is an operational town centre employment site and there is a presumption against non-employment uses	82 to 234		Alternative option consulted upon in November/December 2015

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240	Court Buildings, Barclay Road	CR0 1JN	Croydon Opportunity Area	0.926ha	Croydon Criminal Courts and Multi Storey Car Park		The site is an operational community facility and there is a presumption against non-community uses	130 to 375		Alternative option consulted upon in November/December 2015
242	Davis House, Robert Street	CR0 1QQ	Croydon Opportunity Area	0.13ha	Office building and shops	Residential development with limited retail to replace existing floor space		19 to 52		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
243	Surface car park, Lansdowne Road	CR0 2BE	Croydon Opportunity Area	0.45ha	Surface car park		Unlikely to come forward for development in the plan period			Alternative option consulted upon in November/December 2015
244	Bedford, Woburn and The Elms Courts, Tavistock Road	CR0 2AL	Croydon Opportunity Area	1.14ha	Woburn Court, Bedford Court and The Elms Council Estate residential estates		Site is in multiple ownership and is unlikely to come forward for development as one site	160 to 461		Alternative option consulted upon in November/December 2015
245	Mondial House, 102 George Street	CR0 1PJ	Croydon Opportunity Area	0.21ha	9-storey office building	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)		30 to 85		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
246	Remove from Database as already built, Scarbrook Road	CR0 1SQ	Croydon Opportunity Area	0.093ha	Surface car park to the rear of Green Dragon House		Site is too restricted to be suitable for development	14 to 37		Not considered to be a reasonable development site
247	Norwich Union House, 96 George Street	CR0 1PJ	Croydon Opportunity Area	0.13ha	Office Building	Offices with residential development or hotel and/or retail (on George Street frontage)		19 to 52		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
248	18-28 Thornton Road	CR7 6BA	Thornton Heath	0.20ha	Car sales site	Residential development		9 to 34		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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253	188-196 Canterbury Road	CR0 3HF	Broad Green & Selhurst	0.09ha	Office building		The site would not yield ten or more homes and is not suited to other uses	5 to 15		Not considered to be a reasonable development site
257	52 Coombe Road	CR0 5SG	South Croydon	0.12ha	A large detached house		The site would not yield ten or more homes and is not suited to other uses	6 to 15		Not considered to be a reasonable development site
263	2-8 Woodside Green	SE25 5EU	South Norwood & Woodside	0.28ha	Garage buildings workshops and yard		The site is an operational scattered employment site and there is a presumption against non-employment uses	13 to 47		Alternative option consulted upon in November/December 2015
266	3B Torridge Road	CR7 7EZ	Thornton Heath	0.22ha	Disused builders yard in Haslemere Road		The site is an operational scattered employment site and there is a presumption against non-employment uses	10 to 37		Alternative option consulted upon in November/December 2015
269	143-153 Whitehorse Road	CR0 2LJ	Broad Green & Selhurst	0.06ha	Former painters & decorators yard		Site is too small to create 10 or more units	3 to 15		Not considered to be a reasonable development site
271	Fishers Farm, North Downs Road	CR0 0LD	Addington	0.50ha	Land south of Recycling Centre		Site is too restricted to be suitable for development;No access to the site from local road network	18 to 47		Not considered to be a reasonable development site
275	126A North Downs Road	CR0 0LD	Addington	0.08ha	Disused garage between 126 and 128 North Downs Road		The site would not yield ten or more homes and is not suited to other uses	3 to 7		Not considered to be a reasonable development site
276	9-23 Lancing Road	CR0 3EN	Thornton Heath	0.12ha	Warehouse and yard		Site is too small to create 10 or more units;The site is an operational scattered employment site and there is a presumption against non-employment uses	5 to 11		Not considered to be a reasonable development site
277	21-23 Norbury Road	CR7 8JP	Thornton Heath	0.11ha	Vacant former public house		Site is too small to create 10 or more units	9		Not considered to be a reasonable development site
278	1109 London Road	SW16 4XD	Norbury	0.87ha	Garage units at rear of Wharfedale Gardens		Site is in multiple ownership and is unlikely to come forward for development as one site	31 to 82		Alternative option consulted upon in November/December 2015

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279	274 Parchmore Road	CR7 8HB	Norbury	0.13ha	Factory and includes showroom building at 260 Parchmore Road		The site is an operational scattered employment site and there is a presumption against non-employment uses	6 to 22		Alternative option consulted upon in November/December 2015
280	14-20 Northwood Road	CR7 8HQ	Norbury	0.19ha	Factory buildings		The site is an operational scattered employment site and there is a presumption against non-employment uses	9 to 32		Alternative option consulted upon in November/December 2015
281	22 Northwood Road	CR7 8HQ	Norbury	0.11ha	Tyre exchange shop and two residential houses		The site is an operational scattered employment site and there is a presumption against non-employment uses	5 to 18		Alternative option consulted upon in November/December 2015
282	28 Northwood Road	CR7 8HQ	Norbury	0.10ha	Warehouse buildings and yard		The site is an operational scattered employment site and there is a presumption against non-employment uses	5 to 17		Alternative option consulted upon in November/December 2015
283	40 Northwood Road	CR7 8HQ	Norbury	0.15ha	Independent school and yard		The site is an operational community facility and there is a presumption against non-community uses	7 to 25		Alternative option consulted upon in November/December 2015
284	Asharia House, 50 Northwood Road	CR7 8HQ	Norbury	0.14ha	Offices, gymnasium and car park	Residential development including replacement community facility		7 to 23		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
285	54 Northwood Road	CR7 8HQ	Thornton Heath	0.21ha	Waste transfer station and parking area		The site is an operational scattered employment site and there is a presumption against non-employment uses	10 to 35		Alternative option consulted upon in November/December 2015
286	35-47 Osborne Road	CR7 8PD	Thornton Heath	0.37ha	Disused warehouse and factory buildings	Residential development		17 to 62		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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287	6-7 Beulah Crescent	CR7 8JL	Thornton Heath	0.15ha	Scaffold Yard		The site is an operational scattered employment site and there is a presumption against non-employment uses	7 to 25		Alternative option consulted upon in November/December 2015
288	Shiloh Worship Centre, 61-69 Bensham Grove	CR7 8DD	Thornton Heath	0.28ha	Church and Factory Buildings		The site is an operational community facility and there is a presumption against non-community uses	10 to 26		Alternative option consulted upon in November/December 2015
289	Rear of, 57 Bensham Grove	CR7 8DD	Thornton Heath	0.06ha	Workshops		Site is too small to create 10 or more units	3 to 5		Not considered to be a reasonable development site
290	71-89 Bensham Grove	CR7 8DX	Thornton Heath	0.21ha	Factory buildings		Site is in multiple ownership and is unlikely to come forward for development as one site;The site is an operational scattered employment site and there is a presumption against non-employment uses; Site is too small to create 10 or more units	8 to 19		Not considered to be a reasonable development site
291	52-88 Bensham Grove	CR7 8DB	Thornton Heath	0.73ha	Various factories		Site is in multiple ownership and is unlikely to come forward for development as one site;The site is an operational scattered employment site and there is a presumption against non-employment uses	26 to 69		Alternative option consulted upon in November/December 2015
294	Croydon College Annexe, Barclay Road	CR0 1PF	Croydon Opportunity Area	0.14ha	The former art block of Croydon College	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre. There is one record of sewer flooding.		20 to 56		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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295	2 Zion Place	CR7 8SD	Thornton Heath	0.15ha	Former Jacques & Co factory building	Residential development		7 to 39		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
298	Rear of, 31-73 Wortley Road	CR0 3EB	Broad Green & Selhurst	0.25ha	Workshops and buildings		The site is an operational scattered employment site and there is a presumption against non-employment uses	12 to 42		Alternative option consulted upon in November/December 2015
299	14-16 Thornton Road	CR7 6BA	Thornton Heath	0.03ha	Two semi-detached shops with very long backyard land		Site is too small to create 10 or more units	7		Not considered to be a reasonable development site
300	753 London Road	CR7 6AW	Thornton Heath	0.12ha	Warehouse for tool hire business		The site is an operational town centre employment site and there is a presumption against non-employment uses	6 to 20		Alternative option consulted upon in November/December 2015
301	Sea Cadet Training Centre, 34 The Waldrons	CR0 4AZ	Waddon	0.14ha	Derelict building	Residential use with community use		7 to 23		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
302	30-32 Bensham Lane	CR0 2RQ	Broad Green & Selhurst	0.28ha	Industrial buildings		The site is an operational scattered employment site and there is a presumption against non-employment uses	13 to 72		Alternative option consulted upon in November/December 2015
304	38 Selhurst Road	SE25 5QF	Broad Green & Selhurst	0.08ha	Vacant public house and car park		Site is too small to create 10 or more units	5		Not considered to be a reasonable development site
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	CR6 9AW	Sanderstead	0.30ha	Cleared site	Mixed use of residential and retail		8 to 24		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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308	Eldon Phab Hall, Dering Place	CR0 1DT	South Croydon	0.10ha	Community building		The site is an operational community facility and there is a presumption against non-community uses;The site is too small to allocate	5 to 26		Not considered to be a reasonable development site
310	North Downs Road	CR0 0LF	Addington	0.10ha	Car park and wasteland to north of Fishers Farm recycling site		Site is too small to create 10 or more units	4 to 9		Not considered to be a reasonable development site
311	Mott Macdonald House, 8 Sydenham Road	CR0 2EE	Croydon Opportunity Area	0.24ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		34 to 97		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	CR0 4YJ	Broad Green & Selhurst	6.75ha	Out of town retail warehouses and surface car parking	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.		237 to 641		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
316	PC World, 2 Trojan Way	CR0 4XL	Waddon	1.03ha	Retail Warehouse and car park	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Residential development on this site could prejudice the industrial use of a Strategic Industrial Location to the rear of the site	47 to 175		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
317	Sainsbury's, 148 Addington Road	CR2 8LA	Selsdon	0.75ha	Sainsbury's Store, Community Centre, Public Library & Car Park Complex		Site is a high value retail use and intensification of the site would be out of keeping with the character of the area	34 to 127		Alternative option consulted upon in November/December 2015

