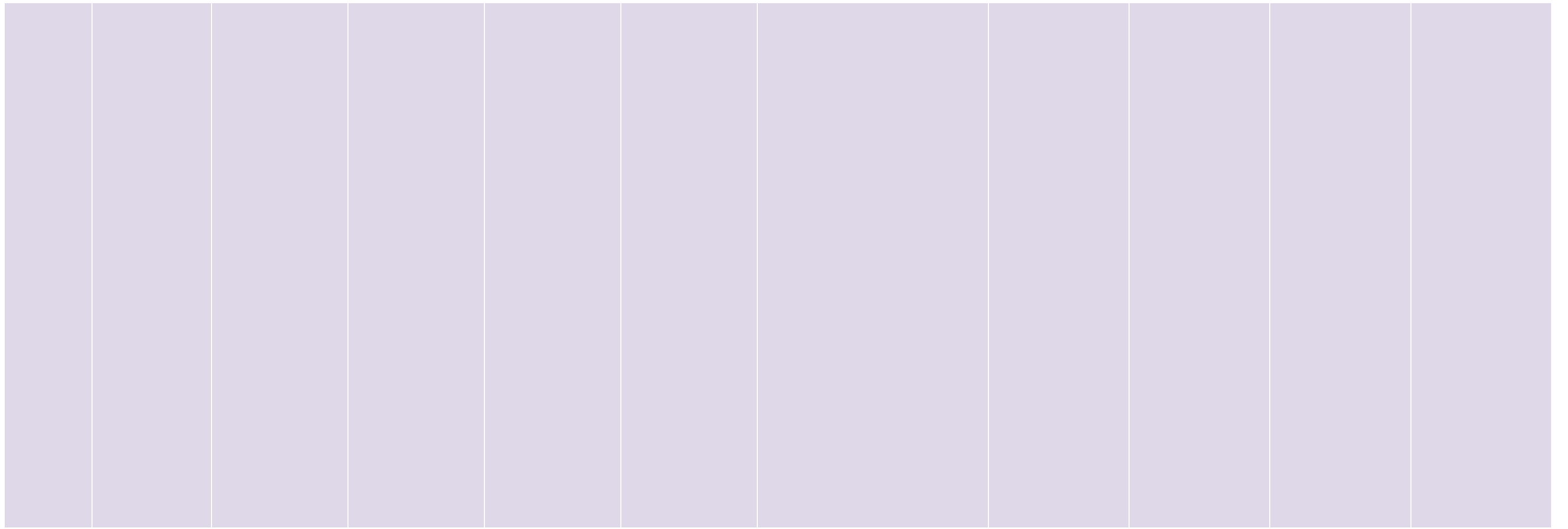
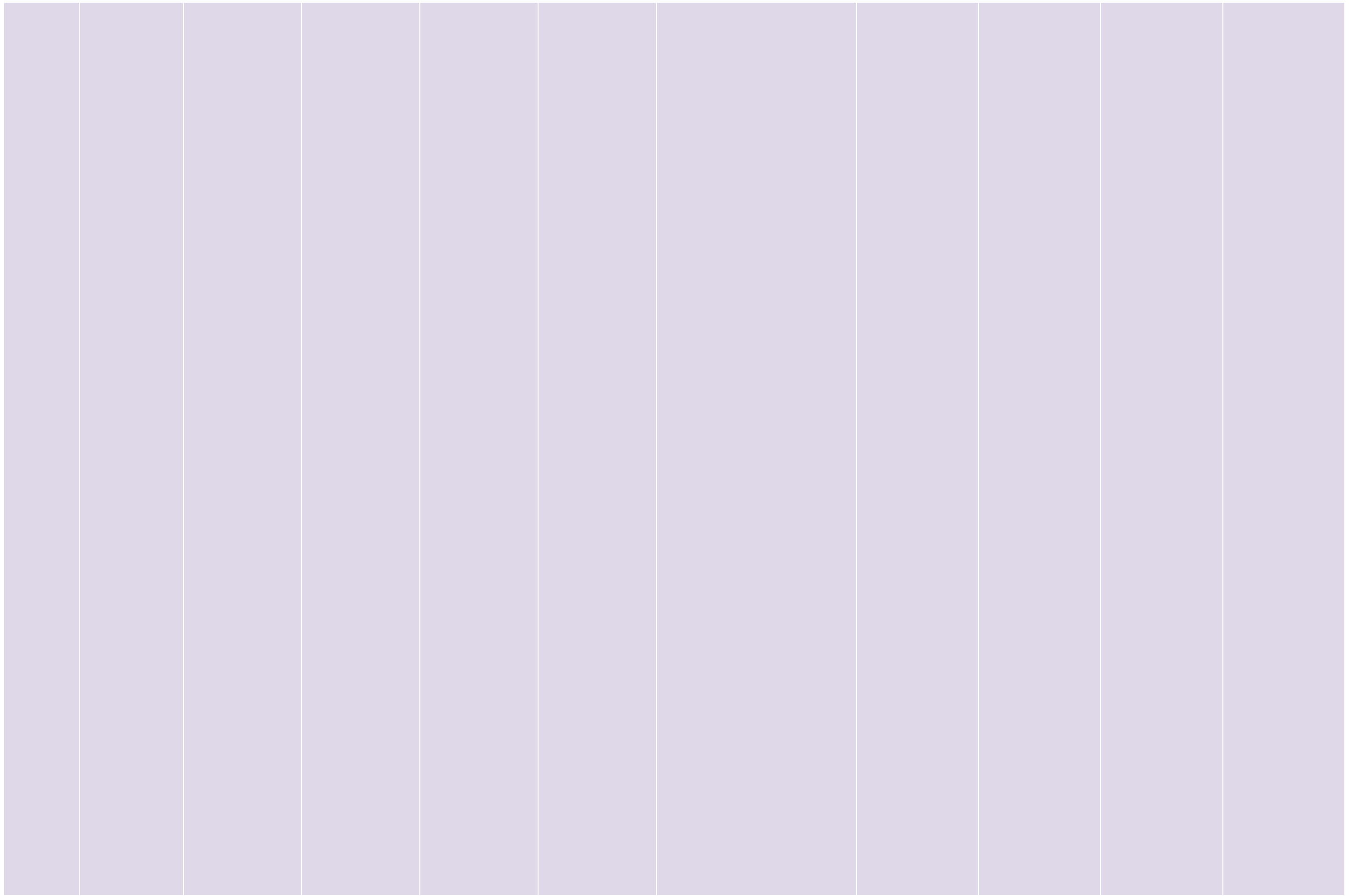


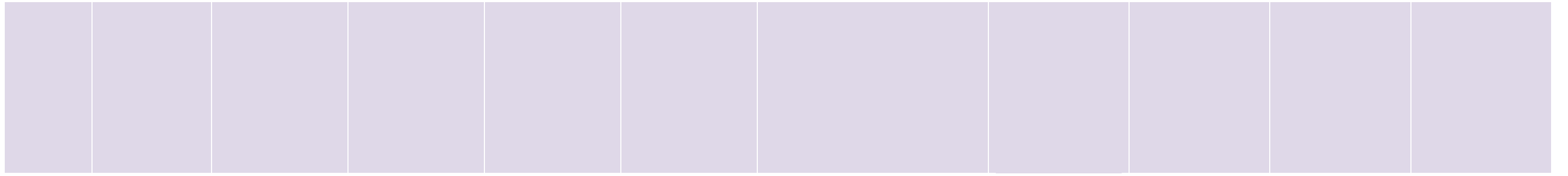
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
44	Central Parade West, Central Parade	Addington	New Addington	2.07ha	Land and community buildings to the west side of Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space	Residential development would help meet the need for new homes in the borough. The site is in New Addington District Centre, within the Primary Shopping Area which would make all town centre uses acceptable in this location. Community facilities are protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. Landscaping that includes species to assist biodiversity is required to assist sustainability. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2016 - 2021	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											50 to 290	230	The site is subject to developer interest for the preferred use			Urban	Medium	Institutions with associated grounds;Local authority built	No heritage assets

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Bounded by Chertsey Crescent and Central Parade	Slight gradient from back to front of the site	Brownfield		From Central Parade and Chertsey Crescent		Some street trees in verges not covered by a TPO		A remediation strategy will be required as a number of contaminants were found



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
120	Timebridge Community Centre, Field Way	Addington	Fieldway	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.	Residential development will help to meet the need for new homes in the borough, and the retention of community facilities with some replacement will assist the regeneration of Fieldway. The Sustainability Appraisal recommends that development proposals should seek to ensure that any loss of open land is mitigated through alternative provision.	2016 - 2021	In Council ownership										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											74 to 198	167	The site is in an area of the borough with the highest deprivation and is not suitable for a Gypsy and Traveller site;The site is in an area where there is no demand for more schools			Urban	Medium	Compact houses on relatively small plots;Institutions with associated grounds	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Agricultural field to north, amenity and open space to west and east, residential to south	There is a change of level within site between the car park and the main building	Brownfield	No contaminated land assessment is required	From Fieldway	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely	There are trees on site with the largest trees, silver birches on the boundary to the road and a mix of trees and shrubs on the east boundary that are not covered by a TPO	Prefabricated buildings that look in a poor state of repair	

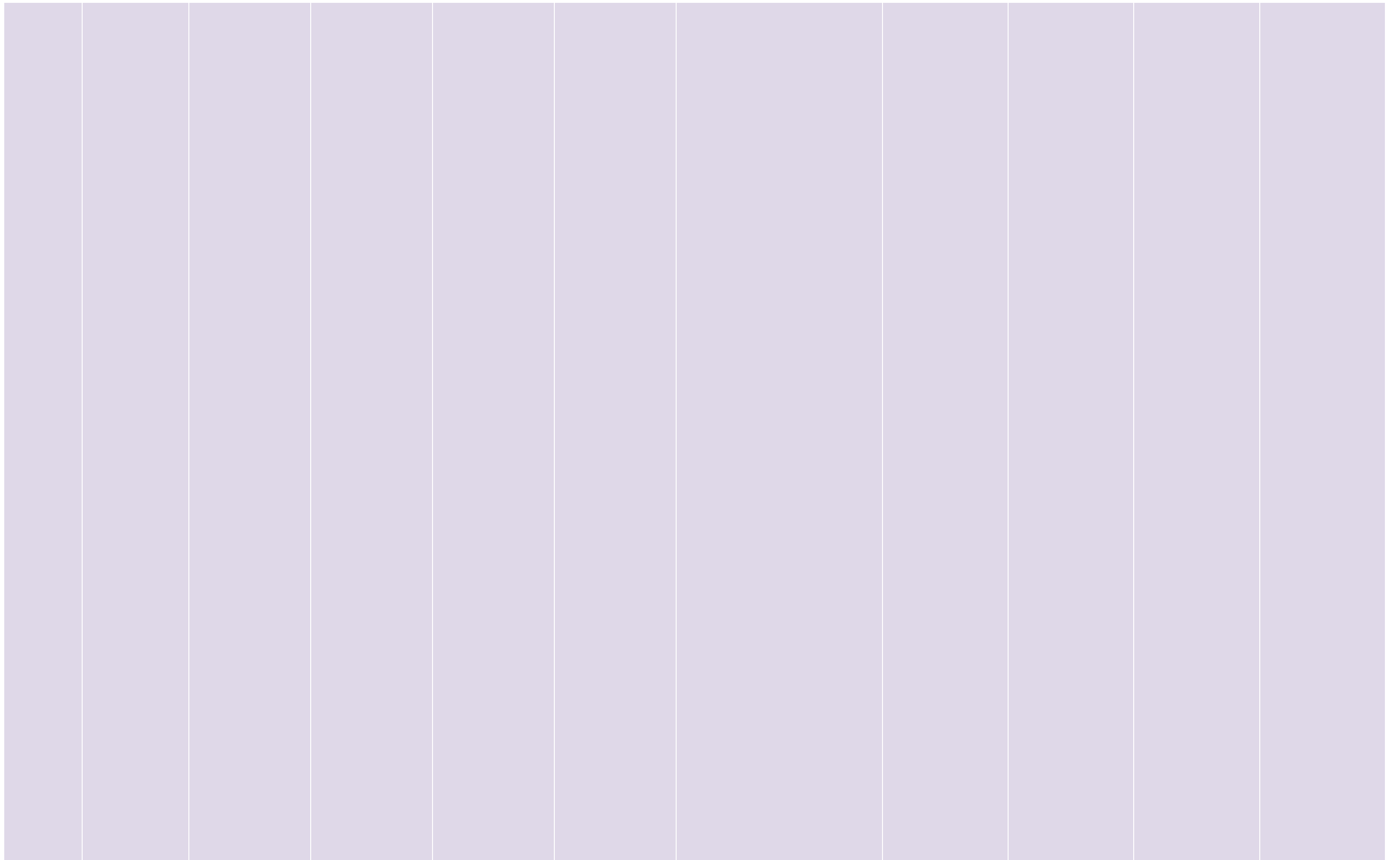




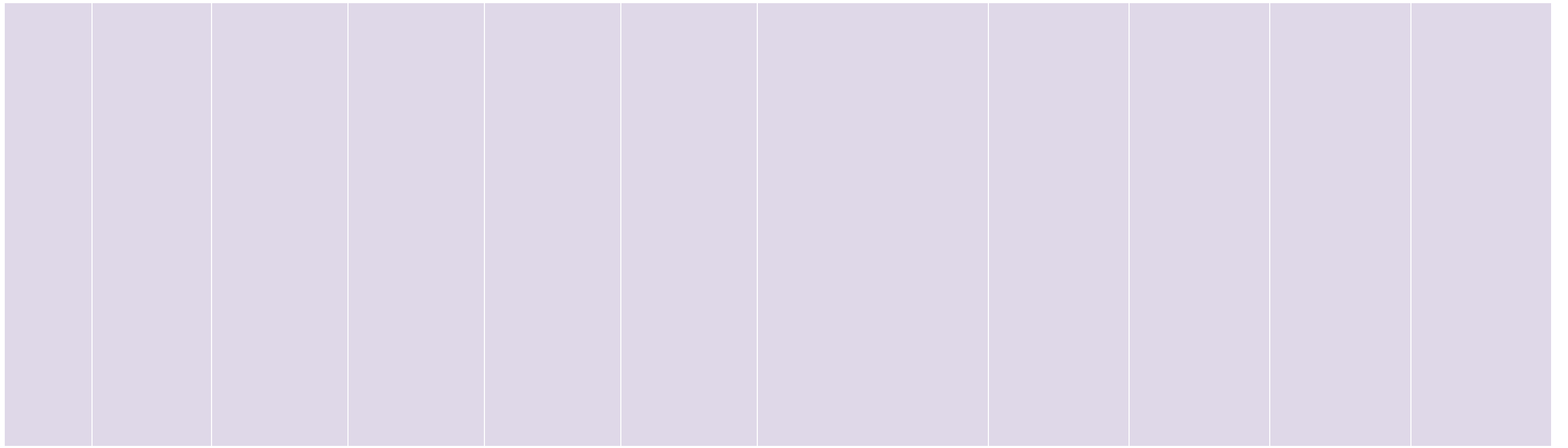
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
636	Land west of Timebridge Community Centre, Lodge Lane	Addington	Fieldway	7.44ha	Amenity land	Secondary school	The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school.	2021 - 2026	In Council ownership	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
							Suburban	Medium	Compact houses on relatively small plots;Green Infrastructure;Institutions with associated grounds	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Fields to north, Timebridge Community Centre to east, school, school playing fields and residential to south	Slopes downwards to north		No contaminated land assessment is required	Pedestrian access from Fieldway. Vehicular access would need to be created				

		Addiscombe	Fairfield	0.22ha		Residential development		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		10 to 57	45.25	The site is subject to developer interest for the preferred use making it unlikely that any			Urban	High	Industrial Estates;Terraced houses and cottages	No heritage assets

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential gardens to north, alleway to residential on Cedar Road to south	Flat	Brownfield		From Oval Road				The site has not been maintained and is in a delapidated condition



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
116	Rees House & Morland Lodge, Morland Road	Addiscombe	Addiscombe	0.46ha	Vacant office building and former care home	Secondary School	Needed to meet demand for school places	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
				The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site	Residential development if the site is not required for a school by 2021	The need for school places outweighs the need for new homes	Urban	Medium	Compact houses on relatively small plots; Institutions with associated grounds; Large houses on relatively small plots; Mixed type flats; Terraced houses and cottages	Affects the setting of a heritage asset
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Road to northern boundary, residential on other boundaries	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Morland Road	Due to the complexities of wastewater networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the wastewater infrastructure. To enable us to provide more specific comments on the site proposals we require details of	Trees within the site and a row of large trees on the Morland Road frontage that are not covered by a TPO		Deteriorating condition



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
474	Rear of The Cricketers, 47 Shirley Road	Addiscombe	Ashburton	0.18ha	Amenity land to the rear of the pub's car park	Residential development	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		7 to 17	14.5	Site is likely to be affected by noise from an adjacent land use making it unsuitable for noise sensitive mobile homes for Gypsy and Traveller occupation;The site is not suitable for a stopping place for Gypsies and Travellers as the access is too narrow or the approach is though narrow streets;There is insufficient access to the site (such as narrow roads) for larger vehicles making it unsuitable for Gypsy and Traveller pitches			Suburban	Medium	Terraced houses and cottages;Urban Shopping Areas	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Garage to the	Slight slope from		The area adjacent	Has access from Shirley Road	On the information	Some trees on the		

							we do not envisage	site, mainly on the		
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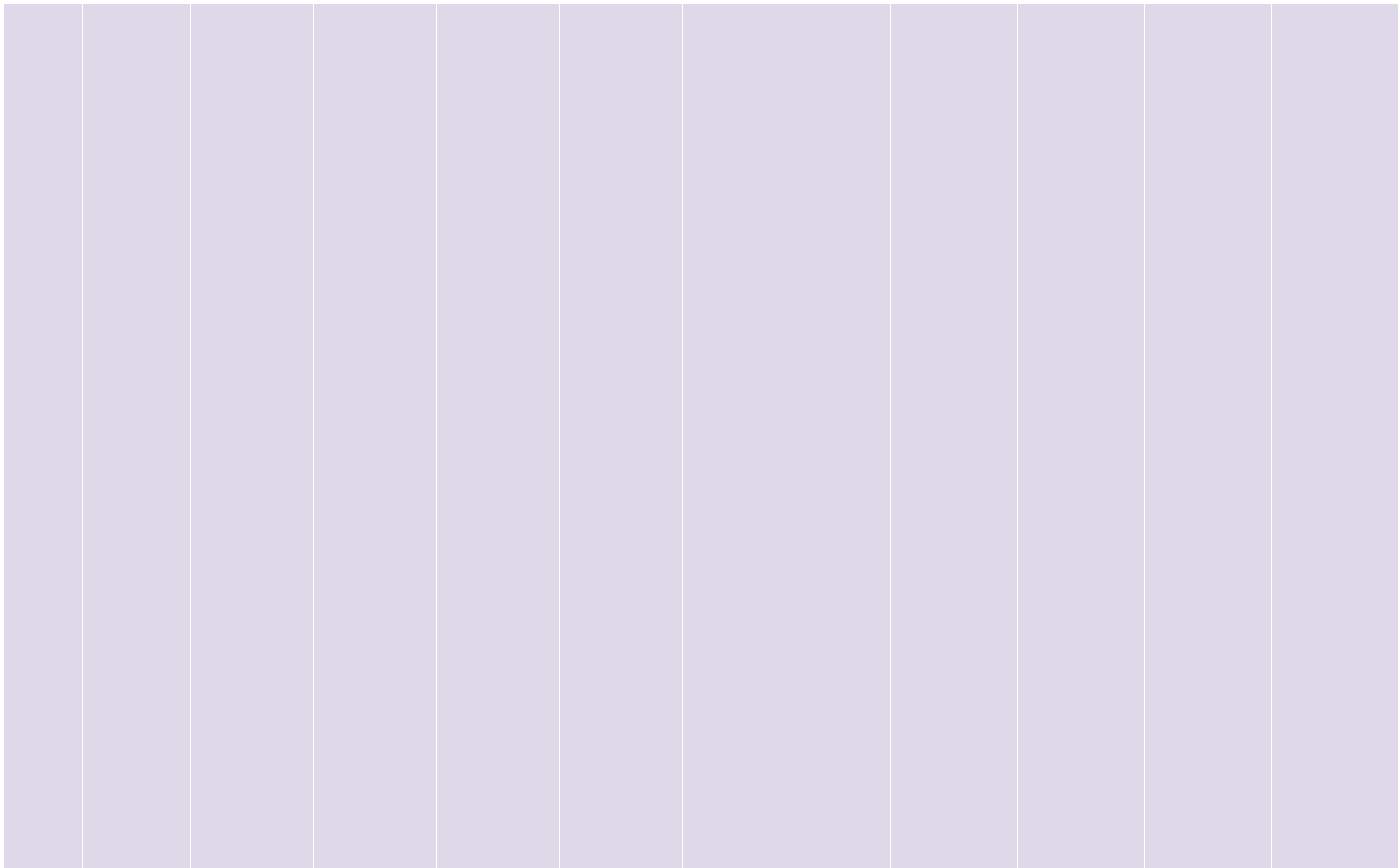
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
78	114-118 Whitehorse Road	Broad Green & Selhurst	Selhurst	0.04ha	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors	Residential conversion and extension	Offices not in preferred location. Prior approval for office to residential for 8 units,there is potential for 10 units or more with potential to move the/extend the 1st storey and above to the building line of the ground floor. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	2016 - 2021	Site is subject to developer interest										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											7 to 8	7.75	The site is not viable for a stopping place for Gypsy and Travellers as there is planning application or pre application for another use on this site;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Urban	High	Urban Shopping Areas	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Frontage to Whitehorse Road to west, road to north, Limes Pace and residential to east, retail with residential above to north and south	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Whitehorse Road and via Limes Place off Limes Road to rear	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			Buildings in need of some maintenance