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318	Railways Training Centre Depot, Wilmot Road	CR8 2HH	Purley	1.94ha	Railway depot training centre		Replacement of access bridge and decontamination of site would likely render it unviable to develop;The site is an operational scattered employment site and there is a presumption against non-employment uses	68 to 184		Alternative option consulted upon in November/December 2015
319	Lyntons, 304 Bensham Lane	CR7 7EQ	Thornton Heath	0.42ha	Warehouse building		The site is an operational community facility and there is a presumption against non-community uses	19 to 71		Alternative option consulted upon in November/December 2015
320	S G Smith, 409-411 Beulah Hill	SE19 3HD	Norbury	0.36ha	Former Car showroom	Retail supermarket on ground floor with residential above		5 to 15		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
321	Oban House, Bramley Hill	CR2 6NS	Waddon	0.31ha	Retirement Care Home		The site is an operational community facility and there is a presumption against non-community uses	11 to 29		Not considered to be a reasonable development site
323	Bus garage, 241-253 Brighton Road	CR2 6EL	South Croydon	0.79ha	Bus garage & service depot		The site is an operational scattered employment site and there is a presumption against non-employment uses	36 to 134		Alternative option consulted upon in November/December 2015
324	Purley Oaks Depot, 505-600 Brighton Road	CR8 2BG	Purley	1.03ha	Council depot	Gypsy and Traveller pitches	The site is an operational scattered employment site and there is a presumption against non-employment uses			Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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325	Telephone Exchange, 88-90 Brighton Road	CR8 4DA	Purley	0.34ha	Four storey telephone exchange	Conversion of existing building to residential use if no longer required as a telephone exchange in the future		19 to 77		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
326	Ambassador House, 3-17 Brigstock Road	CR7 7JG	Thornton Heath	0.56ha	Various retail units at ground level and offices above (with some community use)	Mixed use conversion comprising residential, retail and community facilities		26 to 145		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
329	Coulsdon Youth and Social Centre, 254 Chipstead Valley Road	CR5 3BE	Coulsdon	0.59ha	Coulsdon community centre and grounds		Unlikely to come forward for development in the plan period	21 to 56		Alternative option consulted upon in November/December 2015
330	Windermere House, 1 Coxwell Road	SE19 3BG	Crystal Palace & Upper Norwood	0.10ha	Windermere Construction Skill Centre (two storey detached house & grounds)		The site is an operational community facility and there is a presumption against non-community uses	5 to 26		Alternative option consulted upon in November/December 2015
332	Superstores, Drury Crescent	CR0 4XT	Waddon	1.45ha	Retail Warehouses and car park	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community		66 to 246		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
333	Harris and Bailey Ltd, 50 Hastings Road	CR0 6PH	Addiscombe	1.21ha	Builders merchants warehouse and storage areas		The site is an operational scattered employment site and there is a presumption against non-employment uses	36 to 136		Alternative option consulted upon in November/December 2015

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334	Valley Leisure Park, Hesterman Way	CR0 4YA	Broad Green & Selhurst	0.95ha	Vue Cinema and Valley Park Leisure Complex	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.		34 to 90		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
336	Waitrose, 87 Limpsfield Road	CR2 9LE	Sanderstead	0.73ha	Waitrose store and associated car park		Site is a high value retail use and intensification of the site would be out of keeping with the character of the area	26 to 54		Alternative option consulted upon in November/December 2015
337	Zodiac Court, 161-183 London Road	CR0 2RJ	Broad Green & Selhurst	0.71ha	Residential building with ground floor commercial units	Residential redevelopment		32 to 184		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
339	1264-1266 London Road	SW16 4EJ	Norbury	0.36ha	Four storey warehouse building		The site is an operational scattered employment site and there is a presumption against non-employment uses	17 to 61		Alternative option consulted upon in November/December 2015
340	Rear of, 11-33 Malcolm Road	CR5 2DB	Coulsdon	0.23ha	Warehouses and stores		The site is too small to allocate	7 to 13		Not considered to be a reasonable development site
341	T A Centre, 102 Marlpit Lane	CR5 2HD	Kenley and Old Coulsdon	1.12ha	Territorial Army Centre		The site is an operational community facility and there is a presumption against non-community uses	40 to 84		Alternative option consulted upon in November/December 2015
342	20-24 Mayday Road	CR7 7HL	Broad Green & Selhurst	0.40ha	Boyden of Croydon retail tile warehouses		The site is an operational scattered employment site and there is a presumption against non-employment uses	18 to 60		Alternative option consulted upon in November/December 2015

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345	Normanton Park Hotel, 34-36 Normanton Road	CR2 7AR	South Croydon	0.40ha	Normanton Park Hotel & grounds	Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).		14 to 38		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
347	Tesco, 2 Purley Road	CR8 2HA	Purley	3.81ha	Tesco store & associated car park	Mixed use residential, healthcare facility (if required by the NHS) and retail development		172 to 990		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
348	Homebase & Matalan stores, 60-66 Purley Way	CR0 3JP	Broad Green & Selhurst	2.84ha	Retail stores and associated car park	Mixed use residential and retail development		128 to 482		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	CR0 4XG	Waddon	0.46ha	Retail stores and car parks	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.		21 to 78		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
350	Wing Yip, 544 Purley Way	CR0 4NZ	Waddon	1.53ha	Wing Yip retail warehouse & car park	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community		69 to 260		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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351	Furniture Village, 222 Purley Way	CR0 4XG	Waddon	0.71ha	Retail warehouse & car park	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community		32 to 120		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
352	Spurgeon's College, 189 South Norwood Hill	SE25 6DJ	Crystal Palace & Upper Norwood	0.94ha	Grounds at rear of Spurgeons College		Site consists of a sloped open and wooded area unsuited to development; Site consists of a sloped open and wooded area unsuited to development	33 to 89		Not considered to be a reasonable development site
353	Red Court Nursing Home, 27 Stanhope Road	CR0 5NS	Addiscombe	0.7ha	Nursing home with Grade II listed building		The site is an operational community facility and there is a presumption against non-community uses	25 to 52		Not considered to be a reasonable development site
354	Rear of, 118-148 Tennison Road	SE25 5NE	South Norwood & Woodside	0.75ha	Electricity sub-station		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	34 to 127		Alternative option consulted upon in November/December 2015
355	Decathlon, 2 Trafalgar Way	CR0 4XT	Waddon	1.30ha	Decathlon store & car park	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community		59 to 221		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
357	Norwood Heights Shopping Centre, Westow Street	SE19 3AH	Crystal Palace & Upper Norwood	1.46ha	Sainsbury's supermarket and smaller retail units	Retail, replacement community use and residential		39 to 223		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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358	Selhurst Park Stadium Car Park, Whitehorse Lane	SE25 6PU	South Norwood & Woodside	1.78ha	Sainsbury's and Crystal Palace FC car parks		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	81 to 302		Alternative option consulted upon in November/December 2015
359	1-27 High Street	CR8 2AX	Purley	0.31ha	Various retail stores and residential units		Site is in multiple ownership and is unlikely to come forward for development as one site	14 to 80		Alternative option consulted upon in November/December 2015
361	The Reserve, Woodfield Close	SE19 3EN	Crystal Palace & Upper Norwood	0.45ha	Detached house & grounds		Already in residential use	17 to 62		Not considered to be a reasonable development site
365	Kenley House and, 65-69 Kenley Lane	CR8 5ED	Kenley and Old Coulsdon	21.04ha	Detached house and grounds		Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment; Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	37 to 78	Green Belt	Not considered to be a reasonable development site
372	Car park, Lion Green Road	CR5 2NL	Coulsdon	1.08ha	Car Park (within Coulsdon District Centre)	Mixed use development comprising leisure, community facilities and retention of car parking spaces. Also retail so long as the current planning permission is extant.				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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374	Reeves Corner former buildings, 104-112 Church Street	CRO 1RD	Croydon Opportunity Area	0.16ha	Vacant Land with designated Secondary Retail Frontage	Mixed use with residential to upper storeys and retail on ground floor. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding). A high risk of surface water flooding surrounds the site, particularly across the road network such as Cairo New Road and Church Street. There is one historic record of surface water flooding held by Croydon Council in this location.		23 to 64		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
375	Northern part of, 5 Cairo New Road	CRO 1XP	Croydon Opportunity Area	0.91ha	Church in former Factory building	Residential redevelopment above community use. The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding.		128 to 368		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
376	Land next to, 109 Church Street	CRO 1RN	Croydon Opportunity Area	0.03ha	Paved open area		The site would not yield ten or more homes and is not suited to other uses	5 to 12		Not considered to be a reasonable development site
377	107-109 Church Street	CRO 1RN	Croydon Opportunity Area	0.08ha	Shops with flats above (currently vacant)		Site is too small to create 10 or more units	12 to 32		Not considered to be a reasonable development site
379	The Pumping Station, Waterworks Yard	CRO 1UL	Croydon Opportunity Area	0.23ha	Former pump House (a listed building)		The site is too small to allocate	33 to 93		Not considered to be a reasonable development site

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381	Croydon Minster Church Hall, Church Road	CR0 1RF	Croydon Opportunity Area	0.12ha	Croydon Minster church hall		The site is an operational community facility and there is a presumption against non-community uses	17 to 48		Alternative option consulted upon in November/December 2015
382	Storage buildings, Tamworth Place	CR0 1RL	Croydon Opportunity Area	0.03ha	Vacant		Site is too small to create 10 or more units	5 to 12		Not considered to be a reasonable development site
383	56 Frith Road	CR0 1TA	Croydon Opportunity Area	0.08ha	Service yard at rear		Site is an operational service yard for a shopping parade	12 to 32		Not considered to be a reasonable development site
384	Storage buildings, Fellmongers Yard	CR0 1RG	Croydon Opportunity Area	0.13ha	Storage units for Surrey Street market		Site is an operational service yard for a shopping parade	19 to 52		Not considered to be a reasonable development site
385	Land on, 60 Cranmer Road	CR0 1SR	Croydon Opportunity Area	0.03ha	Vacant Site		The site would not yield ten or more homes and is not suited to other uses	5 to 12		Not considered to be a reasonable development site
392	Carolyn House, 22-26 Dingwall Road	CR0 9XF	Croydon Opportunity Area	0.13ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		23 to 64		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
393	Whitgift Centre, North End	CR0 1UB	Croydon Opportunity Area	8.8ha	Shopping Centre, four office towers and two multi-storey car parks	Expansion of shopping centre, improved public realm and residential development and car parking provision. The majority of the site is shown to be at a very low risk. The surrounding areas are generally at a low risk of surface water flooding with the areas of the road network (i.e. Wellesley Road) being shown to be at high risk. There are three historic records of surface water flooding and one historic record of sewer flooding.		400 to 1000		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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396	Praise House, 145-149 London Road	CR0 2RG	Broad Green & Selhurst	0.25ha	Former office building of 4 floors currently with a community use with extension at rear last used as garage. Frontage used as tyre fitters.	Redevelopment for mixed use residential and community use		9 to 52		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
398	Coombe Cross, 2-4 South End	CR0 1DL	Croydon Opportunity Area	0.26ha	4 storey office building	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. There are further areas of medium risk of surface water flooding to the west of the site. The surrounding area is generally an area of low to medium surface water flood risk. However, there are areas of high risk in regards to surface water flooding in areas such as Parker Road and South End. There are two historic records of surface water flooding.		37 to 105		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
399	109-117 Cherry Orchard Road	CR0 6BE	Addiscombe	0.11ha	2 storey building in use as Al-Khair Foundation Islamic School and community centre		The site is an operational community facility and there is a presumption against non-community uses	5 to 28		Alternative option consulted upon in November/December 2015
400	Day Lewis House, 324-338 Bensham Lane	CR7 7EQ	Thornton Heath	0.25ha	Large office/factory building	Residential redevelopment		12 to 42		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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402	106 Lower Addiscombe Road	CR0 6AD	Addiscombe	0.13ha	Office and workshop building at rear of petrol filling station		The site is an operational scattered employment site and there is a presumption against non-employment uses	6 to 33		Alternative option consulted upon in November/December 2015
404	Vistec House & 14 Cavendish Road, 185 London Road	CR0 2RJ	Broad Green & Selhurst	0.69ha	6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road	Residential development		32 to 179		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
405	Capella Court & Royal Oak Centre, 725 Brighton Road	CR8 2PG	Purley	1.30ha	A 5 storey office in the middle of a roundabout and a single storey block on the south side of the roundabout connected by a footbridge to the main building and group of vacant single storey shops at rear of Capella Court	Residential development and health facility, with no net loss of flood storage capacity		59 to 221		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
407	797 London Road	CR7 6AW	Thornton Heath	0.15ha	Six storey office building and car park at least part vacant	Conversion or redevelopment to residential use		7 to 25		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
409	Beech House, 840 Brighton Road	CR8 2BH	Purley	0.14ha	4 storey office building	Conversion of the office building to residential uses.		36 to 45		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
410	100 Brighton Road	CR8 4DA	Purley	0.22ha	Co-op funeral service premises	Mixed use residential and retail development		10 to 37		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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411	Palmerston House, 814 Brighton Road	CR8 2BR	Purley	0.07ha	Office Building	Residential redevelopment		4 to 18		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
416	Challenge House, 618 Mitcham Road	CR0 3AA	Broad Green & Selhurst	0.80ha	3-storey office building	Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.		36 to 136		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
417	Stonemead House, 95 London Road	CR0 2RF	Croydon Opportunity Area	0.16ha	Vacant office building	Residential		23 to 64		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
418	Headline House, 445 Brighton Road	CR2 6EU	South Croydon	0.09ha	4 storey former office building now in use as a place of worship (mosque) and part residential use		Already in residential use;Site is in multiple ownership and is unlikely to come forward for development as one site;The site is an operational community facility and there is a presumption against non-community uses	5 to 15		Alternative option consulted upon in November/December 2015
420	87-91 Biggin Hill	SE19 3HT	Crystal Palace & Upper Norwood	0.32ha	Derelict former industrial warehouse units	Residential development		14		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
422	Centrale, North End	CR0 1TY	Croydon Opportunity Area	2.98ha	Shopping Centre		Unlikely to come forward for development in the plan period as this is a high value retail location	418 to 1206		Alternative option consulted upon in November/December 2015
424	Land between, Rickmans Hill	CR5 3DA	Coulsdon	0.61ha	Disused allotments		The site would not yield ten or more homes and is not suited to other uses	9		Not considered to be a reasonable development site

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430	Grafton Quarter, Grafton Road	CR0 3RP	Waddon	0.62ha	Various industrial buildings and office block that are vacant	Creative and Cultural Industries Enterprise Centre and residential development		28 to 131		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
432	91-93 Canterbury Road	CR0 3HH	Broad Green & Selhurst	0.09ha	Garage buildings	Primary school				
433	76-78 Canterbury Road	CR0 3HA	Broad Green & Selhurst	0.16ha	Croydon Fruiterers & Jordans Wood Flooring Warehouse		The site is an operational scattered employment site and there is a presumption against non-employment uses	8 to 27		Alternative option consulted upon in November/December 2015
438	21-23 Tavistock Road	CR0 2AL	Croydon Opportunity Area	0.12ha	Two residential dwellings		Site is too small to create 10 or more units	9		Not considered to be a reasonable development site
440	Land at, Mitchley Hill	CR2 9HJ	Sanderstead	10.31ha	Field			268 to 521	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
442	Garage, 8 Bert Road	CR7 7NW	Thornton Heath	0.07ha	Garage buildings		Site is too small to create 10 or more units	3 to 6		Not considered to be a reasonable development site
446	32 Mayday Road	CR7 7HL	Broad Green & Selhurst	0.11ha	Offices, Shop and stores of Metis UK Ltd & BUPA for supply of medical aid		The site is an operational scattered employment site and there is a presumption against non-employment uses	12		Alternative option consulted upon in November/December 2015
450	Lennard Lodge, 3 Lennard Road	CR0 2UL	Croydon Opportunity Area	0.18ha	Disused hospital buildings	Residential development		9 to 46		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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452	Westways Resource Centre, 49 St James's Road	CR0 2UR	Broad Green & Selhurst	0.74ha	Disused hospital buildings					Alternative option consulted upon in November/December 2015
456	Shirley Garden Centre, Cranwell Court, 60 Wickham Road	CR9 8AG	Shirley	0.42ha	Garden Centre with nursery & parking area		Unlikely to come forward for development in the plan period	15 to 39		Alternative option consulted upon in November/December 2015
458	Land opposite, 151-199 Wingate Crescent	CR0 3AP	Broad Green & Selhurst	0.47ha	Scrubland		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	17 to 35	Metropolitan Open Land	Not considered to be a reasonable development site
460	Rear of, 69-71 Ryecroft Road	SW16 3EN	Norbury	0.48ha	Garden land at rear of 69,69a,71a and 71		Site is in multiple ownership and is unlikely to come forward for development as one site	17 to 36		Alternative option consulted upon in November/December 2015
461	Land rear of, 197 Church Road	SE19 2PS	Crystal Palace & Upper Norwood	0.29ha	Garden land and wooded area directly behind house		The site would not yield ten or more homes and is not suited to other uses	11 to 27		Not considered to be a reasonable development site
462	15-19 Burlington Road	CR7 8PG	Thornton Heath	0.21ha	Garden land to rear of 15 - 19 Burlington Road and row of domestic garages to rear of Roseberry Avenue and adjacent to estate on Beulah Crescent		Site is in multiple ownership and is unlikely to come forward for development as one site	8 to 19		Alternative option consulted upon in November/December 2015
463	125-135 Pollards Hill South	SW16 4LZ	Norbury	0.37ha	Garden land at rear of 125 - 135		Site is in multiple ownership and is unlikely to come forward for development as one site	17 to 62		Alternative option consulted upon in November/December 2015
464	Rear of, 2-26 Lonsdale Gardens	CR7 6ET	Thornton Heath	0.16ha	Garden and scrub land at rear of houses bordering Nampton Drive		Site is too restricted to be suitable for development; No access to the site from local road network	8 to 27		Not considered to be a reasonable development site
465	Council depot & vacant Site, 1 Birchanger Road	SE25 5BA	South Norwood & Woodside	0.16ha	Vacant site and council depot at rear of Birchanger Road		Site is too small to create 10 or more units	6		Not considered to be a reasonable development site

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466	Rear of, 12-28 Ryecroft Road	SW16 3EG	Norbury	0.51ha	Garden Land at rear of property already isolated		Site is in multiple ownership and is unlikely to come forward for development as one site	23 to 86		Alternative option consulted upon in November/December 2015
467	Grounds to rear of St Phillip's church and gardens to rear of 72 and 82, Pollards Hill North	SW16 4NW	Norbury	0.54ha	Church grounds and residential gardens		Site is in multiple ownership and is unlikely to come forward for development as one site	15 to 31		Alternative option consulted upon in November/December 2015
468	Grass area adjacent to, 55 Pawsons Road	CR0 2QA	Thornton Heath	0.27ha	Fenced of grass area to the rear of shops on Whitehorse Road and adjacent to estate of 1 - 55 Pawsons Road and former depot at rear of 57 Pawsons Road	Residential development		13 to 45		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
469	Land adjacent to, 234 The Glades	CR0 7TX	Shirley	0.25ha	Land adjacent to No 234 and opposite 2-32 Horton Way		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	9 to 23		Alternative option consulted upon in November/December 2015
471	Masonic Hall car park, 1- 1B Stanton Road	CR0 2UN	Broad Green & Selhurst	0.15ha	Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park.	Residential development		7 to 39		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
472	St Phillips Church Vicarage, 66 Pollards Hill North	SW16 4NW	Norbury	0.3ha	Vicarage & grounds adjoining church grounds		The site would not yield ten or more homes and is not suited to other uses	11 to 22		Not considered to be a reasonable development site
474	Rear of The Cricketers, 47 Shirley Road	CR0 7ER	Addiscombe	0.18ha	Amenity land to the rear of the pub's car park	Residential development		7 to 17		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
476	Garages to the rear of, 1- 19 Craven Road	CR0 7JH	Addiscombe	1.02ha	Assorted garages and area at rear of roads			36 to 96		Alternative option consulted upon in November/December 2015

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477	Land end of, Muggeridge Close	CR2 7LB	South Croydon	0.25ha	Amenity land adjacent to railway and behind parking area		The site would not yield ten or more homes and is not suited to other uses	12 to 32		Not considered to be a reasonable development site
478	18- 20 Haling Park Road	CR2 6NE	South Croydon	0.63ha	Houses and gardens backing Whitgift School		Site is in multiple ownership and is unlikely to come forward for development as one site	23 to 59		Alternative option consulted upon in November/December 2015
479	Falconwood Meadow, Featherbed Lane	CR0 9BF	Selsdon	1.73ha	Field		Site is a Site of Nature Conservation Importance a designation which protects site from development	61 to 164	Green Belt	Not considered to be a reasonable development site
480	Land bordering, Castle Hill Avenue	CR0 0TG	Addington	0.20ha	Land adjacent to road currently in use as playground and up to pathway across open area		Site is a proposed Local Green Space a designation which protects site from development	7 to 19		Not considered to be a reasonable development site
481	Land to the rear of, 17-21 Beech Way	CR2 8QR	Selsdon	0.71ha	Garden Land at rear of dwellings		Site is in multiple ownership and is unlikely to come forward for development as one site	25 to 53		Alternative option consulted upon in November/December 2015
482	Land to the rear of, 124- 170 The Glade	CR5 1SP	Coulsdon	0.69ha	Woodland at rear of houses		Site is too restricted to be suitable for development	25 to 51		Not considered to be a reasonable development site
483	Land adjacent to, 59 Willow Wood Crescent	SE25 5PZ	Broad Green & Selhurst	0.75ha	Land from disused railway line		Site is too restricted to be suitable for development	34 to 127		Not considered to be a reasonable development site
484	Land adjacent to Radcliffe, Harding Close	CR0 5QZ	Addiscombe	0.60ha	Amenity land close to tramway tunnel		Site is too restricted to be suitable for development	21 to 57		Not considered to be a reasonable development site
485	Land adjacent to, 116 Sloane Walk	CR0 7NX	Shirley	0.52ha	Amenity land at rear of Peter Kennedy Court and Sloane Walk		Site is heavily wooded and the trees would be difficult to replace in any redevelopment	19 to 39		Alternative option consulted upon in November/December 2015
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	SE25 5HQ	South Norwood & Woodside	0.15ha	Amenity land & car park	Residential development		7 to 25		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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488	Canius House, 1 Scarbrook Road	CR0 1SQ	Croydon Opportunity Area	0.07ha	5 storey vacant office block bordering Surrey Street	Residential conversion		30		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
489	Corinthian House, 17 Lansdowne Road	CR0 2BX	Croydon Opportunity Area	0.21ha	Locally listed office building	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)		30 to 85		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
490	95-111 Brighton Road	CR8 4HD	Purley	0.40ha	Gym car park and derelict houses	Primary school				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
492	5 Bedford Park	CR0 2AQ	Croydon Opportunity Area	0.18ha	Vacant office building	Residential conversion		82 to 91		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
493	Pinnacle House, 8 Bedford Park	CR0 2AP	Croydon Opportunity Area	0.31ha	Office building	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor		44 to 125		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
494	218 Brighton Road	CR2 6AF	South Croydon	0.064ha	Detached bungalow set back from the main road with a large rear garden that could access onto Avondale Path		The site would not yield ten or more homes and is not suited to other uses	3 to 6		Not considered to be a reasonable development site