		Broad Green & Selhurst	West Thornton	2.78ha	Amenity land	Primary school with access to playing field for community use outside of school hours		2016 - 2021	In Council ownership	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential gardens to west, track to football ground and allotments to north, Crematorium and football ground to south	Flat	Greenfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)					

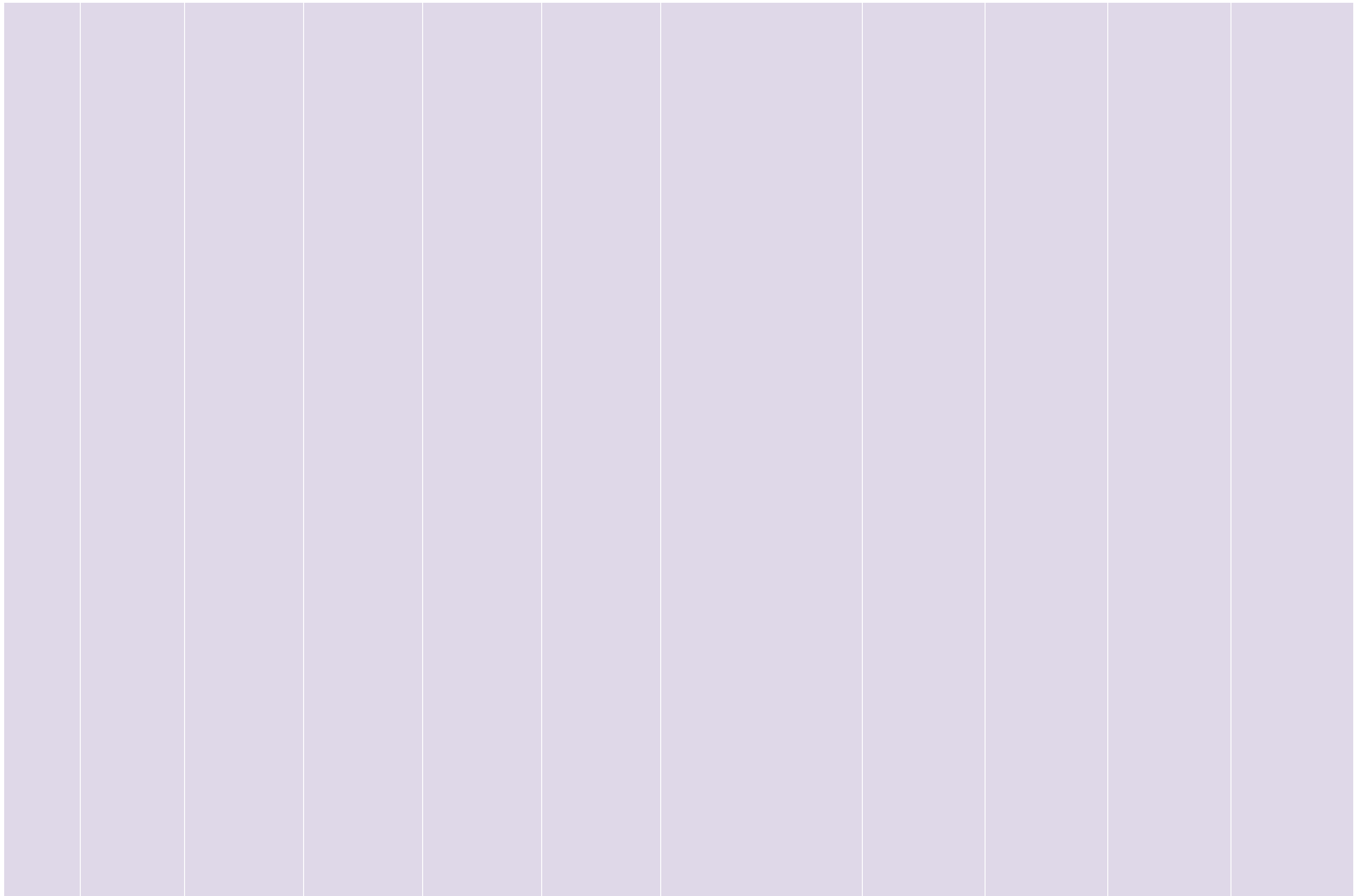
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
157	Canterbury Mill, 103 Canterbury Road	Broad Green & Selhurst	Broad Green	0.10ha	Former factory building	New primary school	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
													The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	Medium	Industrial Estates;Institutions with associated grounds;Terraced houses and cottages	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Garage-auto repair centre to east, residential 3 storey flats to west , Canterbury Recreation Ground and Community Centre to rear	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Access from Canterbury Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.												

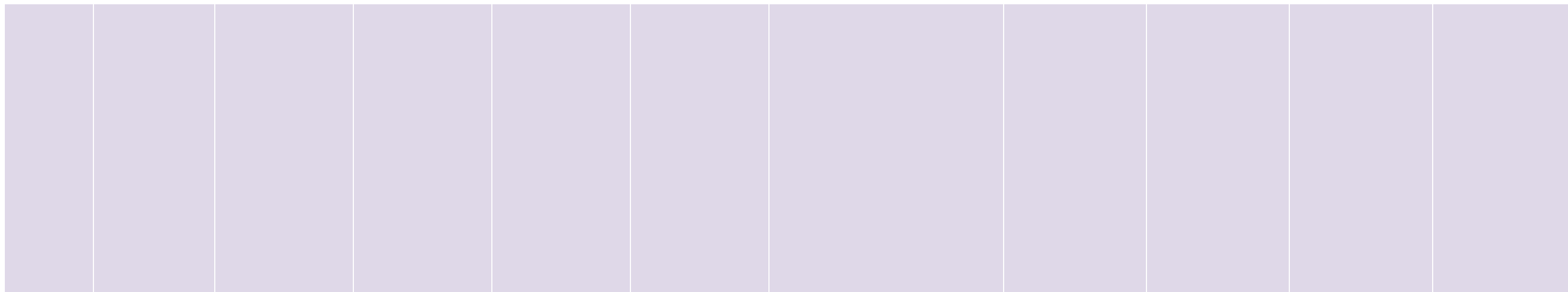
				Size of site	Description of site	Preferred option				
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	Broad Green & Selhurst	Broad Green	6.75ha	Out of town retail warehouses and surface car parking	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	



		Place	Ward	Size of site	Description of site	Preferred option				
334	Valley Leisure Park, Hesterman Way	Broad Green & Selhurst	Broad Green	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.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

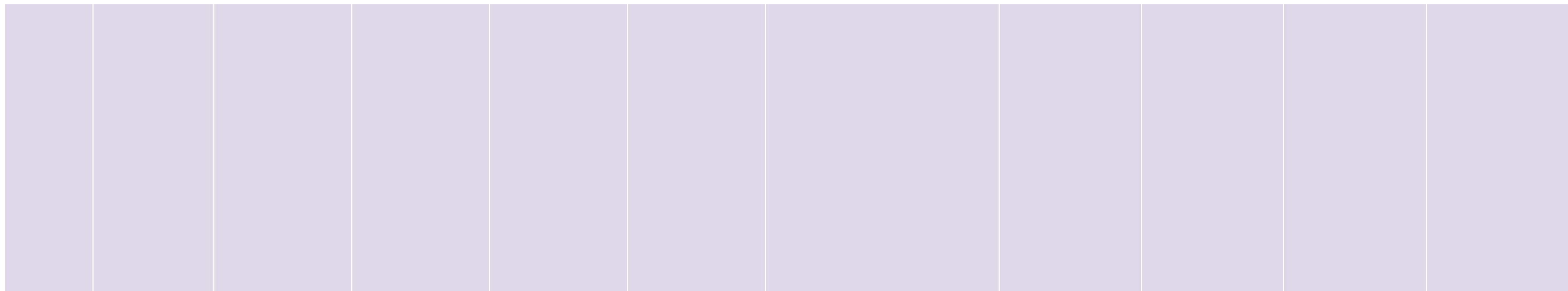
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
337	Zodiac Court, 161-183 London Road	Broad Green & Selhurst	Broad Green	0.71ha	Residential building with ground floor commercial units	Residential redevelopment	Redevelopment provides an opportunity to intensify the use of the site. However, it is noted that there are significant issues with viability of redevelopment that will need to be overcome before this site could be developed. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											32 to 184	146	The site could not provide adequate play and outdoor space needed for a school; Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers; Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Road to three sides and 5 storey block adjacent	Slopes down towards Chatfield Road	Brownfield	The site has an historical contaminative use and therefore a	Pedestrian access from London Road. Car park entrance from Chatfield Road	We have concerns regarding Wastewater Services in relation		Appears in need of maintenance											





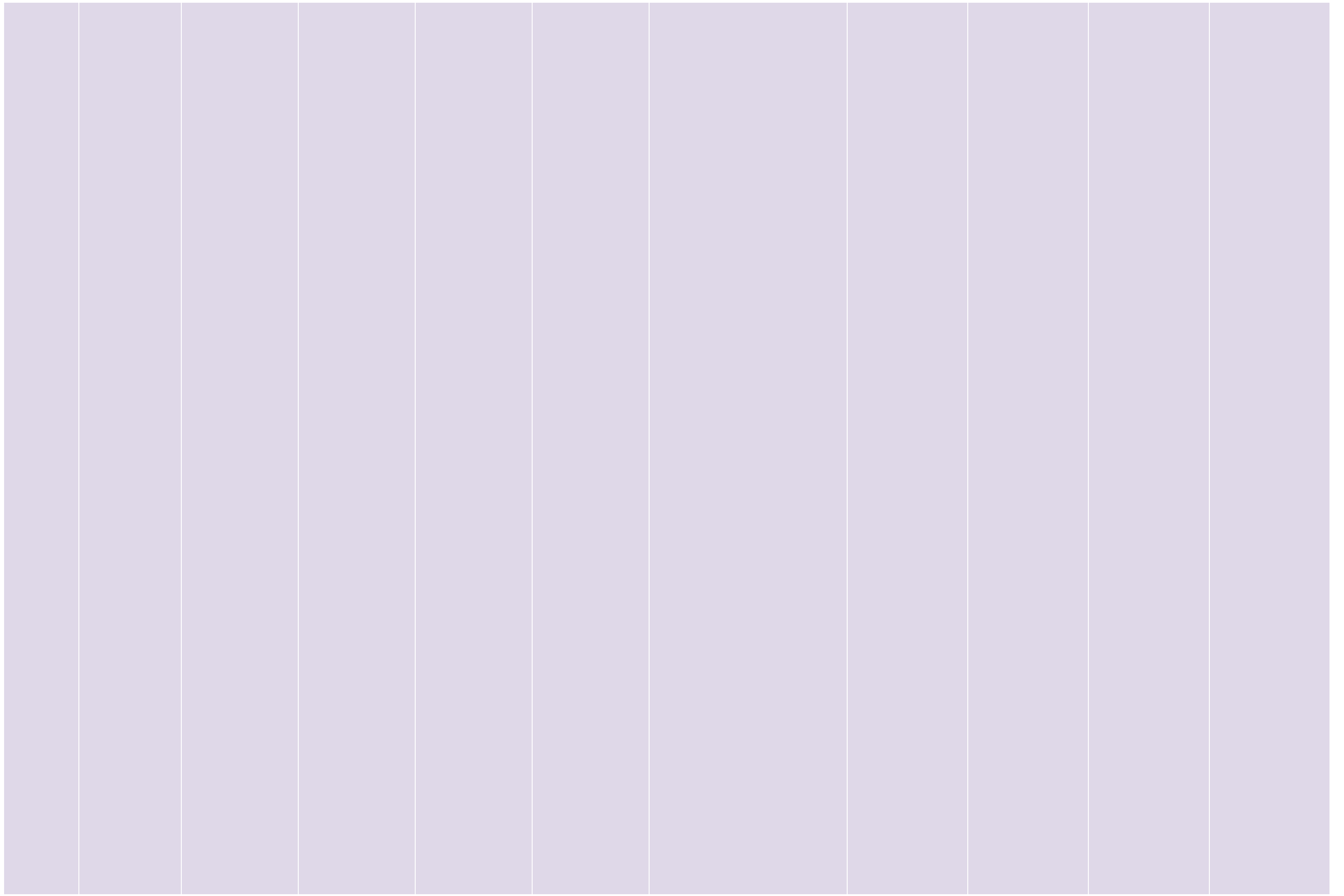
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
348	Homebase & Matalan stores, 60-66 Purley Way	Broad Green & Selhurst	Broad Green	2.84ha	Retail stores and associated car park	Mixed use residential and retail development	Residential development would help meet the need for new homes in the borough. Premises are currently on long leases which will not expire until the mid 2020's. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											128 to 482	393.5	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it			Urban	Medium	Retail Estates & Business & Leisure Parks	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
Industrial to north and south, Purley Way to east and tram tracks to	Main part of site is level. Significant change in level in north of the site	Brownfield	The site has an historical contaminative use and therefore a	From Purley Way	We have concerns regarding Wastewater Services in relation	A few within the car parking area, planted in 1980-90's that are not	Appear to be maintained	Appears maintained.											

					assessment will be	to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of	covered by a TPO		
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
396	Praise House, 145-149 London Road	Broad Green & Selhurst	Broad Green	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	Site has an existing community use that is protected. The redevelopment of this site would help to meet the need for new homes in the borough. Currently it is not likely to be viable so it development of the site is not likely to be completed before 2026.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											9 to 52	41.25	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Industrial Estates;Retail Estates & Business & Leisure Parks;Terraced houses and cottages	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Bounded by road on two sides, residential terraced housing to north west and west	Land slopes down to south west	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From London Road and Montague Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Mixed condition with garage in need of renovation/maintenance.											

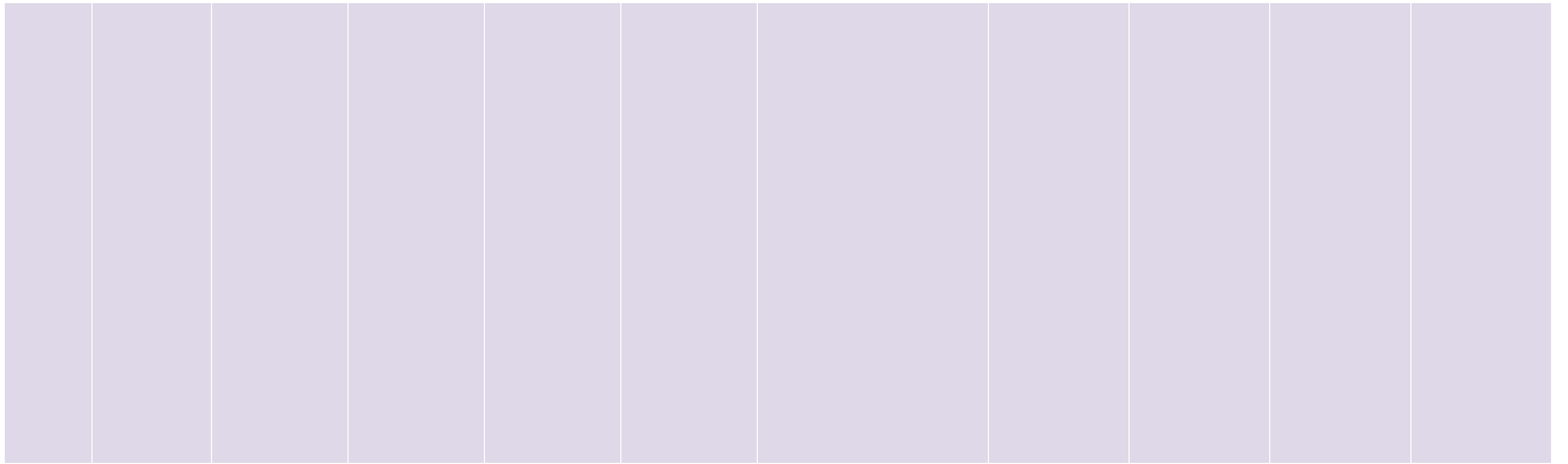
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
404	Vistec House & 14 Cavendish Road, 185 London Road	Broad Green & Selhurst	Broad Green	0.69ha	6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road	Residential development	The redevelopment of this site could help to meet the need for new homes in the borough and as it is outside the Local Centre and Primary Shopping Area retail and other town centre uses are not preferred uses on this site.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		32 to 179	142.25	The site could not provide adequate play and outdoor space needed for a school;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The site would be too expensive for a school (representing poor value for money)			Urban	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Residential block to north, housing to west, residential block to south and road to east.	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From London Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand		Appears in need of some maintenance	Appears to need some maintenance	





		Broad Green & Selhurst	West Thornton	0.80ha	3-storey office building			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		36 to 136	111				Urban	Medium	Industrial Estates;Institutions with associated grounds;Terraced houses and cottages	APZ

				to create space for Gypsy and Traveller pitches						
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Croydon Crematorium to north and east, school and residential terraced housing to west and south	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Mitcham Road	network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an	None- the trees are outside the site boundary in the Crematorium and school		

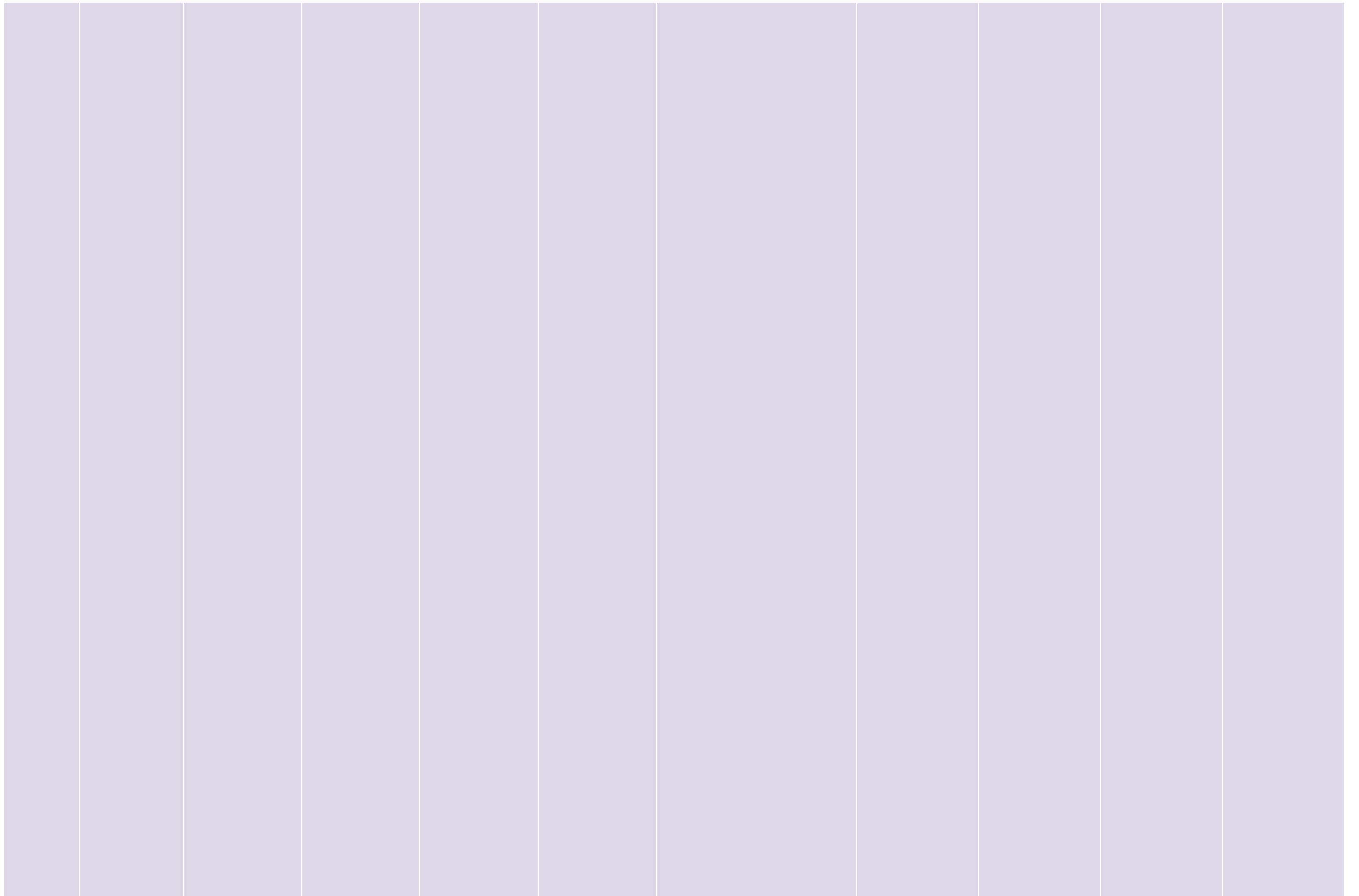


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
471	Masonic Hall car park, 1- 1B Stanton Road	Broad Green & Selhurst	Broad Green	0.15ha	Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park.	Residential development	Residential development will help to meet the need for new homes in the borough. Delivery will be an issue with the land in private ownership and as a car park for a hall the Community Policy SP5 must be complied with. A Contaminated Land Assessment will be required.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											7 to 39	31	The site is in an area of the borough with the highest deprivation and is not suitable for a Gypsy and Traveller site			Urban	High	Large houses on relatively small plots;Terraced houses and cottages	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Stanton Road to north, residential on other boundaries	Flat with small change in level	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Access from Stanton Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Self seeded Sycamore trees on boundary that are not covered by a TPO	A small `sentry style concrete box`/kiosk in fair condition, built in the 1980's.											