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495	Dairy Crest dairy, 823-825 Brighton Road	CR8 2BJ	Purley	0.45ha	Dairy depot with buildings fronting on to Brighton Road being a locally listed building	Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear				Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
496	Former Railway track to rear of, 33-39 Campden Road	CR2 7ER	South Croydon	0.2ha	Former railway track to rear of and between dwellings on Campden Road and Witherby Close		Site is a Site of Nature Conservation Importance a designation which protects site from development	7 to 19		Not considered to be a reasonable development site
497	Land adjacent to Kenley Pumping Station, Godstone Road	CR8 5AE	Kenley and Old Coulsdon	0.19ha	Vacant land to south of pumping station		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site			Not considered to be a reasonable development site
498	Meadow View, 259-261 Hayes Lane	CR8 5EJ	Kenley and Old Coulsdon	1.07ha	Garden Land		Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	3 to 5	Green Belt	Alternative option consulted upon in November/December 2015
499	Croydon University Hospital Site, London Road	CR7 7YE	Thornton Heath	8.17ha	Various hospital and medical associated buildings along with a staff car park on Bensham Lane	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality		77 to 290		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
500	Land rear of Leslie Arms Public House, 62 Lower Addiscombe Road	CRO 6AB	Addiscombe	0.08ha	Unused land at rear of former Leslie Arms Public House and 160-168 Cherry Orchard Road		The site is too small to allocate	4 to 13		Not considered to be a reasonable development site

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501	Land adjacent to and at junction of, 192 Lower Addiscombe Road	CR0 6AH	Addiscombe	0.027ha	Triangular site of unused land adjacent to no 192 Lower Addiscombe Road		The site is too small to allocate	2 to 3		Not considered to be a reasonable development site
502	Coombe Farm, Oaks Road	CR0 5HL	Shirley	3.99ha	Former school and hostel buildings	Residential development so long as the development has no greater footprint, volume or impact on openness on the Metropolitan Green Belt than the existing buildings on the site			Green Belt	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
503	Units 1 - 6, Pilton Industrial Estate, Pitlake	CR0 3RY	Broad Green & Selhurst	0.377ha	6 Industrial Warehouse Buildings		The site is an operational scattered employment site and there is a presumption against non-employment uses	53 to 152		Alternative option consulted upon in November/December 2015
504	Stroud Green Pumping Station, 140 Primrose Lane	CR0 8YY	Shirley	0.72ha	Thames Water pumping station (which is a Locally Listed Building) and surrounding land	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present.		26 to 68	Metropolitan Open Land	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
505	Land to rear of, 18 Verulam Avenue	CR8 3NQ	Coulsdon	0.05ha	Garden land		The site would not yield ten or more homes and is not suited to other uses	2 to 3		Not considered to be a reasonable development site
506	Garden Land at rear of, 37-41 Pollards Hill South	SW16 4LW	Norbury	0.08ha	Garden Land		The site would not yield ten or more homes and is not suited to other uses	3 to 6		Not considered to be a reasonable development site
507	Coughlans Bakery, 2129 Sandringham Road	CR7 7AX	Thornton Heath	0.12ha	Coughlans Bakery		The site is an operational scattered employment site and there is a presumption against non-employment uses	6 to 20		Alternative option consulted upon in November/December 2015

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508	Coughlans Bakery, 2 Sandringham Road	CR7 7AX	Thornton Heath	0.07ha	Coughlans Bakery		The site is an operational scattered employment site and there is a presumption against non-employment uses	4 to 11		Alternative option consulted upon in November/December 2015
509	Rear of, 59-77 Gloucester Road	CRO 2DL	Broad Green & Selhurst	0.09ha	Industrial location comprising vacant and occupied units		The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space	7 to 17		Alternative option consulted upon in November/December 2015
510	R/o Clifton House, 1923 Campbell Road	CRO 2SQ	Broad Green & Selhurst	0.06ha	Domestic Garages at rear of Clifton House		The site is too small to allocate	3 to 10		Not considered to be a reasonable development site
511	International Coachlines, 19A Nursery Road	CR7 8RE	Thornton Heath	0.08ha	Triangular plot of land at rear of residential dwellings in use by coach hire company		The site is an operational scattered employment site and there is a presumption against non-employment uses	4 to 13		Alternative option consulted upon in November/December 2015
512	Willow Court, 5458 Bensham Manor Road	CR7 7AB	Thornton Heath	0.08ha	Garden land backing onto railway line		Site is too small to create 10 or more units	4 to 13		Not considered to be a reasonable development site
513	Peall Road Industrial Estate, Peall Road	CRO 3EX	Broad Green & Selhurst	4.61ha	Tier 2 Industrial Estate		The site is an operational integrated industrial site and there is a presumption against the loss of employment floor space	208 to 783		Alternative option consulted upon in November/December 2015
514	92A Parchmore Road	CR7 8LX	Thornton Heath	0.07ha	various B1a & D1/2 small units		The site is too small to allocate	4 to 11		Not considered to be a reasonable development site
515	Vacant Site, 8387 Portland Road	SE25 4UN	South Norwood & Woodside	0.01ha	vacant overgrown boarded up plot		The site would not yield ten or more homes and is not suited to other uses	1 to 2		Not considered to be a reasonable development site
516	1923 Clifford Road	SE25 5JJ	South Norwood & Woodside	0.05ha	Vacant former double glazing factory, & offices in poor condition		The site is too small to allocate	3 to 13		Not considered to be a reasonable development site
517	Milton House, 2-36 Milton Avenue	CRO 2BP	Broad Green & Selhurst	1.32ha	Mostly vacant & semi derelict factory units in integrated industrial location surrounding Milton Avenue	Residential and employment uses		74		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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518	Land adjacent to, 103 Goodenough Way	CR5 1BU	Kenley and Old Coulsdon	1.88ha	Amenity land		Site is within a proposed extension to Metropolitan Green Belt, a designation which protects site from development	66 to 120	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
519	Rear of, 32-64 Verdayne Avenue	CR0 8TS	Shirley	0.4ha	Part wooded open land and some form of industrial type building at rear of residential houses accessible from Firsby Avenue		Site is heavily wooded and the trees would be difficult to replace in any redevelopment	14 to 30		Alternative option consulted upon in November/December 2015
520	Dingwall Road to Lansdowne Road		Croydon Opportunity Area	ha	Dingwall Road from George Street to junction with Lansdowne Road, and Lansdowne Road from Dingwall Road to junction with Wellesley Road			n/a		Not considered to be a reasonable development site
521	Fiveways junction of A232 (Stafford Road, Epsom Road and Croydon Road), A23 (Purley Way) and Denning Avenue, Purley Way		Waddon	ha	Road junction					Not considered to be a reasonable development site

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522	Surface car park, Wandle Road		Croydon Opportunity Area	0.6ha	Council Surface Car park	Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park. The majority of the site is within Flood Zone 3a to the south-west and the rest of the site are within Flood Zone 1. This More Vulnerable development should be preferably located in Flood Zone 1. If it is essential to build on Flood Zone 3a, then all residential uses should be located in the first floor level or above. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).		Up to 40		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
531	Land opposite, 71-109 Mitchley Avenue	CR2 9HH	Sanderstead	9.69ha	Field			252 to 500	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land

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532	Field adjacent to Dunmail Drive, Mitchley Hill	CR2 9HJ	Sanderstead	0.78ha	Field of natural and semi-natural open space			21 to 40	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
535	New Addington Pitch and Putt, King Henry's Drive	CR0 0HD	Addington	5.7ha	Site of former Pitch and Putt course		Site forms part of a green corridor or lung linking the urban area to green spaces and is integral to local character	200 to 450	Green Belt	Alternative option consulted upon in November/December 2015

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536	Croydon Airport, Purley Way	CRO 4RR	Waddon	4.5ha	Open space (including remains of Croydon Airport's runway)		Site is a Site of Nature Conservation Importance a designation which protects site from development;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17;Site is Metropolitan Open Land and would also the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options);Site is an Historic Park or Garden, a designation which protects site from development;Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	158 to 337	Metropolitan Open Land	Not considered to be a reasonable development site
537	Car park to rear of Prospect West, 4967 Wellesley Road	CRO 2RD	Croydon Opportunity Area	0ha	Underground car park adjoining rail line from West Croydon Station		Site is too small to create 10 or more units;No access to the site from local road network	n/a		Not considered to be a reasonable development site
538	1-2 Dean Road	CRO 1HX	Croydon Opportunity Area	0.18ha	No 1 is a detached victorian cottage and no 2 a demolished house and derelict cleared site			n/a		
539	Edenham High School sports ground, 80 Orchard Way	CRO 7NJ	Shirley	2.53ha	School sports ground		Site is a school playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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540	Shirley Oaks playing field, 30-40 Poppy Lane	CRO 8YR	Shirley	4.53ha	Playing field and incidental amenity space		The site does not meet the criteria for designation as Metropolitan Open Land but does meet the criteria for designation as Local Green Space	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
541	Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road	CRO 8YW	Shirley	2.27ha	Grassland with a few scattered detached houses		Unlikely to come forward for development in the plan period	80 to 215	Metropolitan Open Land	Alternative option consulted upon in November/December 2015
542	Land to west of Shirley Oaks Road, Shirley Oaks Road	CRO 8YX	Shirley	2.49ha	Grassland with a few scattered detached houses		Unlikely to come forward for development in the plan period	88 to 236	Metropolitan Open Land	Alternative option consulted upon in November/December 2015
543	Field adjacent to Stroud Green Pumping Station, Primrose Lane	CRO 8YY	Shirley	2.21ha	Natural and semi-natural open space		The site does not meet the criteria for designation as Metropolitan Open Land but does meet the criteria for designation as Local Green Space	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
544	Primrose Lane Allotments, Primrose Lane	CRO 8YY	Shirley	7.3ha			Site is an allotment, a use which has statutory protection from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
545	Allotments to rear of Glenthorne Avenue, Glenthorne Avenue	CRO 7EY	Shirley	3.17ha	Allotments		Site is an allotment, a use which has statutory protection from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
546	Land opposite Shirley Oaks Hospital, Poppy Lane	CRO 8YT	Shirley	0.55ha	Garden		Site would be difficult (in terms of character) to integrate with the built up area of the borough	20 to 41	Metropolitan Open Land	Alternative option consulted upon in November/December 2015
547	Balancing pond, 1-11A Woodmere Gardens	CRO 7PL	Shirley	1.34ha	Balancing pond		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
548	Land to rear of, 5-13 Honeysuckle Gardens	CRO 8YS	Shirley	1.67ha	Incidental open space		Unlikely to come forward for development in the plan period	59 to 125	Metropolitan Open Land	Alternative option consulted upon in November/December 2015

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549	Oasis Academy Shirley Park playing fields, Shirley Road	CR9 7AL	Addiscombe	4.99ha	School playing fields		Site is a school playing field which would be difficult to replace;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
550	Ashburton Playing Fields, Rear of Coleridge Road	CRO 7BR	Addiscombe	14.02ha	Playing fields		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17;Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options);Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
551	Ashburton Playing Fields, Chaucer Green	CRO 7BN	Addiscombe	4.49ha	Playing fields		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17;Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options);Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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552	Land adjacent to Ashburton Playing Fields at the rear of, 2-88 Coleridge Road	CR0 2BN	Addiscombe	1.65ha	Amenity space		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	58 to 150	Metropolitan Open Land	Not considered to be a reasonable development site
553	Purley Way Playing Fields, Purley Way	CR0 4HU	Waddon	39.40ha	Playing fields		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
554	Cumnor House School sports ground, Pampisford Road	CR2 6DH	Purley	4.11ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
555	Pampisford Road Allotments, Pampisford Road	CR2 6WB	Purley	2.89ha	Allotments		Site is an allotment, a use which has statutory protection from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
556	Russell Hill Reservoir, Pampisford Road	CR2 6BU	Purley	1.69ha			Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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557	Harris Academy playing fields, Kendra Hall Road	CR2 6DT	Waddon	3.63ha	Playing fields		Site is a school playing field which would be difficult to replace;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
558	Roundshaw open space, Purley Way		Waddon	10.59ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17;Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
559	Land south of Roundshaw Open Space, Purley Way		Waddon	1.47ha			Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
600	Thomas Moore Catholic School playing fields, Purley Way		Waddon	2.38ha	School playing fields		Site is a school playing field which would be difficult to replace;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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601	Purley Downs Golf Course, Purley Downs Road	CR2 0RB	Sanderstead	53.52ha	Golf course		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
602	Long Lane Wood, Long Lane	CRO 7RB	Addiscombe	6.15ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
603	World of Golf, 175 Long Lane	CRO 7TE	Addiscombe	3.70ha	Golf range		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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604	Playing Fields at Croydon Arena, Rear of Macclesfield Road	SE25 4RX	South Norwood & Woodside	2.61ha	Playing fields		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
605	Croydon Arena, Rear of Albert Road	SE25 4QL	South Norwood & Woodside	3.40ha	Sports arena		Site is a sports facility which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
606	South Norwood Country Park, Albert Road	SE25 4QL	South Norwood & Woodside	6.07ha	South Norwood Country Park		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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607	South Norwood Country Park (Pitch and Putt), Albert Road	SE25 4QL	South Norwood & Woodside	4.34ha	South Norwood Country Park and Pitch and Putt		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
608	South Norwood Country Park, Albert Road	SE25 4QL	South Norwood & Woodside	32.5ha	South Norwood Country Park		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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609	Playing fields at South Norwood Country Park, Albert Road	SWE25 4QL	South Norwood & Woodside	6.80ha	Playing fields		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
610	Playing fields at South Norwood Lake, Cantley Gardens	SE19 2DJ	South Norwood & Woodside	6.45ha	Sports pitches		Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is a playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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611	Amenity land north of South Norwood Lake, Rear of Cantley Gardens	SE19 2SD	South Norwood & Woodside	6.48ha	Heavily wooded former allotments, amenity land and play space		Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is an Historic Park or Garden, a designation which protects site from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
612	Playing fields at Norbury Hill, 93-111 Norbury Hill	SW16 3RU	Norbury	3.35ha	Sports pitches		Site is a playing field which would be difficult to replace	141 to 278	Metropolitan Open Land	Alternative option consulted upon in November/December 2015

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613	Norwood Grove, North of Covington Way	SW16 3AH	Norbury	9.22ha	Norwood Grove		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
614	Norwood Grove, South of Ryecroft Road	SW16 3EN	Norbury	2.95ha	Norwood Grove and Bowls Club		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
615	Archbishop Lanfranc School playing fields, 620-682 Rear of Mitcham Road	CR9 3AS	Broad Green & Selhurst	2.99ha	School playing fields		Site is a school playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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616	Croydon Cemetery, Thornton Road	CR0 3AA	Broad Green & Selhurst	20.72ha	Cemetery and crematorium		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site; Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is an Historic Park or Garden, a designation which protects site from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
617	Gonville Academy school playing fields, 131 Gonville Road	CR7 6DL	Broad Green & Selhurst	0.77ha	School playing fields		Site is a school playing field which would be difficult to replace	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
618	Allotments at rear of, 1-61 Mayfield Road	CR7 6DN	Broad Green & Selhurst	4.13ha	Allotments		Site is an allotment, a use which has statutory protection from development	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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619	Mayfield Road playground & amenity land at rear of, 1 Mayfield Road	CR7 6DN	Broad Green & Selhurst	1.53ha	Mayfield Road Playground and amenity land		Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site
620	Foxes Wood, Shirley Church Road	CRO 5AE	Shirley	3.76ha			Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
621	Addington Palace Golf Club, Gravel Hill	CRO 5BB	Shirley	18.9ha	Golf course		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
622	Addington Park, Kent Gate Way	CRO 5AR	Shirley	10.72ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
623	Petersfield, Saxons, Slamet, Hillview & Hillside, Bishops Walk	CRO 5BA	Shirley	2.34ha			Site is in multiple ownership and is unlikely to come forward for development as one site; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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624	Ranelagh, The Chinese, Honeywood, Chesnet, Wildacre, Langtons, Tulsivas, Tree Tops, Bishops Walk	CRO 5BA	Shirley	4.29ha			Site is in multiple ownership and is unlikely to come forward for development as one site; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
625	Addington Palace, Gravel Hill	CRO 5BB	Shirley	1.69ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
626	Addington Palace Golf Course, Gravel Hill	CRO 5BB	Shirley	12.11ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
627	Addington Golf Course, 197-205 Shirley Church Road	CRO 5AB	Shirley	84.06ha	Golf Course		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
628	Scout Hut, Camp & Pine Woods, Rear of Pinewood Close	CRO 5EX	Shirley	4.10ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
629	Kennel Wood, Land north of Shirley Church Road	CRO 8QN	Shirley	11.43ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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630	Shirley Heath, North and rear of Bridle Way	CR0 5AH	Shirley	8.11ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
631	Treehalfpenny Wood, Bridle Way	CR0 8LG	Shirley	18.28ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
632	Land south of Threehalfpenny Woods, Kent Gate Way	CR0 5AH	Addington	4.42ha	Field		Site forms part of a green corridor or lung linking the urban area to green spaces and is integral to local character	132 to 200	Green Belt	Alternative option consulted upon in November/December 2015
633	Addington Cricket Club, Addington Village Road	CR0 5AW	Addington	1.15ha	Cricket club		Site is a sports facility which would be difficult to replace	28 to 66	Green Belt	Alternative option consulted upon in November/December 2015
635	Land east of Addington Village Roundabout, Kent Gate Way	CR0 5AR	Addington	25.13ha	Field			880 to 2000	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
636	Land west of Timebridge Community Centre, Lodge Lane	CR0 0QA	Addington	7.44ha	Amenity land	Secondary school			Green Belt	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
637	Applegarth Academy Playing Fields, Bygrove	CR0 9DL	Addington	1.29ha			Site is a school playing field which would be difficult to replace;The site is an operational community facility and there is a presumption against non-community uses	n/a	Green Belt	Not considered to be a reasonable development site

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638	Land east of Timebridge Community Centre, Field Way	CR0 9AZ	Addington	3.96ha	Amenity space			139 to 271	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
639	Birch Wood, Field Way	CR0 9EE	Addington	12.48ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
648	Breakneck Hill, Croham Hurst, Upper Selsdon Road	CR2 0DX	South Croydon	36.60ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development; Site is a Regionally Important Geological and Geomorphological Site, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
649	Croham Hurst Golf Course, Croham Road	CR2 7HJ	Sanderstead	46.14ha	Golf Course		The site is an operational community facility and there is a presumption against non-community uses	1408 to 2699	Green Belt	Alternative option consulted upon in November/December 2015
650	Bramley Bank Nature Reserve, Riesco Drive	CR0 5RS	Selsdon	10.59ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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651	Land south of Heathfield, Riesco Drive	CR0 5RS	Selsdon	4.91ha	Field			128 to 357	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
652	Heathfield House & Grounds, Ballards Way	CR0 5RH	Selsdon	7.66ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
653	Land east of Heathfield, Gravel Hill	CR0 5RH	Selsdon	6.56ha	Field			171 to 476	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
654	Field adjacent to Bramley Bank Nature Reserve, Broadcombe	CR2 8HP	Selsdon	1.69ha	Field			44 to 123	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
655	Field on, Gravel Hill	CR0 5BE	Selsdon	4.36ha	Field			113 to 315	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land

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656	Playing fields north of the Quest Academy, Broadcombe	CR2 8HR	Selsdon	3.23ha	Rugby pitches		Site is a playing field which would be difficult to replace	97 to 268	Green Belt	Alternative option consulted upon in November/December 2015
657	Land north of The Quest Academy, Gravel Hill	CR0 5BE	Selsdon	6.46ha	Field			168 to 323	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
658	Land south of Gravel Hill Tram Stop, Gravel Hill	CR0 5BJ	Selsdon	4.89ha	Field			127 to 245	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
659	Addington Hills, Coombe Lane	CR0 5HL	Shirley	50.21ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
660	Coombe Wood, Coombe Lane	CR0 5HE	South Croydon	37.10ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
661	Coombe Lodge Nurseries, Conduit Lane	CR0 5RQ	South Croydon	4.27ha	Former nursery with		Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site;Unlikely to come forward for development in the plan period		Green Belt	Alternative option consulted upon in November/December 2015