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
517	Milton House, 2-36 Milton Avenue	Broad Green & Selhurst	Selhurst	1.32ha	Mostly vacant & semi derelict factory units in integrated industrial location surrounding Milton Avenue	Residential and employment uses	The redevelopment of this site could help to meet the need for new homes in the borough, whilst also providing some employment and mitigating against possible loss of employment in the area. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating and that mitigation of loss of employment might take the form of requirements around training and skills development.	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											74	74	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	Medium	Compact houses on relatively small plots;Industrial Estates;Large buildings in an urban setting;Terraced houses and cottages	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
														The site has an historical contaminative use and therefore a contaminated land		On the information available to date we do not envisage infrastructure concerns regarding			

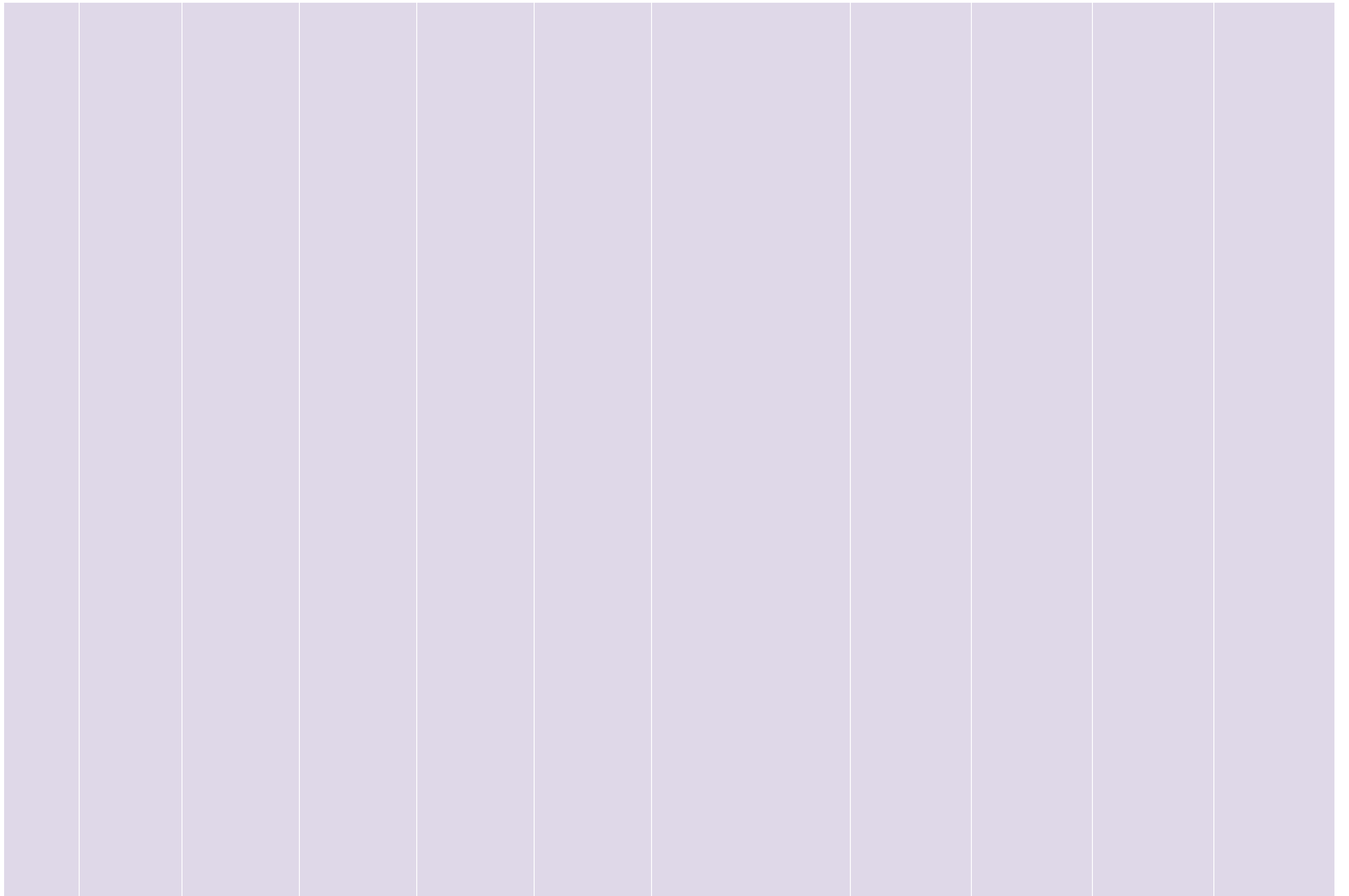


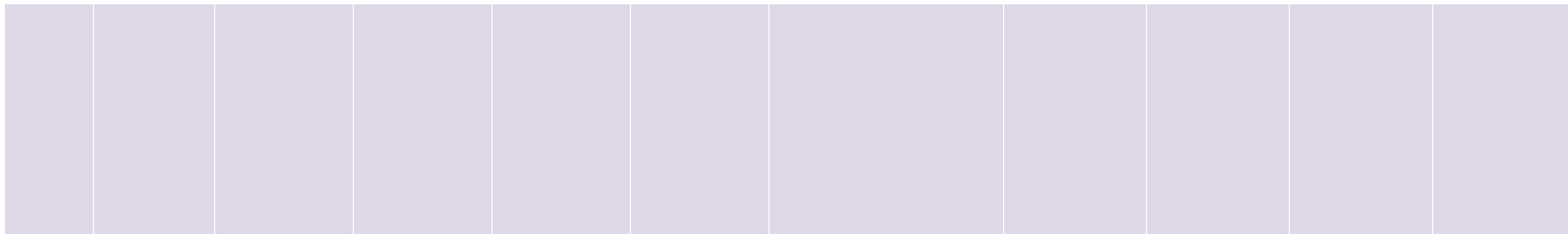
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
60	Cane Hill Hospital Site, Farthing Way	Coulsdon	Coulsdon West	32.37ha	Former Hospital Site	Residential development with new community, health and educational facilities	The development of this site will assist in meeting the need for housing in the borough. New community, health and educational facilities are required to improve the sustainability of the site. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		650	650	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Suburban	Low	Green Infrastructure; Planned estates of semi detached houses; Scattered houses on large plots	APZ; Locally Listed Building
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential on Portnalls Road to north east, fields to south, Brighton Road and field to south west	On a hill with undulations.	Brownfield	A site investigation has been carried out and a number of contaminants were found to be elevated therefore remediation of the site is required. A remediation strategy will be required.	From Farthing Way and Portnalls Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the	There are many trees on the site covered by a TPO		The footprint of the building is a cleared site, the remainder is mix of trees and agricultural land. A remediation strategy is required





Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
372	Car park, Lion Green Road	Coulsdon	Coulsdon West	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 lies within Coulsdon District Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has planning permission for a retail use having passed the sequential test. Should the planning permission expire retail use would cease to be an acceptable use on this site unless a new sequential test demonstrates that there are no sequentially preferable sites available that are suitable for the type of retail use proposed.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
														Mixed use development comprising residential (38 to 102 homes), leisure and community facilities	Site has planning permission for the preferred uses although residential use on the site would help to meet the need for new homes in the borough should the current planning permission expire without development commencing	Suburban	Medium	Industrial Estates	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Cane Hill and Scheduled Monument to south, residential development to east, Post Office and housing to	Land sloping northwards	Brownfield	A site investigation has been carried out and a number of contaminants were found to be elevated therefore remediation of the	From Lion Green Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the	Avenue of trees on Lion Green Road frontage and some to sides and rear boundaries that may be covered by a TPO		Hard surfacing, appears less maintained to the rear of the site



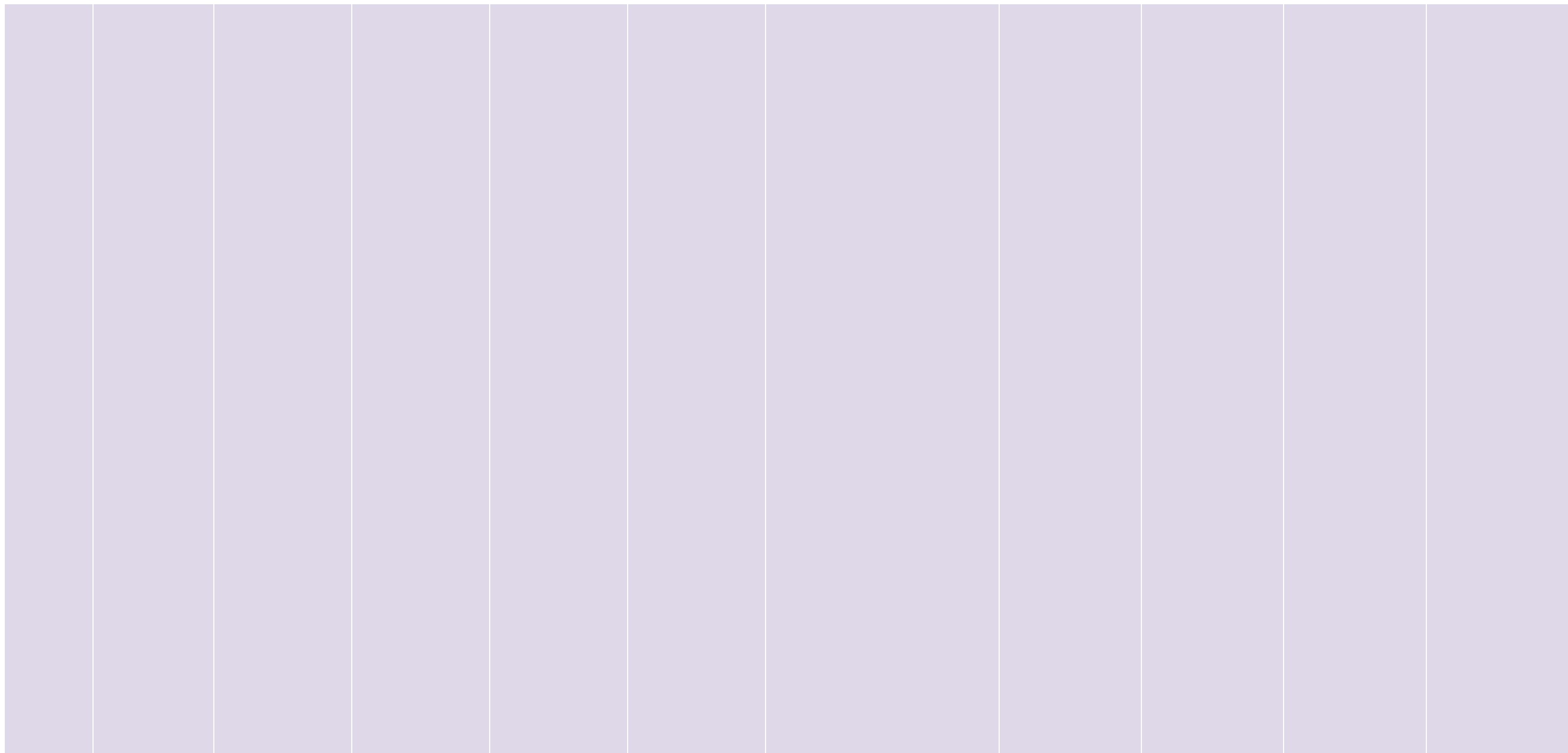


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
764	Land to the east of Portnalls Road, Portnalls Road	Coulsdon	Coulsdon West	6.81ha		Secondary school	The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school. Development could potentially require mitigation to address the effects of impact on the adjacent woodland.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
																Suburban	Low	Green Infrastructure; Planned estates of semi detached houses	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Cane Hill site to south and south east, school to north east, residential to north	Sloping		The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Portnalls Road			No buildings on site	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
945	Waitrose, 110-112 Brighton Road	Coulston	Coulston West	0.265ha	Waitrose supermarket	Residential and retail (and a healthcare facility if required by the NHS)	The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. There is an existing retail use on the site.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		55 to 90	81.25				Urban	Medium	Urban Shopping Areas	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
					The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Brighton Road and Malcolm Road				

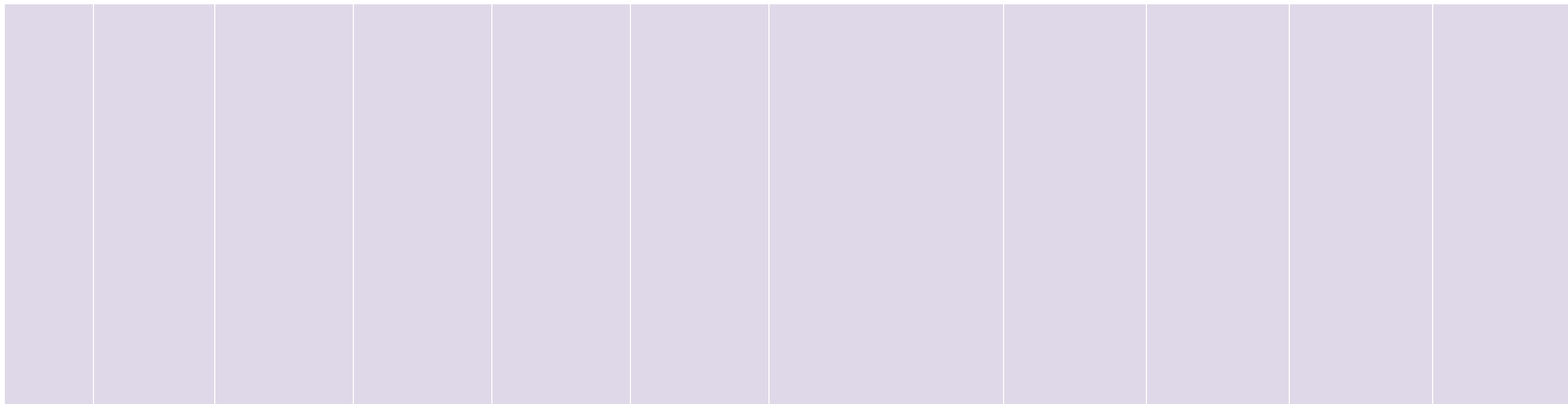
								Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
		Croydon Opportunity Area	Addiscombe	0.44ha	Royal Mail Sorting Office & Post Office Car Park	Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.		2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	

							partly mitigated by the provision of housing and employment.			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		74 to 201	169.25	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Large buildings in an urban setting; Tower Buildings; Transport Nodes	Affects the setting of a heritage asset
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Island Site Bounded by Addiscombe Road, Cherry Orchard Road and Billington Hill	The site slopes gently from the south, Addiscombe Road, to the north	Brownfield	A site investigation has been carried out and a number of contaminants were found to be elevated therefore remediation of the site is required. A remediation strategy will be required.	From two or more streets	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed		An office building in need of attention	A remediation strategy is required as a number of contaminants were found in a site investigation

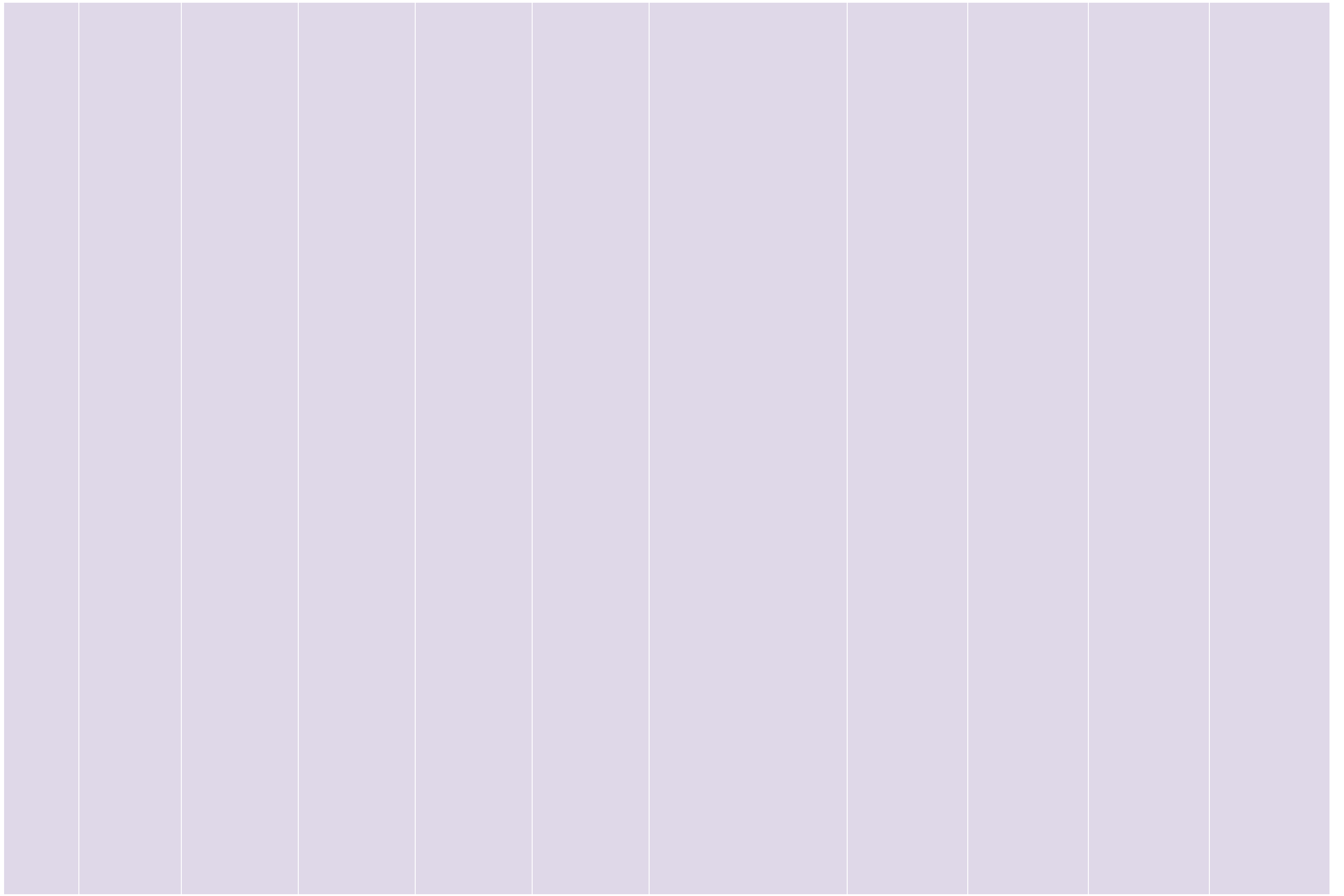


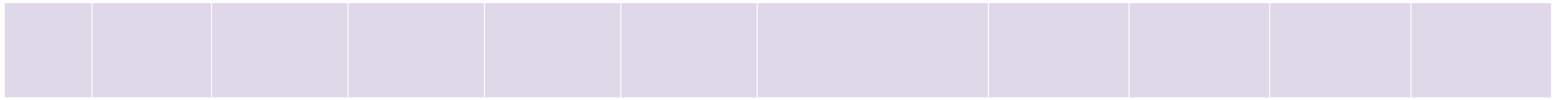
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
31	Croydon College car park, College Road	Croydon Opportunity Area	Fairfield	0.25ha	Eastern end of Croydon College over existing car park and access area	Mixed use redevelopment comprising hotel & residential	The site is to be used to fund improvements to the remaining parts of Croydon College, who do not need the car park. Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											159	159	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is not suitable for a stopping place for Gypsies and Travellers as the access is too narrow or the approach is through narrow streets;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Large buildings in an urban setting;Linear Infrastructure	Affects the setting of a heritage asset;APZ;Locally Listed Building

			Flat at surface level with ramped access road down to the site	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From College Road via a ramp				



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
32	4-20 Edridge Road	Croydon Opportunity Area	Fairfield	0.23ha	Car park	Residential development	Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											133	133	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Linear Infrastructure;Tower Buildings;Urban Shopping Areas	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
												Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Edridge Road, a shared access with ramp down from road level to Grosvenor House car park	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand	Sycamore trees in north corner of site not covered by a TPO	Substation in corner of car park	Maintained car park. A contaminated land assessment is required