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662	Coombe Road Playing Fields, Coombe Road	CR0 5RB	South Croydon	10.80ha	Playing fields	Secondary school with retention of playing pitches			Green Belt	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
663	Shirley Park Golf Club, Addiscombe Road	CR0 7LB	Shirley	22.29ha	Golf course		Site is a Site of Nature Conservation Importance a designation which protects site from development;The site is an operational community facility and there is a presumption against non-community uses	781 to 2117	Green Belt	Not considered to be a reasonable development site
664	Trinity School Playing Fields, Shirley Road	CR0 7ER	Shirley	6.52ha	School playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site
665	John Ruskin Playing Field, Oaks Lane	CR0 5HL	Shirley	5.24ha	Playing fields		Site would be difficult (in terms of character) to integrate with the built up area of the borough;Site is a playing field which would be difficult to replace	52 to 372	Green Belt	Alternative option consulted upon in November/December 2015
666	Coombe Park, Oaks Lane	CR0 5HL	Shirley	11.06ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment;No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
667	Lloyd Park, Coombe Road	CR0 5SB	South Croydon	12.73ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
668	Allotments adjacent to Lloyd Park, Lloyd Park Avenue	CR0 5SB	Addiscombe	2.0ha	Allotments		Site is an allotment, a use which has statutory protection from development	n/a	Green Belt	Not considered to be a reasonable development site

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669	The Sandilands Club, Grimwade Avenue	CR0 5DB	Addiscombe	2.48ha	Sports ground and pavillion		Site is a sports facility which would be difficult to replace	25 to 104	Green Belt	Alternative option consulted upon in November/December 2015
670	Lloyd Park, Grimwade Avenue	CR0 5DJ	South Croydon	27.57ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
671	The Cedars School, Coombe Road	CR0 5RD	South Croydon	3.39ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
672	Oaks Farm, Oaks Lane	CR0 5HP	Shirley	1.32ha	Former farm buildings		No access to the site from local road network;Site would be difficult (in terms of character) to integrate with the built up area of the borough;Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	13 to 32	Green Belt	Alternative option consulted upon in November/December 2015
674	Woods, Oaks Road	CR0 5HL	Shirley	3.29ha			Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site

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675	Woodcote Secondary School Playing Fields, Dunsfold Drive	CR5 2ED	Coulsdon	4.96ha	School playing fields and athletic track		Site is a school playing field which would be difficult to replace;The site is an operational community facility and there is a presumption against non-community uses	n/a	Green Belt	Not considered to be a reasonable development site
676	Woodcote Recreation Ground, Meadow Hill	CR5 2EL	Coulsdon	3.98ha	Woodcote Recreation Ground			111 to 230	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
677	Field adjacent to Woodcote Park Golf Club, Meadow Hill	CR5 2EL	Coulsdon	5.18ha	Field and horse paddock			145 to 250	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
678	Rickman Hill Recreation Ground, 107-163 Opposite Rickman Hill	CR5 3DU	Coulsdon	6.83ha	Recreation ground, tennis courts and playground		Site is a playing field which would be difficult to replace;Site is a sports facility which would be difficult to replace	164 to 338	Green Belt	Alternative option consulted upon in November/December 2015
679	Grange Park, Coulsdon Road	CR5 2LD	Kenley and Old Coulsdon	4.22ha	Playing field and park		Site is within a Conservation Area and development on this site is likely to harm the character and appearance of the area;Site is a playing field which would be difficult to replace	42 to 100	Green Belt	Alternative option consulted upon in November/December 2015

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680	Coulsdon Manor Golf Course, Coulsdon Court Road	CR5 2LL	Coulsdon	47ha	Golf course		Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
681	Woods adjacent to Coulsdon Manor Golf Course, 96-210 Rear Of Old Lodge Lane	CR8 4AL	Kenley and Old Coulsdon	25.26ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
682	In Wood, rear of, 43-77 The Glade	CR5 1SS	Kenley and Old Coulsdon	12.53ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
683	Purley Back Lanes, 16-28 Pampisford Road		Purley	0.54ha	Single Storey Garage Engineering works at Russell Hill Place, car park and domestic garages at rear of Tudor Court, Russell Hill Parade. Two four storey detached houses in use as D1 facilities on Pampisford Road	Residential development and public car park including new industrial units to replace those currently on the site		Up to 91		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
684	Wattenden Primary School Playing Fields, 281 Old Lodge Lane	CR8 4AZ	Kenley and Old Coulsdon	1.1ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site
685	Woods south and east of Wattenden Primary School, Old Lodge Lane	CR8 4AZ	Kenley and Old Coulsdon	12.42ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
686	Dollyper's Hill, Old Lodge Lane		Kenley and Old Coulsdon	24ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
687	Roberts Farm, Old Lodge Lane	CR8 5EU	Kenley and Old Coulsdon	7.41ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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688	Land west of The Heights, south of Old Lodge Lane	CR8 5EW	Coulsdon	3.99ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
689	Kenley Airfield, Hayes Lane	CR8 5ES	Kenley and Old Coulsdon	69.84ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
690	Land west and north of Waterhouse Lane, Waterhouse Lane	CR8 5EP	Coulsdon	2.72ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
691	Land off Hayes Lane to north and west of road opposite Kenley Airfield, Hayes Lane	CR8 5EP	Kenley and Old Coulsdon	3.93ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
692	Land off Hayes Lane between, 170-188 Hayes Lane	CR8 5EG	Kenley and Old Coulsdon	6.0ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
693	Land west of Betts Mead Cottages, Old Lodge Lane	CR8 5EW	Kenley and Old Coulsdon	10.1ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
694	Land adjacent to April Cottage, Golf Road	CR8 5ES	Kenley and Old Coulsdon	0.83ha	House and surrounding land		Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	8 to 49	Green Belt	Alternative option consulted upon in November/December 2015

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695	Field at, Golf Road	CR8 5hb	Kenley and Old Coulsdon	0.40ha	Field		Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	4 to 24	Green Belt	Alternative option consulted upon in November/December 2015
697	Field adjacent to Highlea, Golf Road	CR8 5EJ	Kenley and Old Coulsdon	0.79ha	Field		Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	6 to 46	Green Belt	Alternative option consulted upon in November/December 2015
698	Land at Fernlea House Farm, Golf Road	CR8 5ES	Kenley and Old Coulsdon	0.6ha	Field		Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	6 to 35	Green Belt	Alternative option consulted upon in November/December 2015
700	Land adjacent to Kenley Common, Kenley Lane	CR8 5GQ	Kenley and Old Coulsdon	5.5ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
701	Woods south of Uplands Road and west of Welcomes Road and to rear of, 121 Welcomes Road	CR8 5HB	Kenley and Old Coulsdon	3.04ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
702	Land north of Uplands Road and west of Kenley Lane, Kenley Lane	CR8 5GQ	Kenley and Old Coulsdon	1.6ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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703	Coombes Wood (west), Riddlesdown Road	CR8 1DF	Kenley and Old Coulsdon	2.48ha	Wood		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
704	Coombes Wood (east), Riddlesdown Road	CR8 1DF	Kenley and Old Coulsdon	1.12ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
705	Riddlesdown Woods, Godstone Road	CR8 1DF	Kenley and Old Coulsdon	12.76ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
706	Land between Riddlesdown Wood and Coombe Wood, Riddlesdown Road	CR8 1DF	Kenley and Old Coulsdon	7.51ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
707	Woods northeast of train line and south of Riddlesdown Road, Riddlesdown Road	CR8 1DF	Kenley and Old Coulsdon	5.95ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
708	Riddlesdown High School playing fields, Honister Heights	CR8 1EX	Sanderstead	10.52ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site

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709	Mitchley Wood, Mitchley Avenue	CR2 9HH	Sanderstead	4.77ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
710	Mitchley Wood, Mitchley Avenue	CR8 1DT	Sanderstead	5.32ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
711	Ragged Grove, 2-64 Holmwood Avenue	CR2 9HY	Sanderstead	3.49ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
712	Land adjacent to, 69 Mitchley Hill	CR2 9HJ	Sanderstead	1.98ha	Grassland			70 to 100	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land

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713	Field at rear of, 116-122 Mitchley Avenue	CR2 9HH	Sanderstead	1.1ha	Field			29 to 58	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
714	Horse stables, Dunmail Drive	CR8 5BN	Sanderstead	0.59ha	Horse stables		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
715	Field to west of, Dunmail Drive	CR8 5BN	Sanderstead	2.12ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
716	Land south of Mitchley Wood, adjacent to school playing fields, Dunmail Drive	CR8 5BN	Sanderstead	1.74ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
717	Land west of Ragged Grove adjacent to Riddlesdown College playing fields, Holmwood Avenue	CR8 5BN	Sanderstead	5.53ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site

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718	Land south of Riddlesdown College Playing fields, Dunmail Drive	CR8 5BN	Sanderstead	8.34ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
719	Ansley Berry Shaw & Barnfield Shaw, Wentworth Way	CR8 5BN	Sanderstead	7.12ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
720	Land west of Ansley Berry Shaw, Wentworth Way	CR8 5BN	Sanderstead	8.47ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
721	Land south west of Ansley Berry Shaw, Wentworth Way	CR8 5BN	Sanderstead	8.17ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
722	Land southeast of Ansley Berry Shaw, Wentworth Way	CR8 5BN	Sanderstead	8.54ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site

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723	Land east of Ansley Berry Shaw to rear of, 36-66 Wentworth Way	CR2 9EU	Sanderstead	4.52ha	Field		No access to the site from local road network;Site is very prominent and there would be significant impacts on openness if it were developed	n/a	Green Belt	Not considered to be a reasonable development site
724	Land to rear of and surrounding Barnfield Shaw and to rear of, 114-186 Limpsfield Road	CR2 9EE	Sanderstead	14.37ha	Field		Site is a Site of Nature Conservation Importance a designation which protects site from development;No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
725	Atwood Primary School playing fields, Limpsfield Road	CR2 9EE	Sanderstead	0.75ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site
727	The Alma PH, 129 Lower Addiscombe Road	CR0 6PU	Addiscombe	0.05ha	Former Public House			n/a		
728	Land north of rail line & south east of Riddlesdown College, Honister Heights	CR8 1EU	Kenley and Old Coulsdon	8.25ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
729	Land South of Honister Heights, Honister Heights	CR8 1EU	Kenley and Old Coulsdon	7.33ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
730	Land adjacent to pit, Riddlesdown Road	CR8 1EU	Kenley and Old Coulsdon	15.04ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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731	Riddlesdown Pit, rear of, 251 Godstone Road	CR8 5BP	Kenley and Old Coulsdon	5.17ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development; Site is a Regionally Important Geological and Geomorphological Site, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
732	Sanderstead Plantation, adjacent and to rear of, 55 Addington Road	CR2 8RF	Sanderstead	8.66ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
733	Kings Wood, 65 and Kingswood Lodge Kingswood Way	CR6 9AB	Sanderstead	67.04ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
734	Old Mid-Whitgiftian Rugby Club, Blacksmiths Hill	CR2 9AY	Selsdon	5.32ha	Sports pitches and pavillion		Site is a sports facility which would be difficult to replace	160 to 280	Green Belt	Alternative option consulted upon in November/December 2015
735	Land at end of Blacksmiths Hill to rear of, 33 Blacksmiths Hill	CR2 9AZ	Sanderstead	5.37ha	Field		Site would be difficult (in terms of character) to integrate with the built up area of the borough	140 to 272	Green Belt	Alternative option consulted upon in November/December 2015