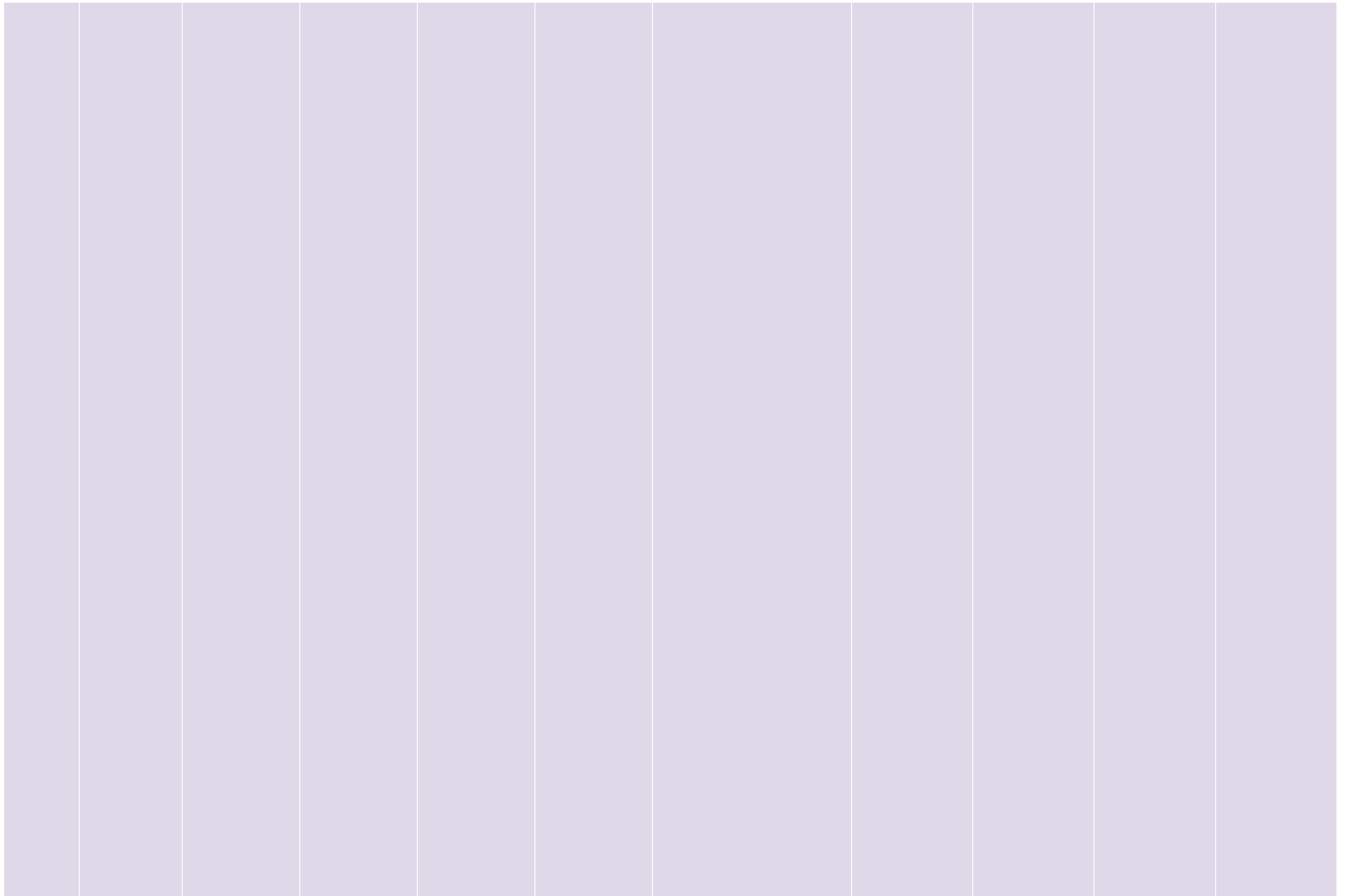


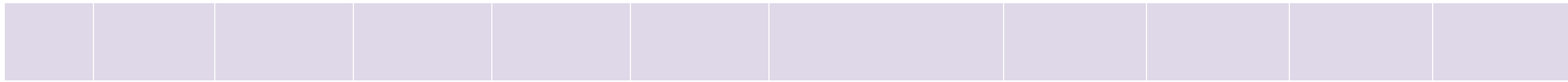


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
50	44-60 Cherry Orchard Road	Croydon Opportunity Area	Fairfield	0.301ha	Meat processing factory	Residential development	Residential development will help to meet the need for new homes in the borough. The site was included as an allocation in the Replacement Unitary Development Plan (2006) and as such is not protected as a Town Centre Industrial site as part of the Croydon Local Plan: Detailed Policies and Proposals.	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	The site is an operational scattered employment site and there is a presumption against non-employment uses									
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											50 to 80	72.5	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Urban	High	Industrial Estates;Mixed type flats;Tower Buildings	Affects the setting of a heritage asset;No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Public alleyway to eastern boundary, Ark Oval Primary School to the west	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required	From Cherry Orchard Road														



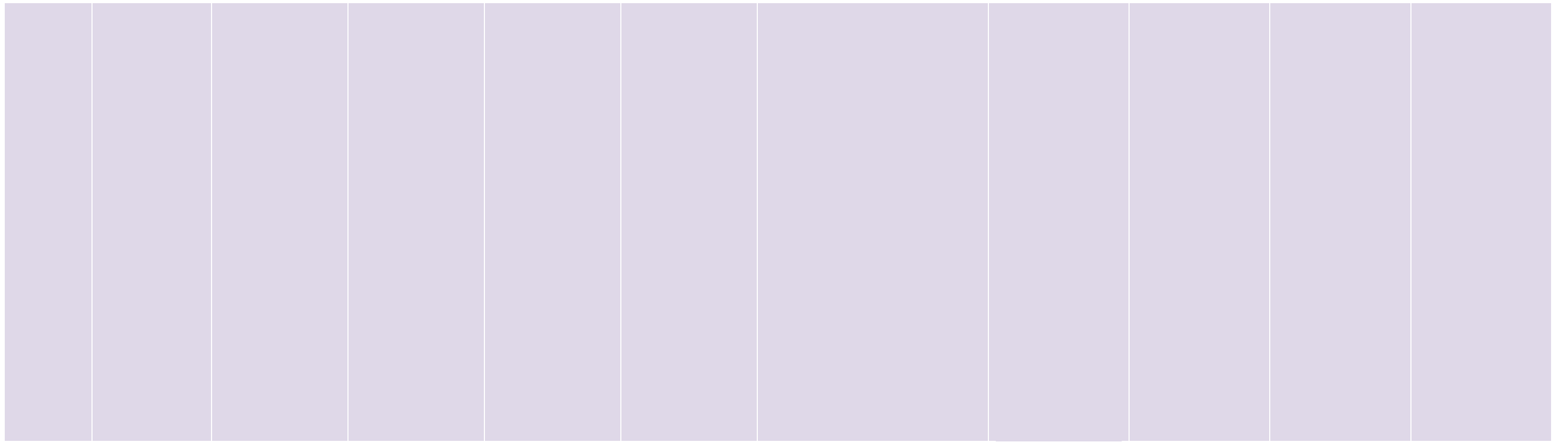
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
104	Former Taberner House site, Fell Road	Croydon Opportunity Area	Fairfield	0.36ha	Former Council offices currently being demolished	Residential development	Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable. The retention of public open space in the development is required to assist its sustainability.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											440	440	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Central	High	Green Infrastructure;Large buildings in an urban setting;Tower Buildings	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Flat		A site investigation has been carried out and a number of contaminants were found to be elevated therefore remediation of the site is required. A remediation strategy will be required.	Vehicular access from Fell Road. Pedestrian access from Fell Road, Queen's Garden and Park Lane	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from	Four trees on Park Lane boundary none covered by a TPO		Demolition of building in process											



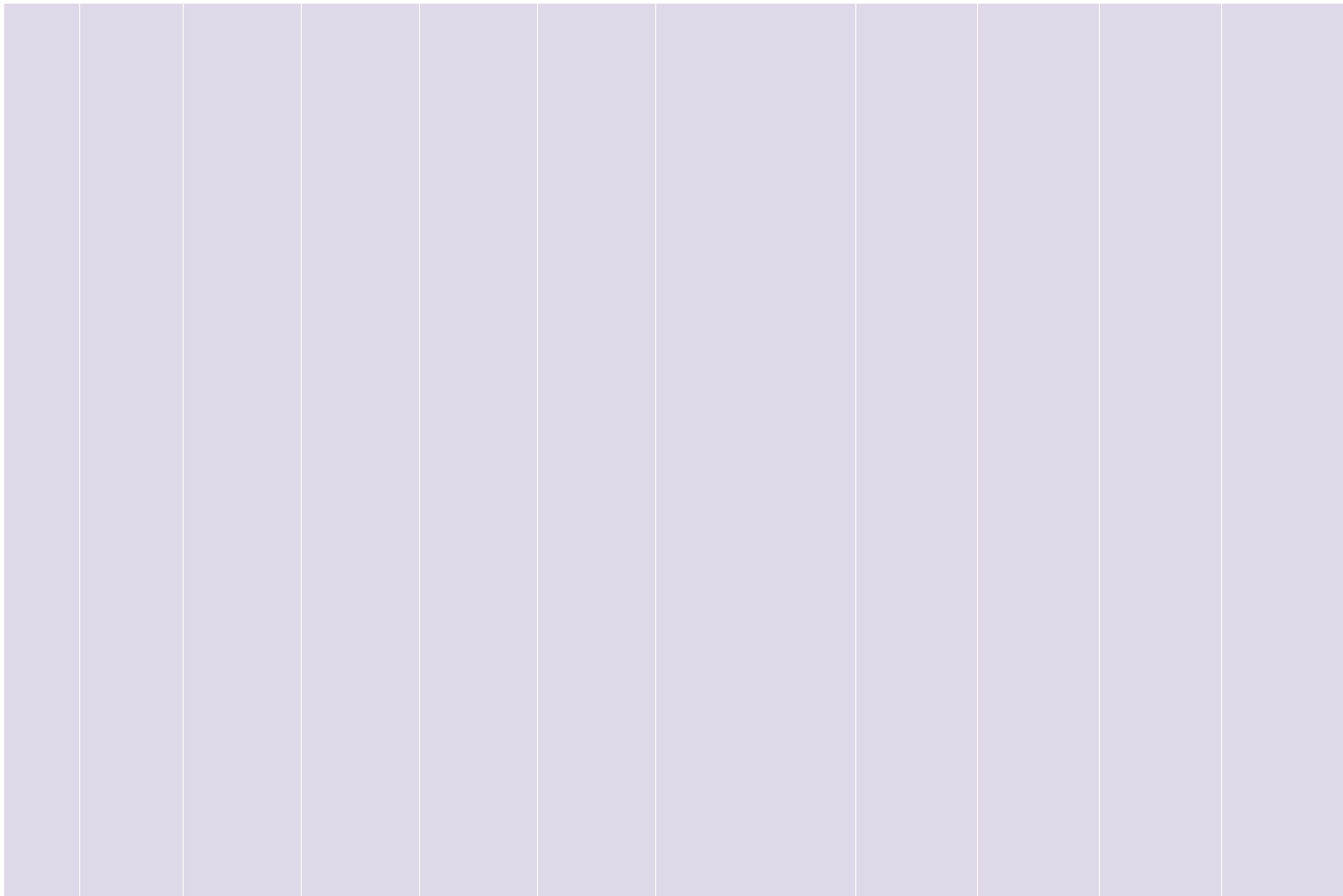


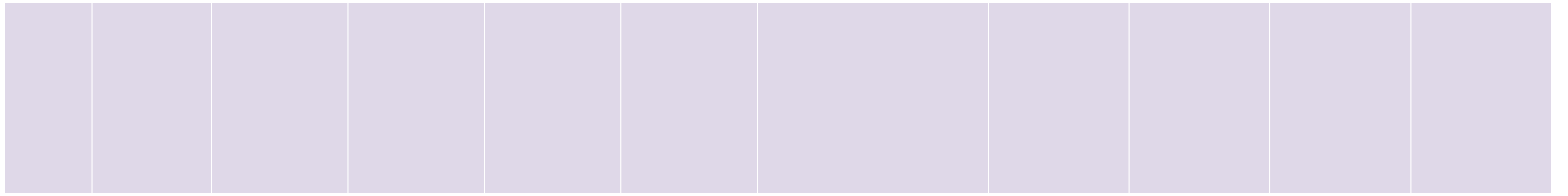
		Croydon Opportunity Area	Fairfield	0.88ha	Car park at rear and office block			Post 2026	Site has planning permission and there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		40 to 288	226	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or			Central	High	large buildings with surrounding space;Transport Nodes	Affects the setting of a heritage asset

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential gardens to north, rear road for Prospect West to south, railway line to west, residential gardens to east	Land rising to north on Station Approach		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Wellesley Road and Station Approach			Appears well maintained	



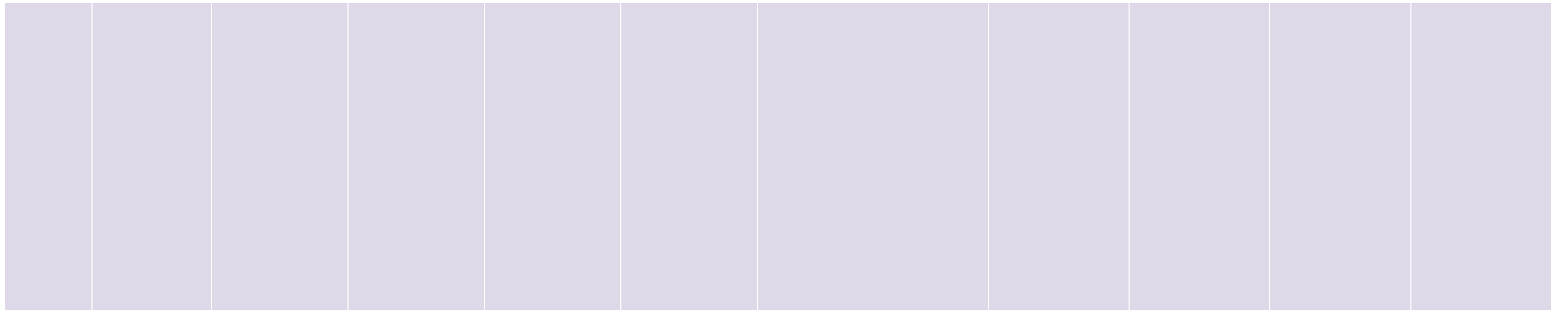
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Croydon Opportunity Area	Addiscombe	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	Residential development will help to meet the need for new homes in the borough. The part of the site to west of Cherry Orchard Road lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable on this part of the site. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											220 to 492	424	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Central	High	Industrial Estates;Mixed type flats	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Residential on Oval Road to east	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Access from Cherry Orchard Road and Oval Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in	Four trees stand on a corner plot next to Cherry orchard Road and Oval Road that are not covered by a TPO		Construction works commenced with site clearance										





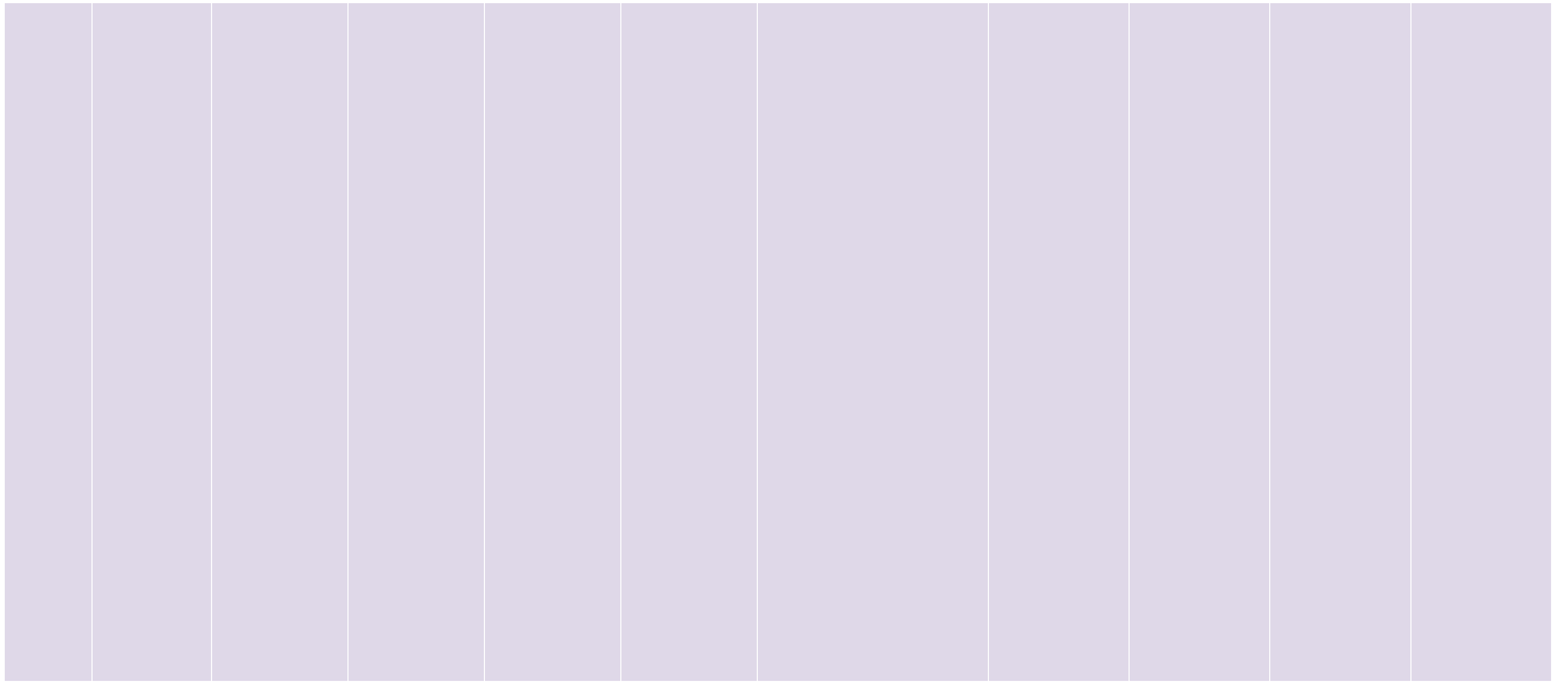
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
142	1 Lansdowne Road	Croydon Opportunity Area	Fairfield	0.47ha	Lansdowne Hotel, YMCA Hostel and Marco Polo House	Mixed use development comprising residential, offices, leisure and hotel	Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											419 to 441	435.5	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site; The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Lansdowne Hotel to south, Wellesley Road	Flat	Brownfield	The site has an historical contaminative use	From Lansdowne Road	We have concerns regarding Wastewater	The Lansdowne Road frontage has three horse	Appears to be maintained	The hotel had a refurbishment in the recent past										

		junction to south west, YMCA hostel to south east, Marco Polo House to east			and therefore a contaminated land assessment will be required (condition 1602)		Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented	chestnuts and one sycamore which are the subject of a Tree Preservation Order		
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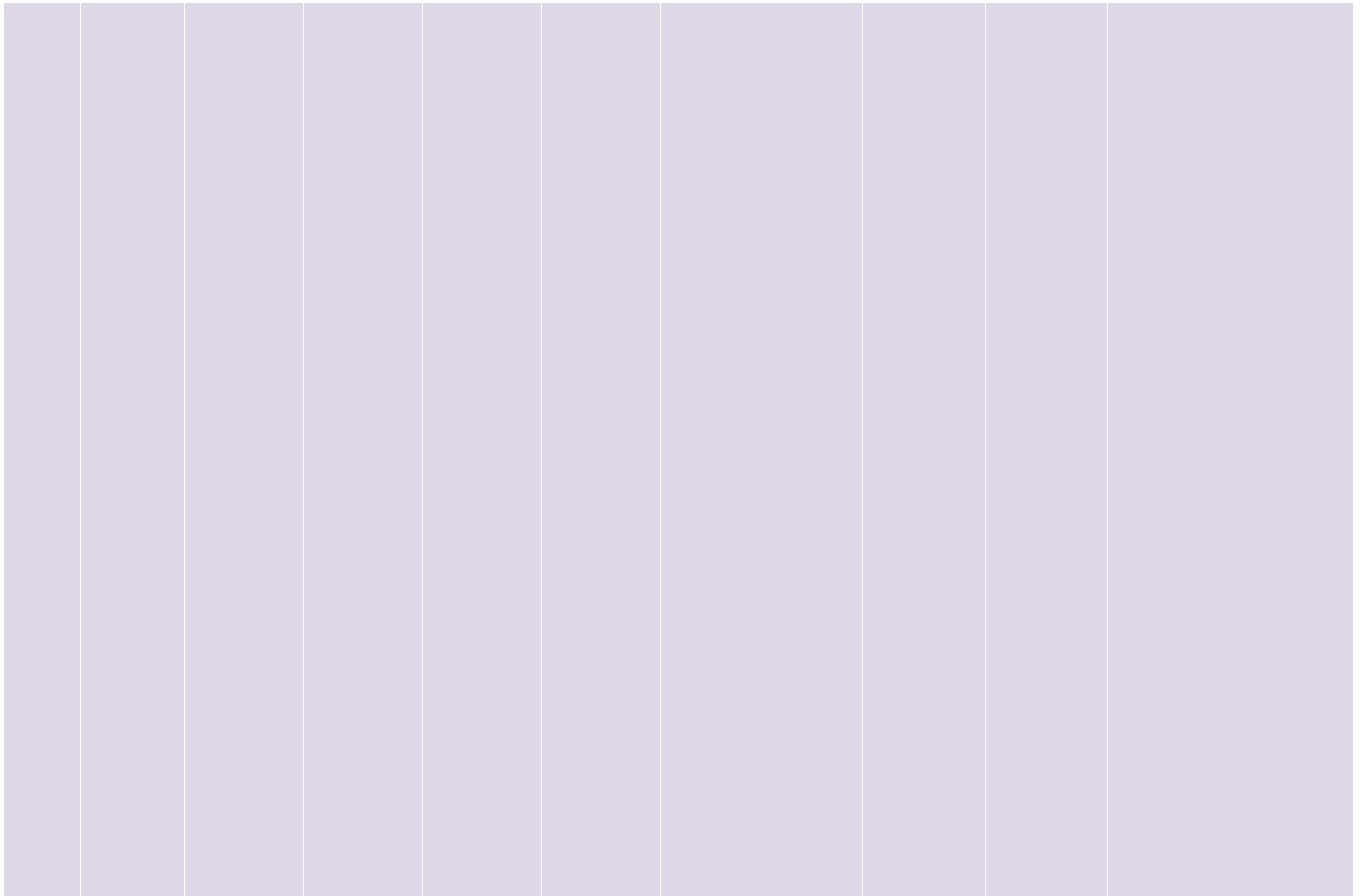


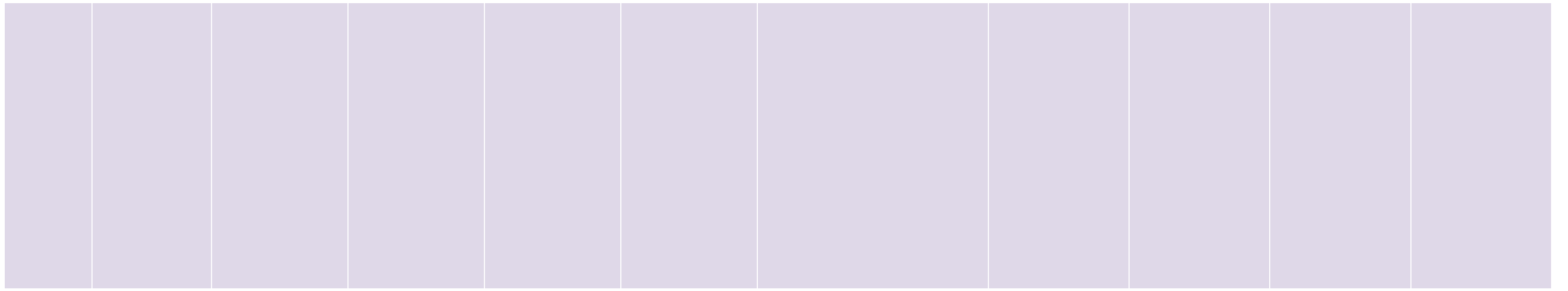
		Croydon Opportunity Area	Fairfield	0.21ha	Two office buildings and car park	Conversion of building to residential and hotel		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		46 to 196	158.5				Central	High	Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure	No heritage assets

Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
Offices to south, ,hotel to north, main dual carriageway to east and a road and offices to west	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)			Trees at rear in public footway on Walpole Road that are not covered by a TPO	Buildings appear to be maintained	



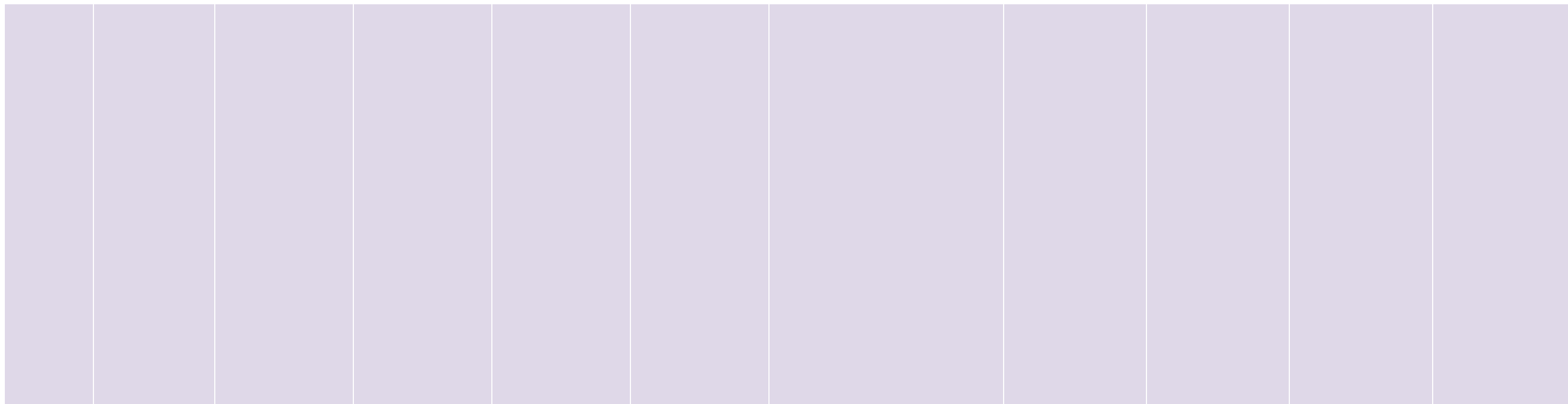
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
162	St George's House, Park Lane	Croydon Opportunity Area	Fairfield	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 Co	Existing office building is not protected from development. Site lies within the Primary Shopping Area so retail use is acceptable in this location. Planning permission has already been granted for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											288	288	The site is not viable for a stopping place for Gypsy and Travellers as there is planning application or pre application for another use on this site;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Central	High	Large buildings in an urban setting	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Slip road and main road to east, Smiths Yard and Listed Building to	Flat	Brownfield	The site has an historical contaminative use and therefore a	Access from Park Lane , Park Street, Smith's Yard and St. George's Walk	We have concerns regarding Wastewater Services in relation		Building has been gutted ready for refurbishment											





		Croydon Opportunity Area	Fairfield	2.7ha	Gateway site also known as Ruskin Square redevelopment	Mixed use development comprising residential, offices, restaurant/café and fitness centre		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		550 to 625	606.25				Central	High		Affects the setting of a heritage asset;APZ

					Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Railway line to east, George Street to south, Dingwall Road to west, Lansdowne Road to north	Flat	Brownfield	A site investigation has been carried out and a number of contaminants were found to be elevated therefore remediation of the site is required. A remediation strategy will be required.	From Dingwall Road and Lansdowne Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure	There are a row of trees on the boundary with Lansdowne Road and some on Dingwall boundary , with newly planted trees along Lansdowne Walk, none of which are covered by a TPO		Under construction

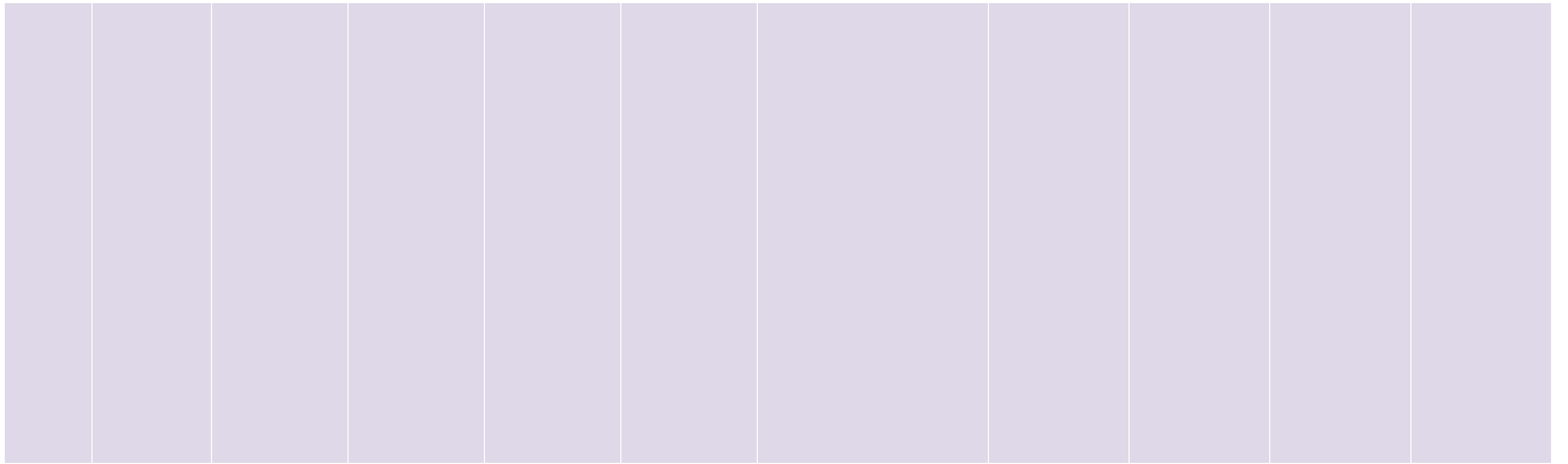


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
173	28-30 Addiscombe Grove	Croydon Opportunity Area	Fairfield	0.08ha	2 Edwardian houses	Redevelopment to provide more homes	Residential development will help to meet the need for new homes in the borough.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											12 to 32	27	The site is not viable for a stopping place for Gypsy and Travellers as there is planning application or pre application for another use on this site;The site is too far from the A roads network for a stopping place for Gypsy and Travellers			Central	High	Large buildings in an urban setting	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											low boarded fence	Flat	Brownfield	No contaminated land assessment is required	Open to one street Access from Addiscombe Grove		One tree at the front of No. 28 and some smaller trees in rear garden. None of which are covered by a TPO		

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
174	30-38 Addiscombe Road	Croydon Opportunity Area	Addiscombe	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	Residential development will help to meet the need for new homes in the borough	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											49 to 141	118	The site is too small to accommodate more than a 1 Form of Entry school;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Large buildings with well defined building line and adjacent to other buildings;Large houses on relatively small plots;Medium rise blocks with associated grounds	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
												Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Addiscombe Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Two large trees, one Oak and one yew covered by a TPO		Cleared site

		Croydon Opportunity Area	Addiscombe	0.69ha	Office building and car park	Primary school with residential and/or office on upper floors		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		97 to 279	233.5	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and			Central	High	Large buildings in an urban setting	Affects the setting of a heritage asset

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Cherry Orchard Road to west, Colson Road to east, Addiscombe Road to south, Cedar Road to north	Slopes gradually from south to north but is flattened by an undercroft for parking	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Cherry Orchard Road			Appears to be well maintained	



		Croydon Opportunity Area	Broad Green	0.36ha	Existing church in Factory building, and two other buildings (46 and 47 Tamworth Road)	Residential development and Class B business use		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		41 to 117	98				Central	High	Institutions with associated grounds; Linear Infrastructure; Terraced houses and cottages	Affects the setting of a heritage asset; APZ

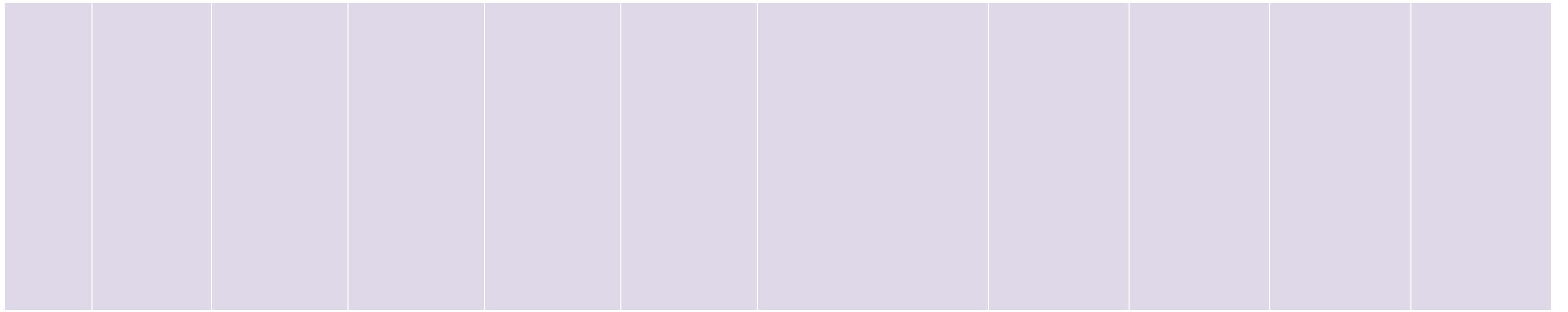
			Flat		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Ruskin Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why						
182	St Mathews House, 98 George Street	Croydon Opportunity Area	Fairfield	0.05ha	Residential building 2/3 storey brick built residential block	Redevelopment for residential and/or offices and/or retail (on George Street frontage)	Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station making it particularly suited to office use and the site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward							
								Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
								7 to 20	16.75	The site is too far from the A roads network for a stopping place for Gypsy and Travellers;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Central	High	large buildings with surrounding space;Urban Shopping Areas	Affects the setting of a heritage asset;APZ
								Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		George Street to north, vacant site	Change in level from College Road	Brownfield	The site has a potential	Vehiclular access from College Road. Pedestrian access only from	On the information available to date	Two small trees front George Street	Appears maintained							

							we do not envisage			
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
184	1-19 Derby Road	Croydon Opportunity Area	Broad Green	0.34ha	Shops and Garage on triangular site beside railway line close to West Croydon station	Residential development above, community uses on lower floors	The site lies outside Croydon Metropolitan Centre on a side street so town centre uses are not desirable in or suited to this location. Residential development will help to meet the need for new homes in the borough. New community facilities are required to improve the sustainability of the site. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											48 to 137	114.75	The site is too small to accommodate more than a 1 Form of Entry school;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Terraced houses and cottages;Transport Nodes;Urban Shopping Areas	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Derby Road to north, London Road to north	The land falls from the junction with London Road with	Brownfield	The site has an historical contaminative use	From Derby Road and Clarendon Road	We have concerns regarding Wastewater		All appear to need maintenance with 1-11 Derby Road	Site in need of maintenance

		east, railway line to south and south east, Clarendon Road to west	a short sharp drop of about 50m on Derby Road. The gradient eases off and continues to fall gently to the west		and therefore a contaminated land assessment will be required (condition 1602)		Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented		appearing to need more	
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		Croydon Opportunity Area	Fairfield	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)		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		49 to 141	118	The site is too small to accommodate more than a 1 Form of Entry school;The site is within or close to the Croydon Metropolitan			Central	High	large buildings with surrounding space	No heritage assets

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Carolyn House to north, Premier Inn Hotel to north west, Southern House to west and exit onto Wellesley Grove	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Dingwall Road and a rear exit to Wellesley Grove	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Three trees to the south side of property that are not covered by a TPO	Ageing building	

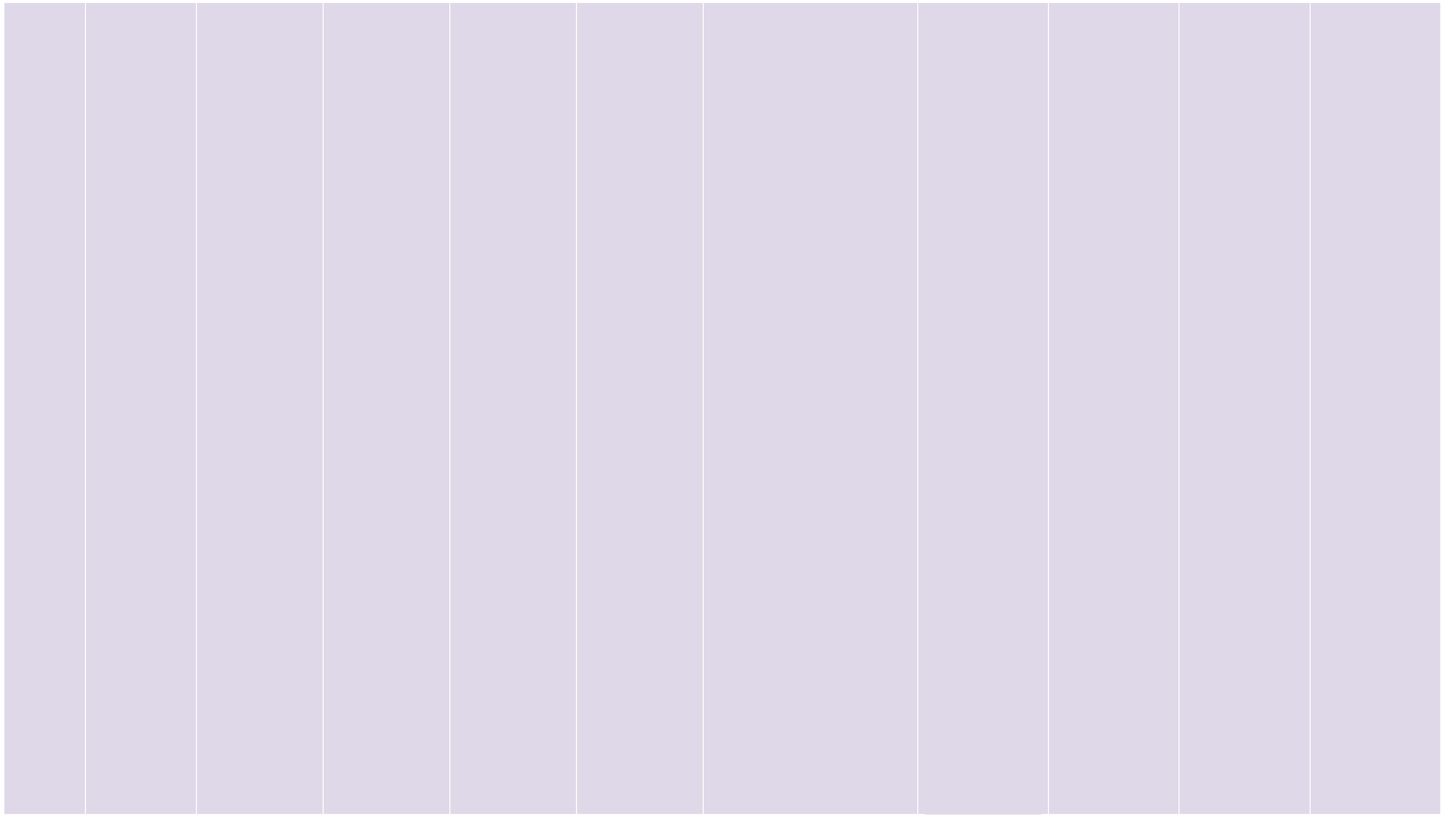
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
187	28 Dingwall Road	Croydon Opportunity Area	Fairfield	0.11ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											16 to 44	37	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Large buildings with well defined building line and adjacent to other buildings	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Sydenham Road to	Flat	Brownfield	The site has a	From Dingwall Road	On the information	A few smaller sized	Appears to be a	Appears well

					potential contaminative use therefore a contaminated land assessment will be required (condition 1602)		available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	trees that are not covered by a TPO	well maintained building	maintianed site
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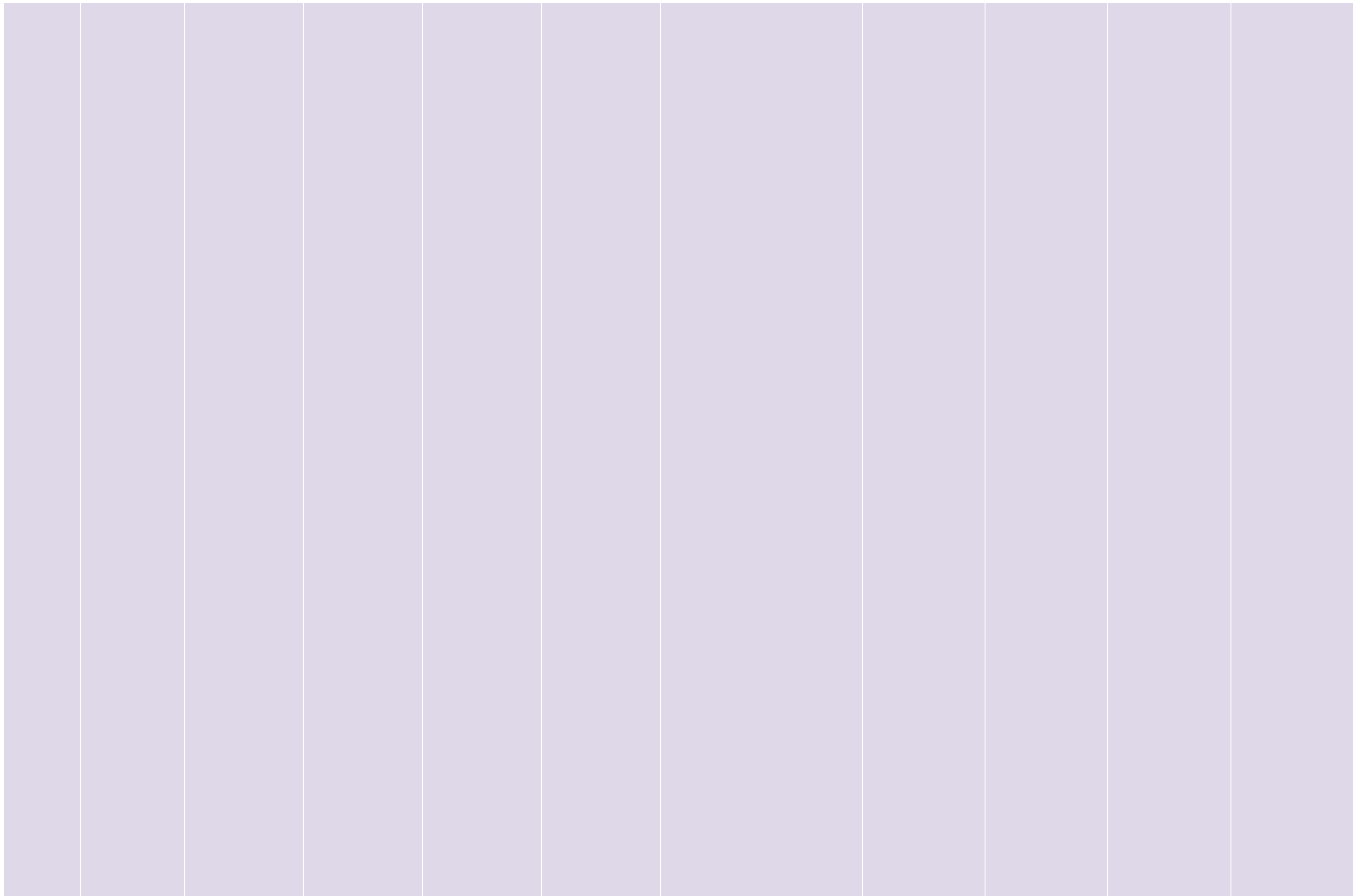
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
189	Car parks, Drummond Road	Croydon Opportunity Area	Broad Green	0.11ha	Surface car parks on Drummond Road including St Anne's Place	Residential development	Subject to the Old Town Masterplan which states parking is required here for the period of the masterplan, but that residential redevelopment could be considered later . The redevelopment of this site could help to meet the need for new homes in the borough. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider.	Post 2026	In Council ownership										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											12 to 32	27	Site is a Conservation Area making it unsuited for Gypsy and Traveller pitches because of impact on a heritage asset;The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Industrial Estates;Terraced houses and cottages;Urban Shopping Areas	Affects the setting of a heritage asset;APZ;Conservation Area