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737	Land to rear of Onslow Gardens, 14-58 Rear Of Onslow Gardens	CR2 9AT	Sanderstead	3.60ha	Field		Site would be difficult (in terms of character) to integrate with the built up area of the borough	94 to 183	Green Belt	Alternative option consulted upon in November/December 2015
738	Selsdon Park Hotel golf course, Rear of Addington Road	CR2 8YA	Selsdon	72.55ha	Golf Course		Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
739	Croydon High School for Girls Playing Fields, Rear Of Addington Road	CR2 8YB	Selsdon	4.39ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site
740	Land at rear of, 2-16 Mapleleaf Close	CR2 8BD	Selsdon	0.75ha			No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
741	Land at rear of, 20-24 Kingswood Way	CR2 8QP	Selsdon	1.12ha			No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
742	Land at rear of, 26-28 Kingswood Way	CR2 8QP	Selsdon	1.13ha			No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
743	Land at rear of, 30-32 Kingswood Way	CR2 8QP	Selsdon	1.11ha			No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
744	Kingswood Shaw, Rear of, 57-81 Kingswood Way	CR2 8QN	Sanderstead	14.43ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
745	Field at southern end of Beech Way, Beech Way	CR2 8QR	Sanderstead	3.07ha	Field		No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
746	Land at rear of, 24-36 Beech Way	CR2 8QR	Selsdon	2.92ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
747	Mossyhill Shaw, Beech Way	CR2 8QR	Sanderstead	5.37ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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748	Land north of Mosseyhill Shaw, Beech Way	CR2 8QR	Sanderstead	5.31ha	Field		No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
749	Field adjacent to Pinewood Cottage, Kingswood Way	CR2 8QN	Sanderstead	7.28ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
750	Land to the rear of Kingswood Lodge, Kingswood Lane	CR6 9AB	Sanderstead	8.4ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
751	Land to south of Kingswood Cotage, Kingswood Lane	CR6 9AB	Sanderstead	3.75ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
752	Selsdon Wood, Old Farleigh Road	CR2 8QF	Selsdon	35.15ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
753	Land to the west of Featherbed Lane, Featherbed Lane	CRO 9AA	Addington	9.99ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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754	Hutchingson's Bank, Featherbed Lane	CR0 9AD	Addington	21.01ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
755	Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane	CR0 9AA	Addington	3.85ha	Former farm, used as a scaffolding and storage site.		Site is in Metropolitan Green Belt a designation which protects site from development;The site is an operational scattered employment site and there is a presumption against non-employment uses	n/a	Green Belt	Alternative option consulted upon in November/December 2015
756	Addington High School playing fields, Fairchildes Avenue	CR9 0AA	Addington	13.19ha	School playing fields		Site is a school playing field which would be difficult to replace;The site is an operational community facility and there is a presumption against non-community uses	n/a	Green Belt	Not considered to be a reasonable development site
757	Allotments and surrounding land, Dunley Drive	CR0 0RW	Addington	5.61ha	Allotments		Site is an allotment, a use which has statutory protection from development	n/a	Green Belt	Not considered to be a reasonable development site
758	Rowdown Wood, Mickleham Way	CR0 0PN	Addington	13.70ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
760	Land at, North Downs Crescent	CR0 0LH	Addington	11.74ha	Amenity land and children's playground		Site is very prominent and there would be significant impacts on openness if it were developed	352 to 834	Green Belt	Alternative option consulted upon in November/December 2015
761	Golf Centre, Featherbed Lane	CR0 9AA	Addington	25.04ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
762	Addington Court Golf Club, Lodge Lane	CR0 9DG	Addington	36.70ha	Golf Course		Site is very prominent and there would be significant impacts on openness if it were developed	880 to 3817	Green Belt	Alternative option consulted upon in November/December 2015

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763	Addington Court Golf Club, Featherbed Lane	CR0 9AA	Selsdon	49.95ha	Golf Course			1749 to 3000	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
764	Land to the east of Portnalls Road, Portnalls Road	CR5 3DE	Coulsdon	6.81ha		Secondary school			Green Belt	Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
765	Land east of Cane Hill, Farthing Way	CR5 2NL	Coulsdon	4.48ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
766	Land to the rear of Coulsdon Lane and to the west of Woodfield Hill, Coulsdon Lane	CR5 3ED	Coulsdon	3.75ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
767	Land to the north of Hollymeoak Road opposite, 128-146 Portnalls Road	CR5 3QA	Coulsdon	6.07ha	Field			85 to 170	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
768	Land to north of Hollymeoak Road opposite, 33-45 Hollymeoak Road	CR5 3QA	Coulsdon	2.92ha				41 to 82	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land

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769	Land north of Hollymeoak Road and west of Brighton Road to the rear of Stoney Cottages, Hollymeoak Road	CR5 3QA	Coulsdon	5.39ha				76 to 151	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
770	Land to rear of 9-19, Woodfield Hill	CR5 3ED	Coulsdon	8.54ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
771	Land west of Brighton Road and to rear of 1-7 Woodfield Hill, Brighton Road	CR5 3ET	Coulsdon	3.91ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
772	Land south of Wilhelmina Avenue and west of Woodplace Lane, Woodplace Lane	CR5 1NF	Coulsdon	7.95ha	Sloping field		No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
773	Hooley Farm, Woodplace Lane	CR5 1NE	Kenley and Old Coulsdon	10.63ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
774	Boxers Wood, Woodplace Lane	CR5 1NE	Kenley and Old Coulsdon	3.36ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
775	Land south of Drive Road, Drive Road		Kenley and Old Coulsdon	8.7ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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776	Farthing Downs west, Ditches Lane		Kenley and Old Coulsdon	27.71ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
777	Farthing Downs tree belt, Ditches Lane		Kenley and Old Coulsdon	31.52ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
779	Land on Drive Lane, Drive Lane		Kenley and Old Coulsdon	2.34ha	Horse field		No access to the site from local road network; Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
780	Sports ground adjacent to Toldene Court, Drive Road	CR5 1DU	Kenley and Old Coulsdon	2.80ha	Football pitches		Site is a sports facility which would be difficult to replace		Green Belt	Alternative option consulted upon in November/December 2015
781	Happy Valley Playing Field, Old Fox Close	CR3 5QU	Kenley and Old Coulsdon	11.07ha	Sports pitches		Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment; Site is a playing field which would be difficult to replace	388 to 830	Green Belt	Not considered to be a reasonable development site
782	Oasis Academy School Playing Fields, Homefield Road	CR5 1ES	Kenley and Old Coulsdon	4.47ha	Playing fields		Site is a school playing field which would be difficult to replace	n/a	Green Belt	Not considered to be a reasonable development site
783	Land west of Rydon's Lane and north of Stites Hill Road, Rydon's Lane	CR5 1SX	Kenley and Old Coulsdon	8.55ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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784	Coulsdon Common at the junction of Homefield Road and Stites Hill Road, Stites Hill Road	CR5 1ES	Kenley and Old Coulsdon	2.74ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
785	Land south of Coulsdon Common between Coulsdon Road, Stites Hill Road and Homefield Road, Stites Hill Road	CR5 1ES	Kenley and Old Coulsdon	0.87ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
786	Land south of Coulsdon Road north of Fox Lane, Coulsdon Road	CR3 5QU	Kenley and Old Coulsdon	2.93ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
787	Land to the west and south of Old Fox Close, Old Fox Close	CR3 5QU	Kenley and Old Coulsdon	8.98ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
788	Coulsdon Common east of Coulsdon Road and west of Stites Hill Road, Stites Hill Road	CR3 5QU	Kenley and Old Coulsdon	15.51ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
789	Rydon's Wood, Caterham Drive	CR5 1JS	Kenley and Old Coulsdon	4.85ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
790	Land south of Hayes Lane and Caterham Drive, Hayes Lane	CR8 5EG	Kenley and Old Coulsdon	14.08ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
793	Littleheath Woods, Rear of Littleheath Road	CR2 7SE	Selsdon	26.46ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
799	Bears Wood, Rear of Court Wood Lane	CR0 9HJ	Selsdon	4.23ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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800	Devisden Wood, Ditches Lane	CR5 1DA	Kenley and Old Coulsdon	29.44ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
801	Land at the end of Drive Road to west of 800 Ditches Lane, Ditches Lane	CR5 1DA	Kenley and Old Coulsdon	3.19ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development; Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
802	Farthings Down east, Ditches Lane	CR5 1DA	Kenley and Old Coulsdon	14.21ha			Site is a Site of Nature Conservation Importance a designation which protects site from development; Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site

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803	Woods opposite, 1-10 Goodenough Way	CR5 1BU	Kenley and Old Coulsdon	7.07ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
804	Sparklie Wood,		Kenley and Old Coulsdon	7.07ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
805	Land on Drive Road, south of Chaldon Way,		Kenley and Old Coulsdon	2.71ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
806	The Devil's Den, Ditches Lane	CR5 1DA	Kenley and Old Coulsdon	3.16ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site

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807	Purley John Fisher Rugby Club, Coulsdon Road	CR5 1EE	Kenley and Old Coulsdon	3.23ha	Rugby club		Site is a sports facility which would be difficult to replace	136 to 242	Green Belt	Alternative option consulted upon in November/December 2015
808	Parson's Pightle, Coulsdon Road	CR5 1EE	Kenley and Old Coulsdon	2.84ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	100 to 213	Green Belt	Not considered to be a reasonable development site
809	Land south of Parson's Pightle, Coulsdon Road	CR5 1EP	Kenley and Old Coulsdon	4.91ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	172 to 368	Green Belt	Not considered to be a reasonable development site
810	Woods to rear of Goodenough Way, Goodenough Way	CR5 1EP	Kenley and Old Coulsdon	9.44ha	Woods		No access to the site from local road network; Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
812	Field at Happy Valley, Coulsdon Road	CR5 1EP	Kenley and Old Coulsdon	5.51ha	Field		Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	193 to 413	Green Belt	Not considered to be a reasonable development site

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813	Woods south of Purley John Fisher Rugby Club,		Kenley and Old Coulsdon	11.38ha	Woods		Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
814	Wood at south east end of Happy Valley,		Kenley and Old Coulsdon	7.43ha			Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development;Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
815	Land in Happy Valley, Ditches Lane		Kenley and Old Coulsdon	5.51ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development;Site is a Regionally Important Geological and Geomorphological Site, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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816	South east end of Happy Valley,		Kenley and Old Coulsdon	5.06ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
817	Land north of Figgs Wood,		Kenley and Old Coulsdon	4.07ha			Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is a Site of Special Scientific Interest a designation which provides statutory protection to the site from development	n/a	Green Belt	Not considered to be a reasonable development site
818	Land east of Figgs Wood,		Kenley and Old Coulsdon	2.90ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
819	Figgs Wood,		Kenley and Old Coulsdon	6.72ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
820	Land south of Figgs Wood,		Kenley and Old Coulsdon	2.65ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
821	North of Piles Wood, Ditches Lane		Kenley and Old Coulsdon	12.74ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site