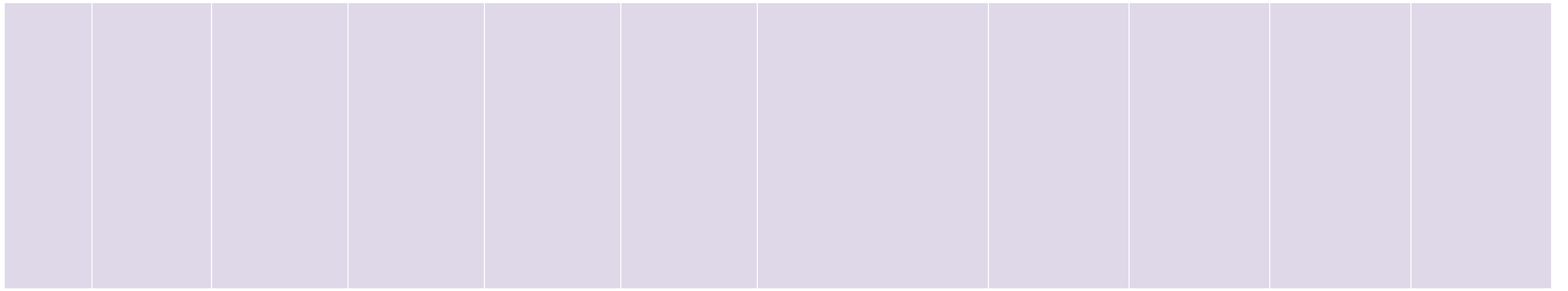
			Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Drummond Road and Tamworth Place.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Three small groups on the boundary of the car park that are not covered by a TPO		

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
190	Car park to the rear of Leon House, 22-24 Edridge Road	Croydon Opportunity Area	Fairfield	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).	Residential development will help to meet the need for new homes in the borough	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											56 to 162	135.5	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Urban	High	large buildings with surrounding space	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Gentle slope from Edrige Road to High Street	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Edridge Road and Mason Avenue	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a			Maintained private car park										



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
192	Suffolk House, George Street	Croydon Opportunity Area	Fairfield	0.25ha	Office building with retail units at ground level	Mixed use redevelopment with offices or residential dwellings above retail units at ground level	Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											35 to 101	84.5	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;The site would be too expensive for a school (representing poor value for money);Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Central	High	large buildings with surrounding space;Linear Infrastructure;Urban Shopping Areas	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Open on all four sides	Flat	Brownfield	The site has an historical contaminative use and therefore a	From George Street, College Road and Park Lane	We have concerns regarding Wastewater Services in relation		Building appears to need some maintenance											



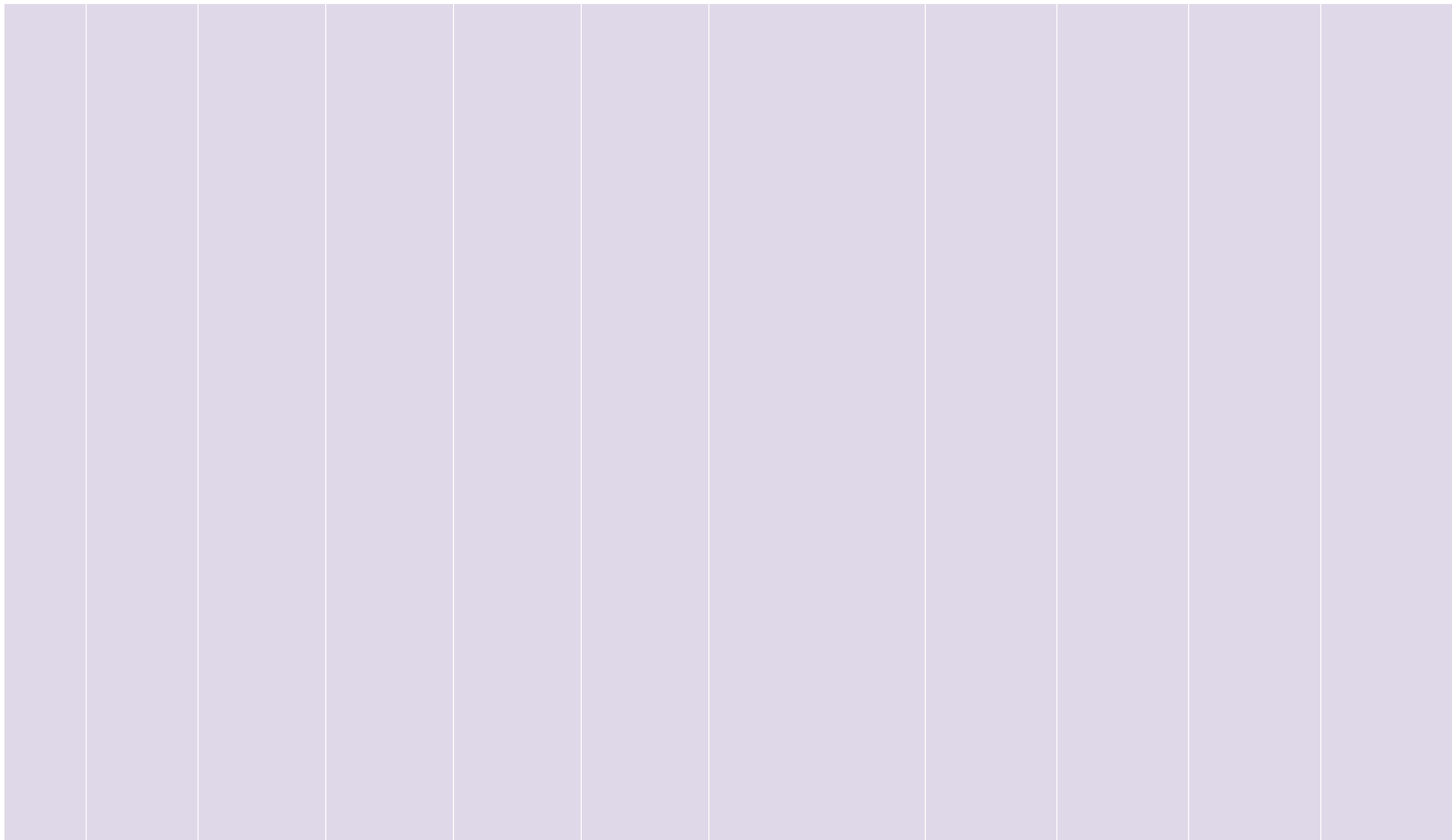


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
193	100 George Street	Croydon Opportunity Area	Fairfield	0.21ha	The 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	Site lies within a proposed extension of the Primary Shopping Area close to East Croydon station which would make all town centre uses acceptable in this location and making it particularly suited to office use. The development of this site could help to meet the need for new homes in the borough.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											30 to 85	71.25	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	large buildings with surrounding space	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	George Street to north, College	Flat	Brownfield	The site has an historical	From College Road	On the information available to date			Ready for construction										

		Road to south, St Matthews House to west			contaminative use and therefore a contaminated land assessment will be required (condition 1602)		we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			
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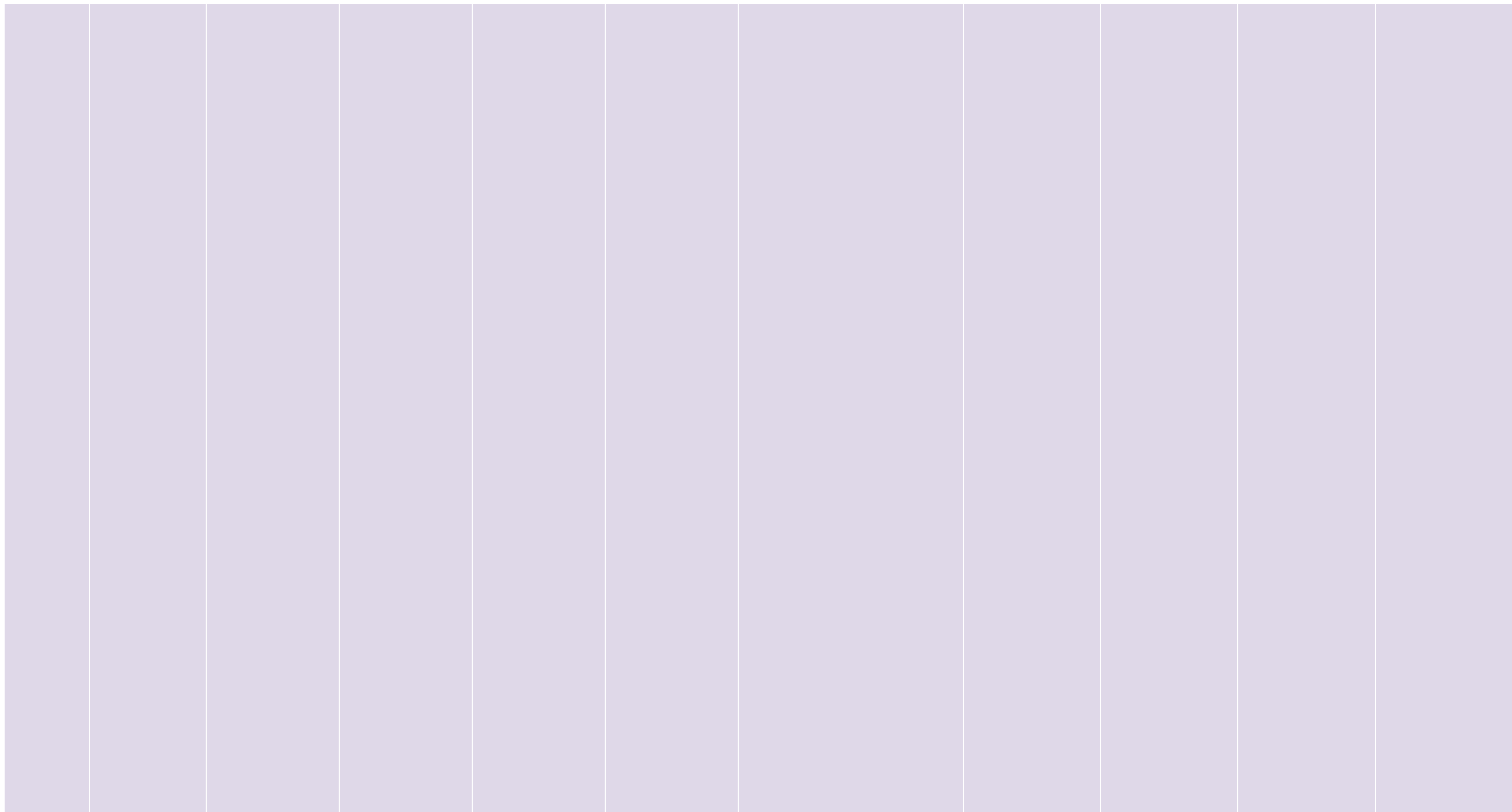
								Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
		Croydon Opportunity Area	Fairfield	1.94ha	Office & retail (including financial and food & drink) buildings between Katharine Street and Park Street	Residential with new civic space and a combination of retail, other Class A uses, leisure and office use.		2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	

							the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		88 to 504	400	The site could not provide adequate play and outdoor space needed for a school;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses			Central	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas	Affects the setting of a heritage asset;APZ;Conservation Area;Locally Listed Building
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Park Street, Katharine Street, Park Lane and High Street	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.	There are street trees in public highway, outside the site boundary to the High Street. These are not covered by a TPO	Buildings appear to need some maintenance	



		Croydon Opportunity Area	Fairfield	0.56ha	High rise office building			Post 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		High Street to west, offices to north, Edridge Road and residential to east, Masons Avenue and residential to south	Slope from Edrige Road to High Street, with underground parking on the Edridge Road side of the site.	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Masons Avenue, High Street and Edridge Road			Building appears maintained	

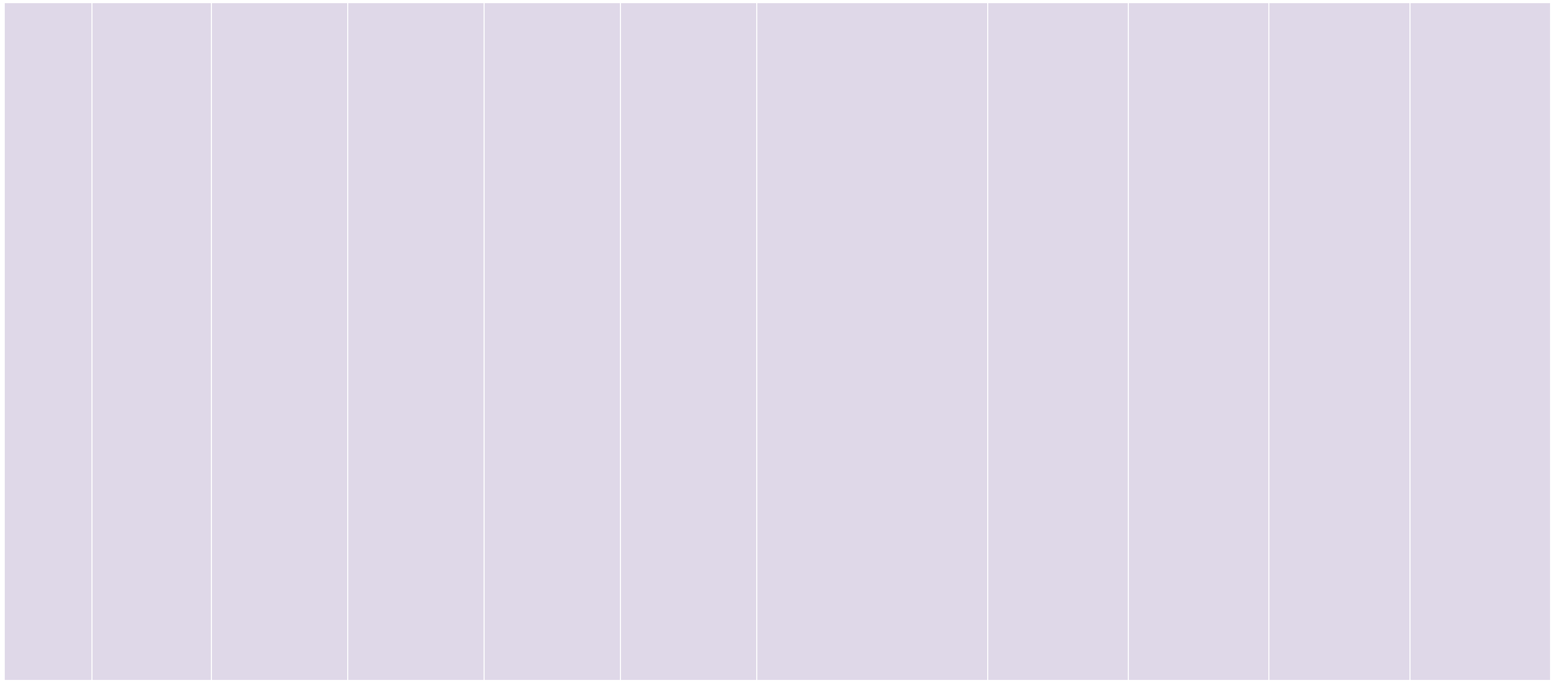


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
196	Stonewest House, 1 Lamberts Place	Croydon Opportunity Area	Addiscombe	0.13ha	Office building with stores	Residential development	Residential development will help meet the need for housing in the borough. The existing office use is not protected.	2016 - 2021	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	
		9 to 31	25.5	Site is likely to be affected by noise from an adjacent land use making it unsuitable for noise sensitive mobile homes for Gypsy and Traveller occupation;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The site is too small for 3 or more Gypsy and Traveller pitches;The site is too small to accommodate more than a 1 Form of Entry school;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Urban	Medium	Industrial Estates;Linear Infrastructure;Mixed type flats;Terraced houses and cottages;Tower Buildings	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	The road level of Lambert Place falls from the junction with A222, and the site is flat		The site has an historical contaminative use and therefore a contaminated land	From Lamberts Place	On the information available to date we do not envisage infrastructure concerns regarding					

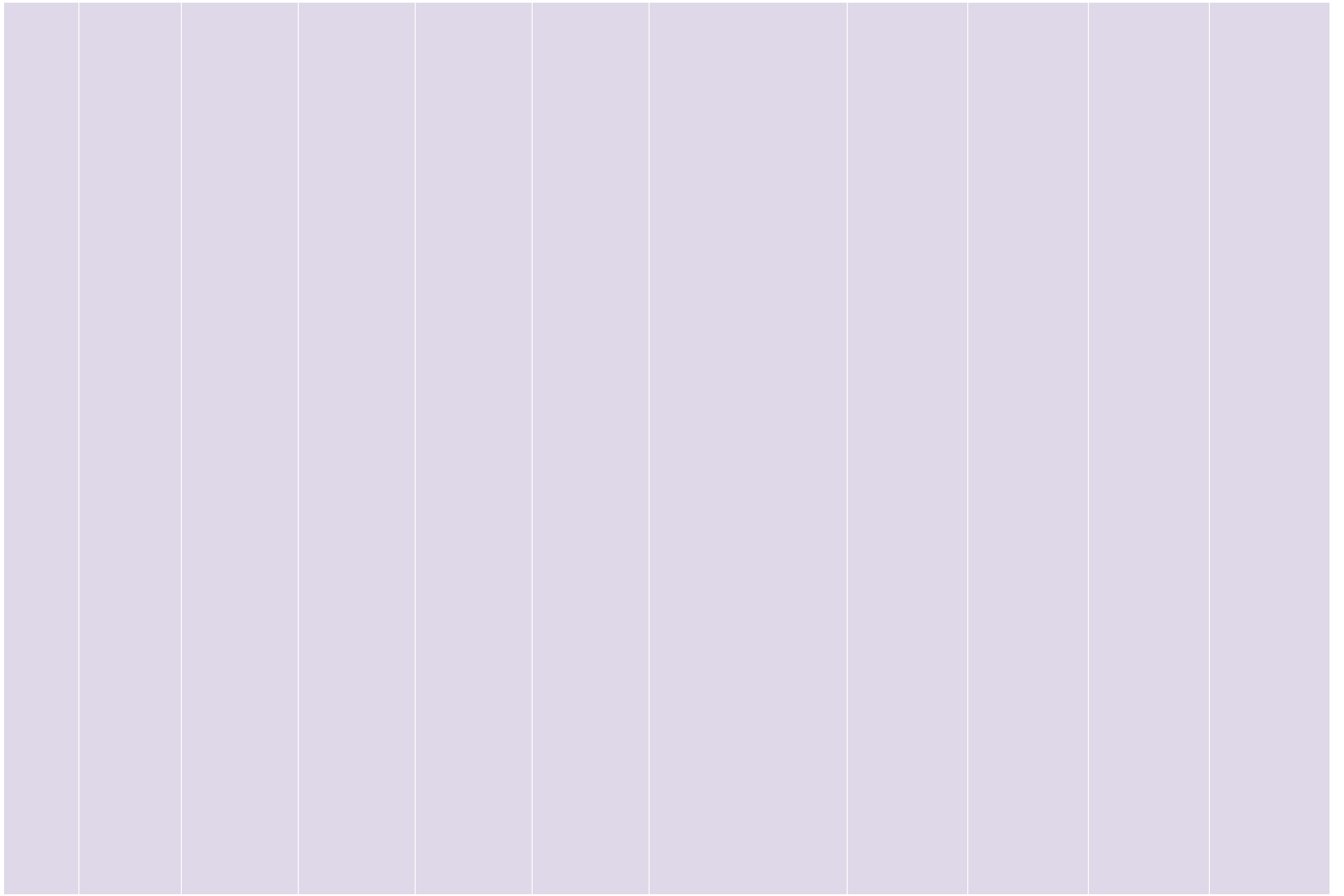


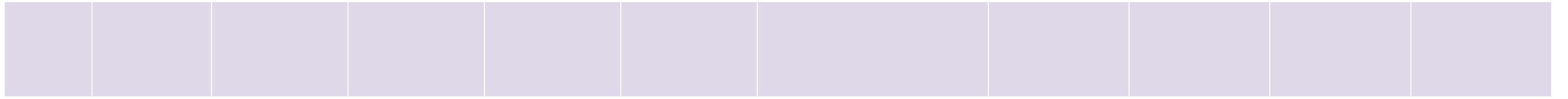
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
197	Emerald House, 7-15 Lansdowne Road	Croydon Opportunity Area	Fairfield	0.39ha	Office building	Office and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											55 to 157	131.5	The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;The site would be too expensive for a school			Central	High	large buildings with surrounding space;Large buildings with well defined building line and adjacent to other buildings	Affects the setting of a heritage asset

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Dingwall Road office building to north, roundabout on Dingwall and Lansdowne Road to south east	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Lansdowne Road car park at rear		Six trees on the frontage to Lansdowne Road that are not covered by a TPO	Appears to be well maintained	



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
199	20 Lansdowne Road	Croydon Opportunity Area	Fairfield	0.775ha	Builders yard between Lansdowne Road and the railway line into East Croydon	Residential development with light industrial workshops and studio spaces	Site is a town centre employment site. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, it is proposed that greater use is made of this site through a mixed use development of residential and light industrial or studio units.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											109 to 313	262				Central	High	Industrial Estates; Large houses on relatively small plots	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Railway Line to east, Lansdowne Road to west, commercial vehicle dealership to north, Network Rail rail maintenance depot to south	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Lansdowne Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand	There are some trees on the boundary with Lansdowne Road that are not covered by a TPO	The buildings that can be seen from the road are derelict. The builder's offices are probably in better condition.	Mostly derelict but some buildings in the far SE corner are in use by a roofing contractor



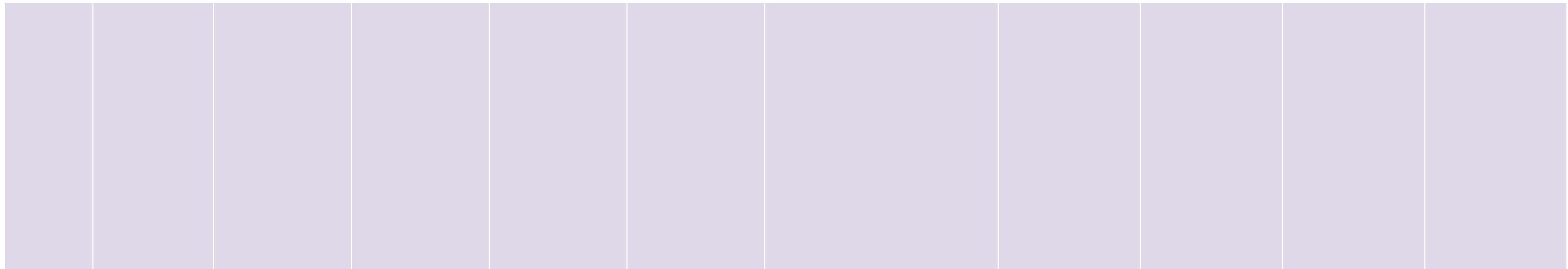


		Croydon Opportunity Area	Fairfield	0.95ha	Multi storey car park	Mixed use, public car park and residential.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	Site is unlikely to come forward for development due to difficulty in replacing the existing function provided by the site
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		133 to 384	321.25				Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	Affects the setting of a heritage asset

		Dingwall Road to west, Lansdowne Road to south, surface car park to east, office building to north	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Access from Lansdowne Road and Dingwall Road		Seven trees on frontage to Dingwall Road that are not covered by a TPO		

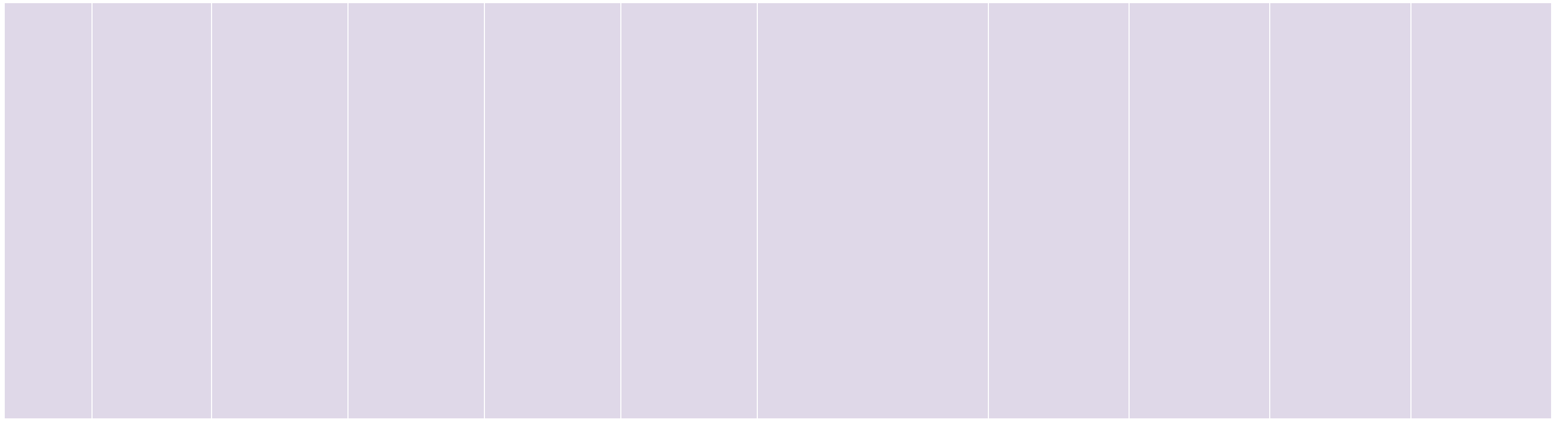
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
201	Lidl, Easy Gym and car park, 99-101 London Road	Croydon Opportunity Area	Broad Green	1.13ha	Supermarket, gym and car park	Primary school with residential development on upper floors	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is in a dense urban area and is suited to a mixed use development with the residential element helping to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											51 to 293	232.5	The topography of the site is unsuitable for Gypsy and Traveller pitches which require relatively flat land;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches	Residential and/or retail development if no longer required for a new school (to be assessed no earlier than 2021)	The need for school places outweighs the need for homes in this area. As there is an existing retail use on this site, although it lies outside a designated Primary Shopping Area or retail frontage, new floor space could be provided up to the amount already existing on the site.	Urban	High	Retail Estates & Business & Leisure Parks;Urban Shopping Areas	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	London Road to north east, Montague Road to north west, Stonemead House to south east,	The land generally slopes down from the London Road on the east to Parsons Mead on the west. It is a	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be	From London Road and Montague Road	We have concerns regarding Wastewater Services in relation to this site.	One large maple tree, a couple of trees exist on the southern end of the site. There are street trees in	Appears maintained	Site appears to be maintained										

		industrial or car parking area to south west	significant change in level form the road to the car park. The car park is on 2 levels		required (condition 1602)		Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the	London Road on the public highway by this property that are not covered by a TPO		
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		Croydon Opportunity Area	Fairfield	1.75ha				Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		79 to 455	361				Central	High	Transport Nodes;Urban Shopping Areas	Affects the setting of a heritage asset;APZ

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Retail units to north along with rear of housing. Bounded by two roads to the south and east.		Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from London Road along with pedestrian access. Pedestrian access from Station Road next to 77a.		A few small self seeded trees along sidings that are not covered by a TPO	Buildings appear to need some maintenance	

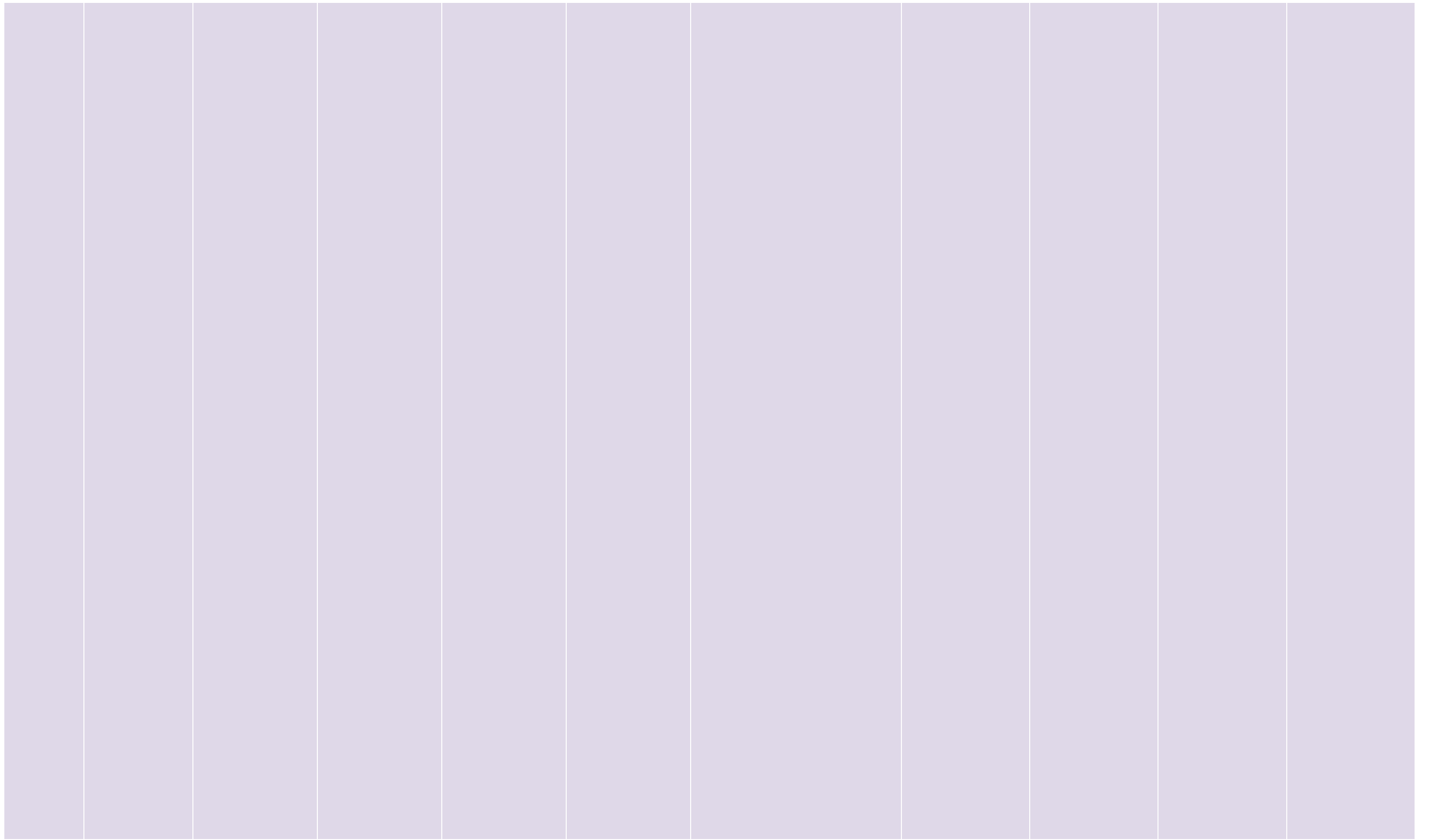


		Croydon Opportunity Area	Fairfield	0.35ha	Car park & Buildings with ground floor retail units with residential accommodation on upper floors			2016 - 2021		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		50 to 232	186.5				Central	High	large buildings with surrounding space;Shopping centres, precincts;Transport Nodes;Urban Shopping Areas	Affects the setting of a heritage asset

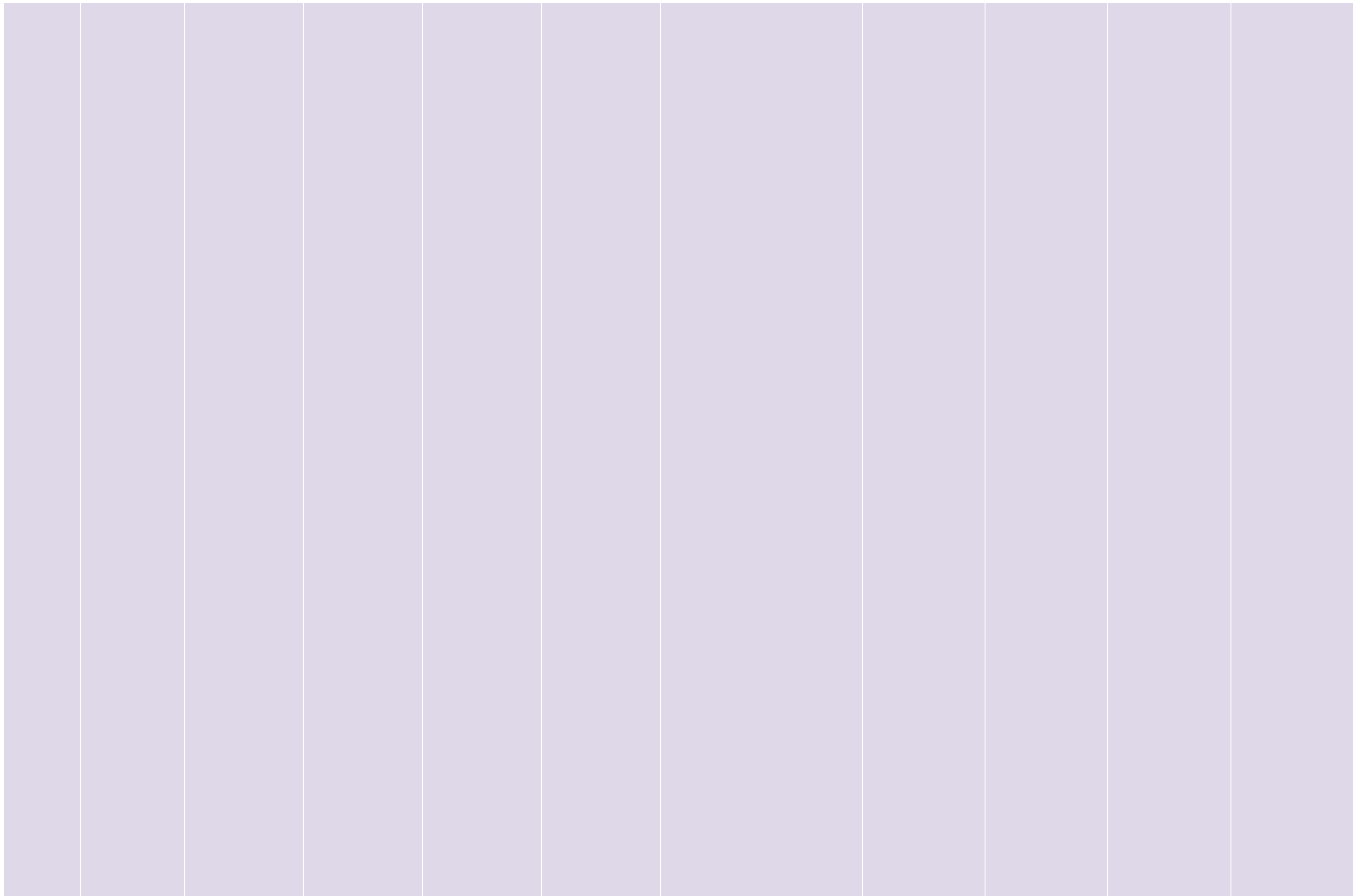
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Poplar Walk and Station Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

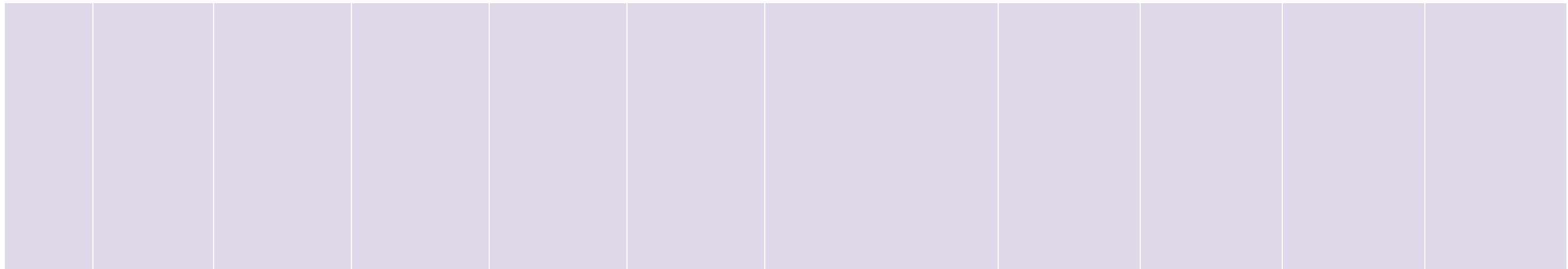
		Croydon Opportunity Area	Fairfield	1.34ha	Office Block			Post 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		188 to 542	453.5	The site is within			Central	High	large buildings with	No heritage assets

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Roads on three sides of site with office car parking and buildings on eastern boundary	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Bedford Park and Sydenham Road with pedestrian access also from Wellesley Road.		Some tree on frontages which are not covered by a TPO	Appears to be maintained	



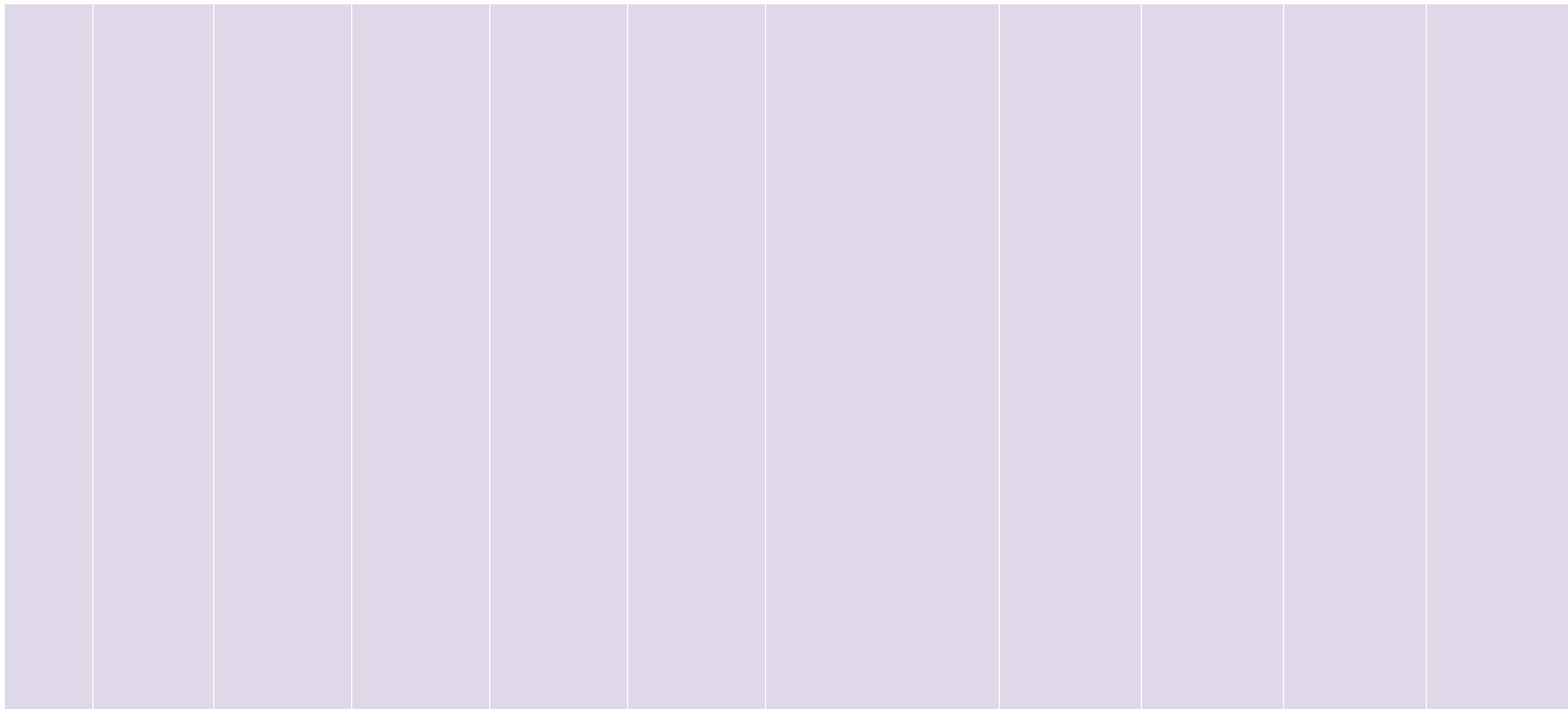
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
220	9-11 Wellesley Road	Croydon Opportunity Area	Fairfield	0.15ha	Offices and bank	Residential and/or hotel and/or retail and/or finance	Existing office building is not protected from development. Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		21 to 60	50.25	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Central	High	large buildings with surrounding space;Large buildings with well defined building line and adjacent to other buildings	Affects the setting of a heritage asset;APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Road to south, offices and rear of shopping centre to north and multistorey car park to west.	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be	From Wellesley Road and Dingwell Avenue	We have concerns regarding Wastewater Services in relation to this site.	Small trees to frontage of Bank that are not covered by a TPO	Buildings appear to be maintained	





		Croydon Opportunity Area	Fairfield	0.54ha	Multi-storey car park and gymnasium	Residential with community facilities commensurate in size and functionality to that currently on the site		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		95 to 193	168.5				Central	High	Large buildings with well defined building line and adjacent to other buildings;Terraced houses and cottages;Urban Shopping Areas	Affects the setting of a heritage asset;APZ