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822	Land south of Lion Green Car Park, Brighton Road	CR5 2NL	Coulsdon	1.44ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
823	Bradmore Green, Coulsdon Road	CR5 1BE	Kenley and Old Coulsdon	1.51ha			Site is an Historic Park or Garden, a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
824	Land adjacent to St John's Church Grounds & Cemetary, Church Path	CR5 1HA	Kenley and Old Coulsdon	0.3ha			Site is within a Conservation Area and development on this site is likely to harm the character and apperance of the area	11 to 28	Green Belt	Alternative option consulted upon in November/December 2015
825	In Wood, rear of, 1-37 Bishops Close	CR5 1HH	Kenley and Old Coulsdon	2.42ha			Site is a within a proposed extension to Metropolitan Green Belt, a designation which protects site from development ;Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
826	Land adjoining Gayfere House (Lacy Green), Tollers Lane	CR5 1BD	Kenley and Old Coulsdon	0.39ha	Incidental open space		Site is too small to create 10 or more units	14 to 25	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
827	Land south of Goodenough Way, Goodenough Way	CR5 1BH	Kenley and Old Coulsdon	0.9ha			No access to the site from local road network;Site is heavily wooded and the trees would be difficult to replace in any redevelopment	n/a	Green Belt	Not considered to be a reasonable development site

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828	Bourne Park Recreation Ground & allotments, Godstone Road	CR8 5BG	Kenley and Old Coulsdon	4.52ha			Site is a within a proposed extension to Metropolitan Green Belt, a designation which protects site from development ;Site is a proposed Local Green Space a designation which protects site from development	n/a		Not considered to be a reasonable development site
829	Sanderstead Recreation Ground, Limpsfield Road	CR2 9ES	Sanderstead	7.60ha	Recreation ground and sports pitches		If Metropolitan Open Land and Green Belt is released for development this site would meet the criteria for being designated as Local Green Space	266 to 570	Green Belt	Not considered to be a reasonable development site
830	Land to the north and adjoining Selsdon Wood, Cascades	CR0 9HY	Selsdon	3.08ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
831	Milne Park recreation ground between Milne Park East and West, Milne Park East	CR0 0DP	Addington	7.26ha			If Metropolitan Open Land and Green Belt is released for development this site would meet the criteria for being designated as Local Green Space	n/a	Green Belt	Not considered to be a reasonable development site
832	Land between Queen Elizabeth's Drive and Godric Crescent, Queen Elizabeth Drive	CR0 0HB	Addington	10.47ha			If Metropolitan Open Land and Green Belt is released for development this site would meet the criteria for being designated as Local Green Space	n/a	Green Belt	Not considered to be a reasonable development site
889	Sunnycroft Farm, Golf Road	CR8 5ES	Kenley and Old Coulsdon	2.59ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
890	Woods to east of Welcomes Road, Welcomes Road	CR8 5HU	Kenley and Old Coulsdon	2.68ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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891	Land to west of Kenley Lane and south of Hermitage Road, Kenley Lane	CR8 5EB	Kenley and Old Coulsdon	2.99ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
892	Kenley Common, Golf Road	CR8 5GQ	Kenley and Old Coulsdon	16.33ha	Kenley Common		Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
893	Land adjacent to Kenley Airfield, Hilltop Road	CR3 0DB	Kenley and Old Coulsdon	8.13ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
894	Land north of Kenley House, Kenley Lane	CR8 5ED	Kenley and Old Coulsdon	2.04ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
895	Land between Kenley Lane and Longwood Road, Kenley Lane	CR8 5ED	Kenley and Old Coulsdon	3.74ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
896	Woods rear of Summerswood Close, south of Longwood Road, Summerswood Close	CR8 5EY	Kenley and Old Coulsdon	1.34ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
897	Land west of Hawkirst Road and north of Longwood Road, 23-37 Hawkirst Road	CR8 5DN	Kenley and Old Coulsdon	4.44ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
898	Woods west of Hawkirst Road beyond, 37 Hawkirst Road	CR8 5DN	Kenley and Old Coulsdon	4.91ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
899	Woods east of Hawkirst Road beyond, 37 Hawkirst Road	CR8 5DN	Kenley and Old Coulsdon	7.94ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
904	Amenity Land rear of, Cudham Drive	CR0 0JT	Addington	4.40ha	Wooded area bordering New Addington		No access to the site from local road network;Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site

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905	Field adjacent to Woodcote Recreation Ground, Meadow Hill	CR8 3NS	Coulsdon	1.15ha	Field			20 to 30	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
906	Land on, Gibson's Hill	SW16 3EX	Norbury	0.88ha	Amenity Land		Site is a Site of Nature Conservation Importance a designation which protects site from development;Site is Metropolitan Open Land and would also the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options);Site is heavily wooded and the trees would be difficult to replace in any redevelopment;Site meets two or more of the criteria for designation as Metropolitan Open Land as set out in London Plan policy 7.17;Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Metropolitan Open Land	Not considered to be a reasonable development site

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908	Shirley Park Bowling Club, 21-25 R/o Mapledale Avenue	CR0 5TG	Addiscombe	0.95ha	Bowling club		Site is a sports facility which would be difficult to replace	10 to 40	Green Belt	Alternative option consulted upon in November/December 2015
910	Land and houses adjacent to Coombe Park,		Shirley	ha			Site is in multiple ownership and is unlikely to come forward for development as one site; Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment; Site not suitable for major residential development due to poor access along local roads as they are narrow, unlit and have no pavements and due to a lack of local amenities to serve a larger residential community	n/a	Green Belt	Not considered to be a reasonable development site
912	140-158 Parchmore Road	CR7 8HA	Thornton Heath	0.03ha	land & garages			n/a		
913	Playground to south of Croham Hurst Golf Course,		Selsdon	1.54ha			Site is Metropolitan Open Land and would also the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options); Site is Metropolitan Open Land and would also meet the criteria for designation as Local Green Space as consulted upon in the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options)	n/a	Green Belt	Not considered to be a reasonable development site

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914	Land opposite, 17-31 Hollymeoak Road	CR5 3QA	Coulsdon	3.69ha	Field			52 to 105	Green Belt	Site in in Sustainability Appraisal as part of option to de-designate sites in Metropolitan Green Belt and Metropolitan Open Land
915	Field adjacent to Addington High School playing fields, Skid Hill Lane	CR9 0AA	Addington	2.92ha	Overgrown natural and semi-natural open space		Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	103 to 219	Green Belt	Not considered to be a reasonable development site
916	Furnlea House Farm,	CR8 5ES	Kenley and Old Coulsdon	1.56ha	House and land		Already in residential use;No access to the site from local road network	n/a	Green Belt	Not considered to be a reasonable development site
917	Land to rear of, 1-28 Roffey Close	CR8 4BH	Kenley and Old Coulsdon	6.10ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
918	Woods to the rear of, 37-75 Caterham Drive		Kenley and Old Coulsdon	6.47ha			Site is a Site of Nature Conservation Importance a designation which protects site from development	n/a	Green Belt	Not considered to be a reasonable development site
919	Kingswood Lodge, Kingswood Way	CR6 9AB	Sanderstead	1.25ha			No access to the site from local road network;Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a	Green Belt	Not considered to be a reasonable development site
920	Royal Russell School, Coombe Lane	CR9 5BX	Selsdon	12.08ha	School and grounds		Site is an Historic Park or Garden, a designation which protects site from development;The site is an operational community facility and there is a presumption against non-community uses	n/a	Green Belt	Not considered to be a reasonable development site

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927	Shirley Park Golf Club, Addiscombe Road	CR0 7LB	Shirley	24.48ha	Golf Course		Site would be difficult (in terms of character) to integrate with the built up area of the borough	441 to 1028	Green Belt	Alternative option consulted upon in November/December 2015
930	2-4 Campbell Road	CR0 2SQ	Broad Green & Selhurst	0.10ha	Former site of Croydon Fireplaces buildings demolished			n/a		
932	The Wheatsheaf, 759 London Road	CR7 6AW	Thornton Heath	0.06ha	Vacant Public House and separate carpark opposite on Willett Place			n/a		
934	5 Sydenham Road	CR0 2EX	Croydon Opportunity Area	0.13ha	Vacant Office Block			n/a		
936	Whytecliffe Hall, 65 Whytecliffe Road South	CR8 2AZ	Purley	0.05ha	Disused Community hall		Site is too small to create 10 or more units	n/a		Not considered to be a reasonable development site
937	Kempsfield House, 1 Reedham Park Avenue	CR8 4BQ	Kenley and Old Coulsdon	0.48ha	Former Croydon Council children's home	Residential development with community use		12		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
938	Land at Shrublands Estate,		Shirley	ha	Underused garages and open spaces within the Shrublands Estate		Unlikely to come forward for development in the plan period	35		Alternative option consulted upon in November/December 2015
940	Piles Wood,		Kenley and Old Coulsdon	9.38ha			Site is completely detached from a built up area and the land in between has a designation or use which precludes its redevelopment	n/a		Not considered to be a reasonable development site
941	Tollers Farm, Drive Road		Kenley and Old Coulsdon	2.37ha			No access to the site from local road network;The site is too small to allocate	n/a		Not considered to be a reasonable development site
942	Garage block between 124 and 126, Goodenough Way		Kenley and Old Coulsdon	0.071ha	Garage couth	Community building and residential development		n/a		
943	Land between 13-19 Ellis Road, 21-51 Ellis Road, 6-28 Goodenough Way and 30-76 Goodenough Way, Goodenough Way		Kenley and Old Coulsdon	0.176ha		Community building and residential development		n/a		

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944	Norbury Police Station, 1516 London Road	SW16 4ES	Norbury	0.14ha	Former Metropolitan Police Station (Disused) and grounds to rear of attractive station building (listed)			n/a		
945	Waitrose, 110-112 Brighton Road	CR5 2NB	Coulsdon	0.265ha	Waitrose supermarket	Residential and healthcare facilities		55 to 90		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
946	Stubbs Mead Depot, Factory Lane	CR0 3RL	Waddon	2.71ha	Council Depot with parking area, and six buildings and one bay of fuel pumps.	Mixed residential and employment (industry and warehousing)	Site is too restricted to be suitable for development	157 to 440		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
947	359-367 Limsfield Road	CR2 9BY	Sanderstead	0.325ha	Car repair garage	Residential with 1 - 3 commercial units on ground floor.		10 to 22		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
948	230 Addington Road	CR2 8LL	Selsdon	0.106ha	Disused art deco dance hall last used as a car repair garage	Residential with retail on ground floor (up to 3 units).		11		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
950	Norfolk House, 1-28 Wellesley Road	CR0 2AE	Croydon Opportunity Area	0.708ha	Retail/commercial and hotel uses of 2 - 11 storeys. Wellesley Road elevation is within a Main Retail Frontage, and George Street elevation is within a Secondary Retail Frontage. Part of the site is locally listed.	Mixed use development to include retail, residential, office and hotel uses (up to 7000sqm commercial floorspace).		125 to 255		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

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951	1485-1489 London Road	SW16 4AE	Norbury	0.1664ha	The existing site consists of two story buildings with 3 retail units and 3 two bedroom flats above fronting London Road and at the rear an existing two storey supermarket facing Fairview Road	Redevelopment for residential and retail		15 to 22		Site in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

## Appendix 2 – Application of Policies SP2.4 – SP2.5