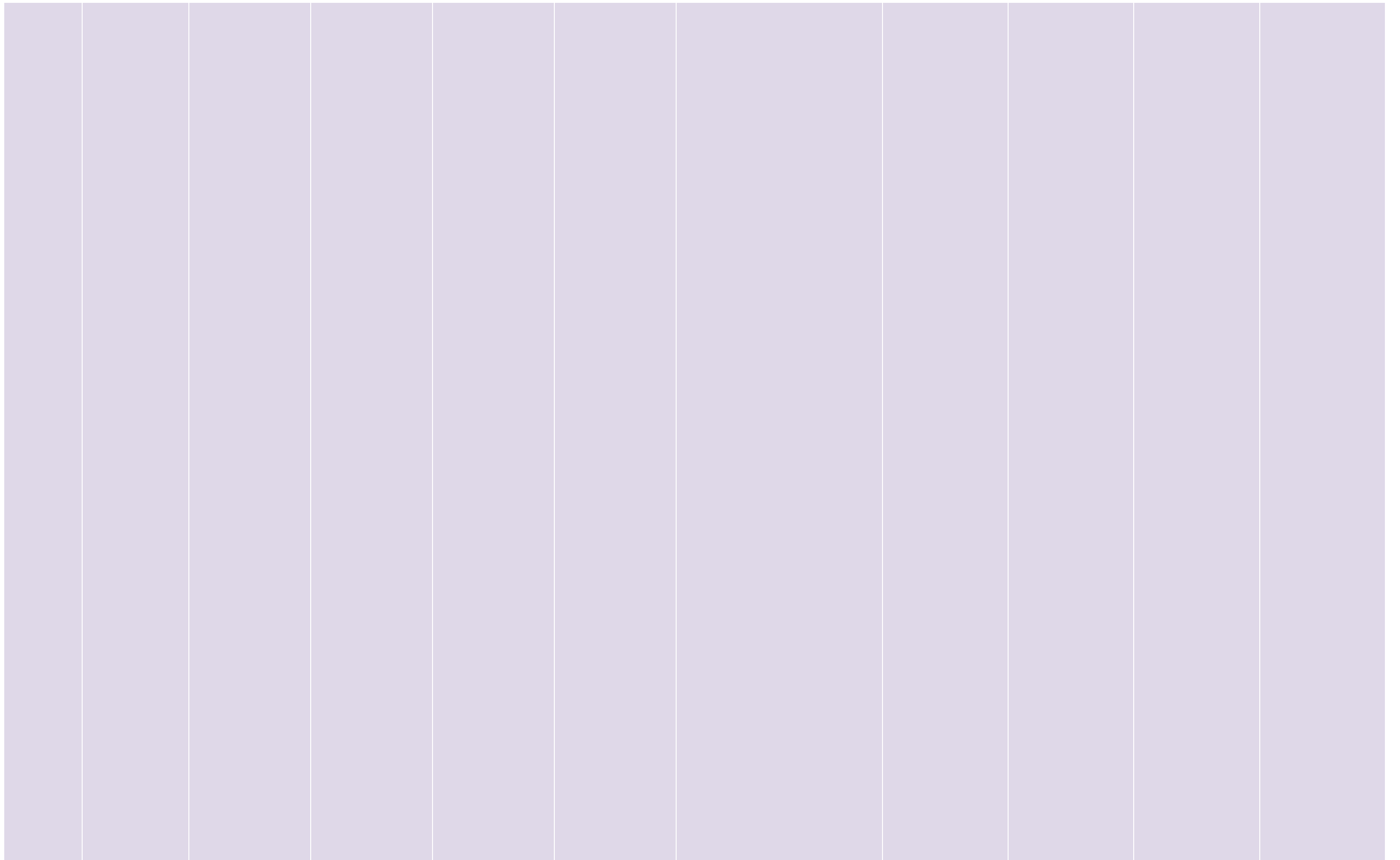
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehiclular access from Whitgift Street and Wandle Road. Pedestrian access on two sides, including from alleyway				



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
231	Segas House, Park Lane	Croydon Opportunity Area	Fairfield	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).	The conversion of the existing Listed Building on this site could help to meet the need for new homes in the borough. Existing office building is not protected from development. Delivery of a cultural facility on the ground floor in this location would be appropriate to meet demand with residential or office uses on upper floors.	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											40	40			This site may be considered in the Education estates strategy at a future date but is not currently being pursued.	Central	High	Large buildings with well defined building line and adjacent to other buildings	APZ;Conservation Area;Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Smiths Yard and vacant offices undergoing conversion to residential to north, bounded by road to east and south, offices to west	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Katharine Street	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

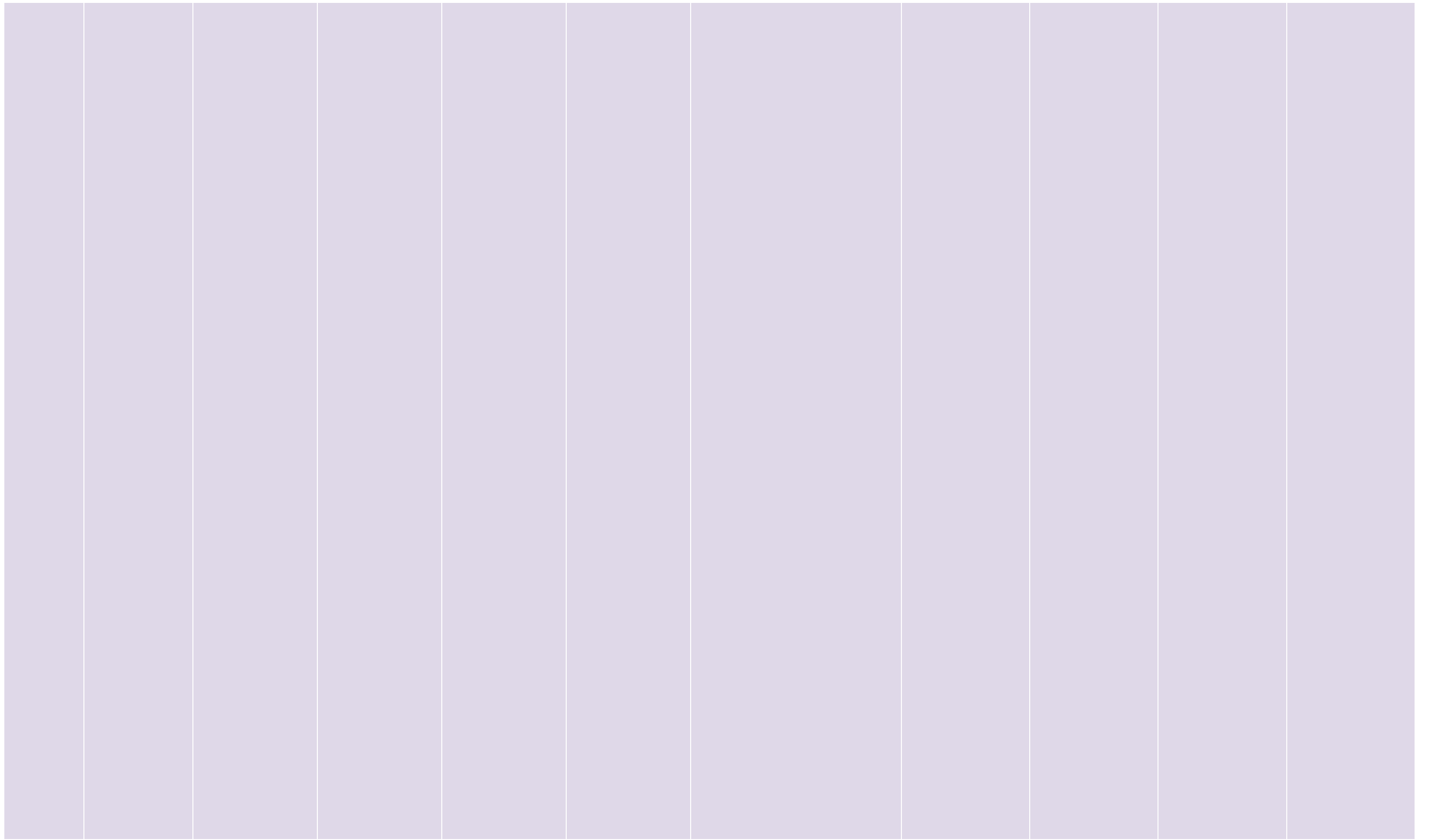
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
234	Southern House, Wellesley Grove	Croydon Opportunity Area	Fairfield	0.58ha	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)	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The public realm is required to encourage connectivity with surrounding areas to make the site more sustainable.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		82 to 234	196	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and			Central	High	large buildings with surrounding space	Affects the setting of a heritage asset;APZ

Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Pedestrian access from Wellesley Road and Wellesley Grove. Vehicular access from Wellesley Grove.			Appears to need some maintenance as an ageing building	



		Croydon Opportunity Area	Fairfield	0.58ha	Office Building			Post 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		82 to 234	196				Central	High	large buildings with surrounding space	No heritage assets

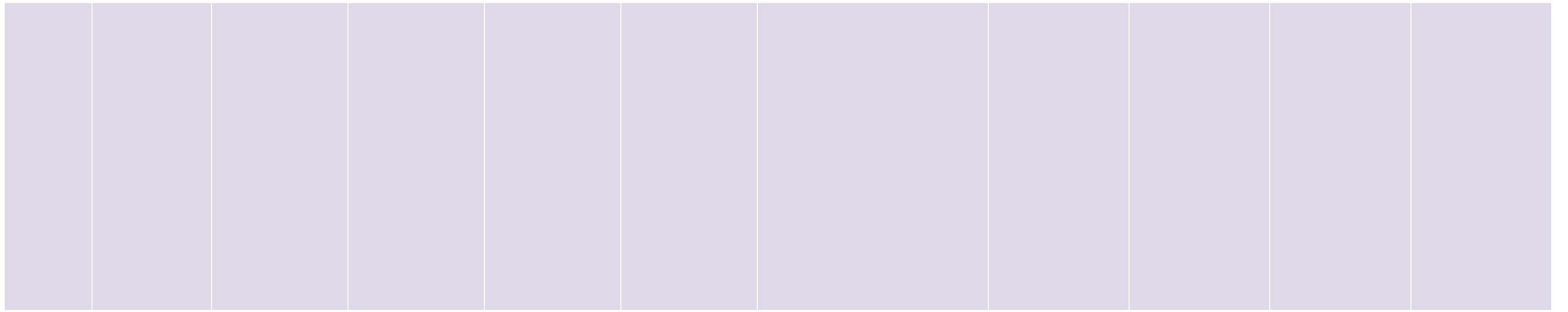
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Wellesely Road bounds site to west and Sydenham Road to north. Office buildings to other boundaries.	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Sydenham Road with pedestrian from Wellesley Road		Some on boundary to Sydenham Road and Wellesley Road, planted in 1980's and 90s of which are not covered by a TPO		



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
242	Davis House, Robert Street	Croydon Opportunity Area	Fairfield	0.13ha	Office building and shops	Residential development with limited retail to replace existing floor space	Existing office building is not protected from development. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area although it does have a Secondary Retail Frontage. Residential development will help to meet the need for new homes in the borough.	Post 2026	In Council ownership										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											19 to 52	43.75	The site could not provide adequate play and outdoor space needed for a school;The site would be too expensive for a school (representing poor value for money)			Central	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
												Sloping site	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Robert Street off the High Street.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Trees on south boundary on grass verge to Fell Road that are not covered by a TPO	Ageing building, may need some maintenance	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
245	Mondial House, 102 George Street	Croydon Opportunity Area	Fairfield	0.21ha	9-storey office building	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	The site lies within a proposed extension of the Primary Shopping Area close to East Croydon station which would make all town centre uses acceptable in this location and making it particularly suited to office use. To assist sustainability the development must incorporate accoustic measures to reduce noise impact on the development.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											30 to 85	71.25	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Central	High	large buildings with surrounding space;Transport Nodes	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Railway to east, George Street pedestrian access	Gentle slope down from north to south with steeper	Brownfield	The site has an historical contaminative use	Vehicle access from College Road. Pedestrian access from George Street.	We have concerns regarding Wastewater	There are two small trees to the front of the building that												

		to north, small undercroft parking area for Mondial House and British Rail transformer sub-station to south, part of College Road to west	slope towards south.		and therefore a contaminated land assessment will be required (condition 1602)		Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented	are not covered by a TPO		
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		Croydon Opportunity Area	Fairfield	0.13ha	Office Building	Offices with residential development or hotel and/or retail (on George Street frontage)		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		19 to 52	43.75				Central	High	large buildings with surrounding space	Affects the setting of a heritage asset;APZ

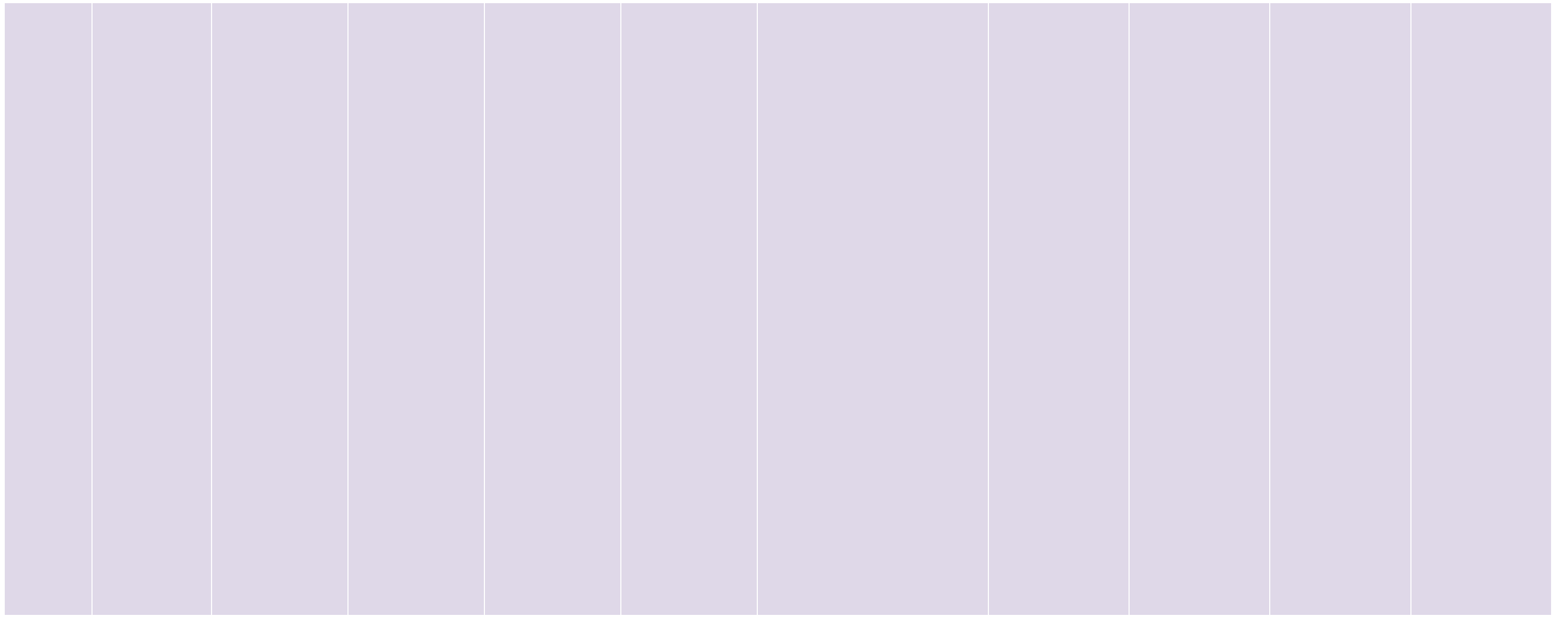
				demolish buildings to create space for Gypsy and Traveller pitches						
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Open on all sides	Flat	Brownfield	No contaminated land assessment is required	Pedestrian access from College Road and George Street	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

		Croydon Opportunity Area	Fairfield	0.14ha	The former art block of Croydon College			2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		20 to 56	47				Central	High	large buildings with surrounding space	Affects the setting of a heritage asset;APZ

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat, but ramp adjacent down to Fairfield Car Park.	Brownfield		Pedestrian access to north and south. No direct vehicular access.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Appears to need maintenance	

		Croydon Opportunity Area	Fairfield	0.24ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		34 to 97	81.25				Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	No heritage assets

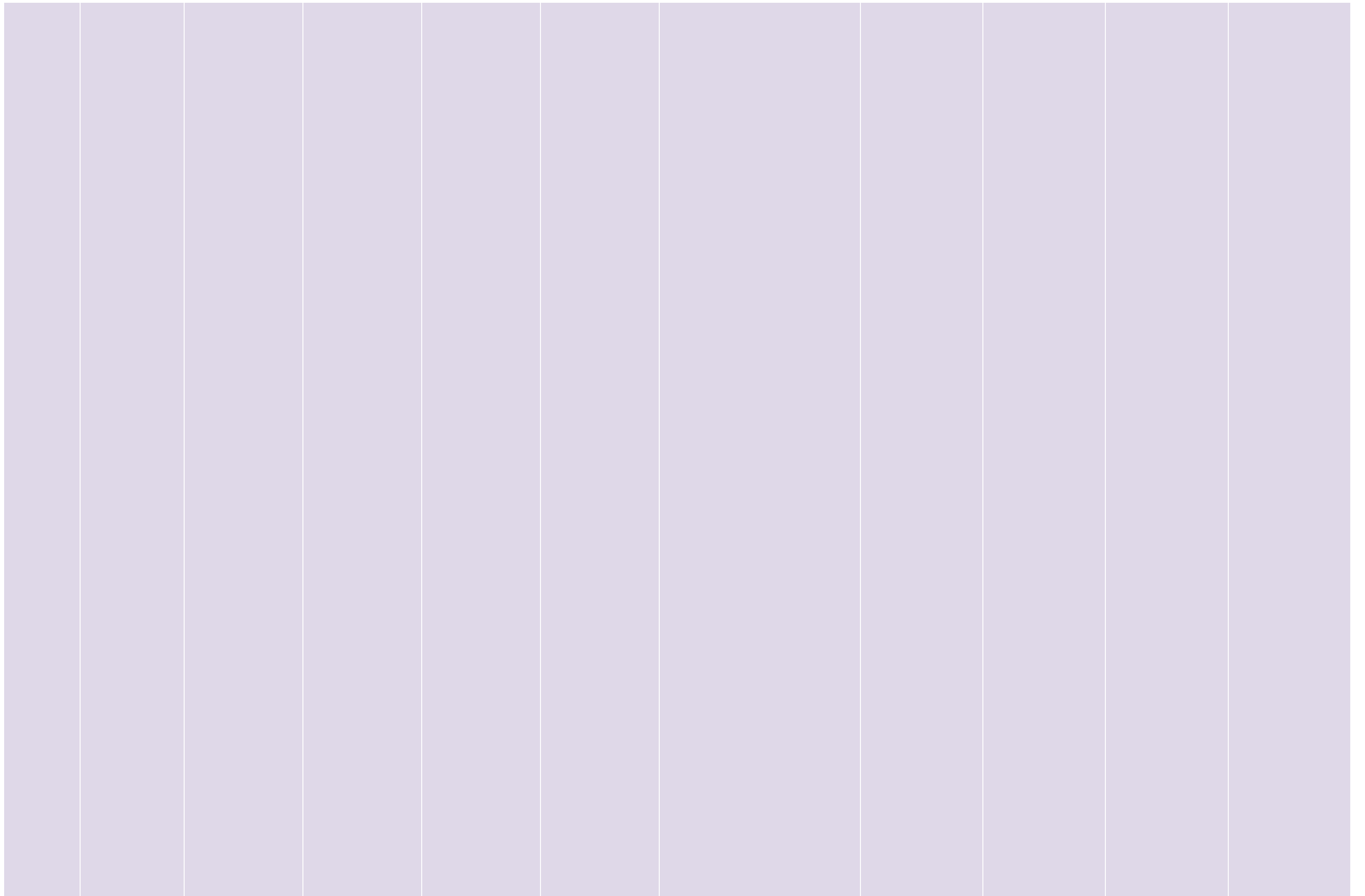
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Office buildings east, west and south. Substation to south. Road to north.	Site slopes down from street at side of building to car park at rear	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Sydenham Road		Some trees in brick planters to frontage not covered by a TPO	Appears to be well maintained	



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
374	Reeves Corner former buildings, 104-112 Church Street	Croydon Opportunity Area	Fairfield	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 Gro	It will help meet the need for housing in the borough. Retail or a community use will assist in providing an active frontage to the ground floor. Previous use of the site was retail so new retail use is acceptable. As the site is in a Conservation Area, the Council's Conservation Area Guidance and Management Plans will need to be adhered to and proposals assessed against this. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											23 to 64	53.75	Site is a Conservation Area making it unsuited for Gypsy and Traveller pitches because of impact on a heritage asset;Site is in the setting of a heritage asset(s) making it unsuitable for Gypsy and Traveller pitches			Urban	High	Urban Shopping Areas	APZ;Conservation Area

		Bounded by road on all sides, close to tram stop.	Flat	Temporary planters on site	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Reeves Corner, Cairo New Road, Church Street and Tamworth Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Temporary planting of birch trees in planters that are not covered by a TPO		Vacant cleared site

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
375	Northern part of, 5 Cairo New Road	Croydon Opportunity Area	Broad Green	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.	Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											128 to 368	308	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The site would be too expensive for a school (representing poor value for money)			Urban	High	Institutions with associated grounds;Linear Infrastructure	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Reeves Corner Tram stop forms part of the boundary	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Cairo New Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are		Appear to be maintained	

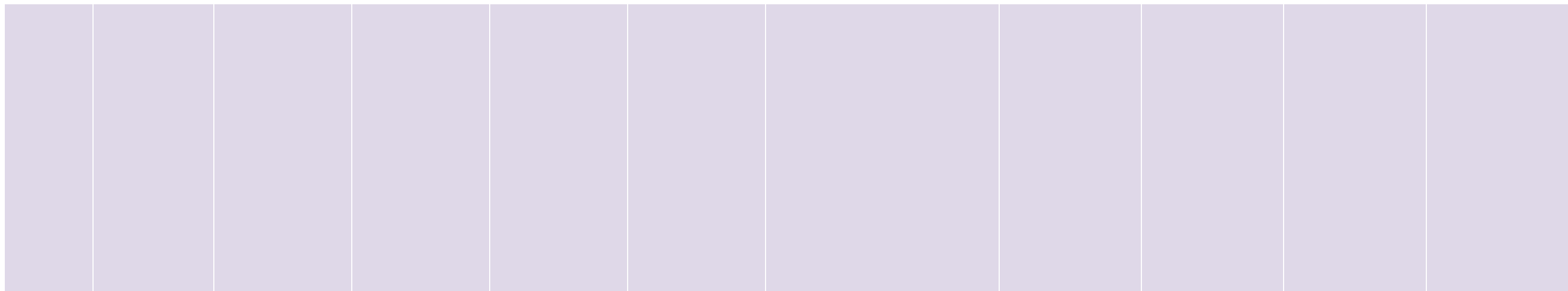


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
392	Carolyn House, 22-26 Dingwall Road	Croydon Opportunity Area	Fairfield	0.13ha	Office building	Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon Station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											23 to 64	53.75	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or			Central	High	large buildings with surrounding space	Affects the setting of a heritage asset

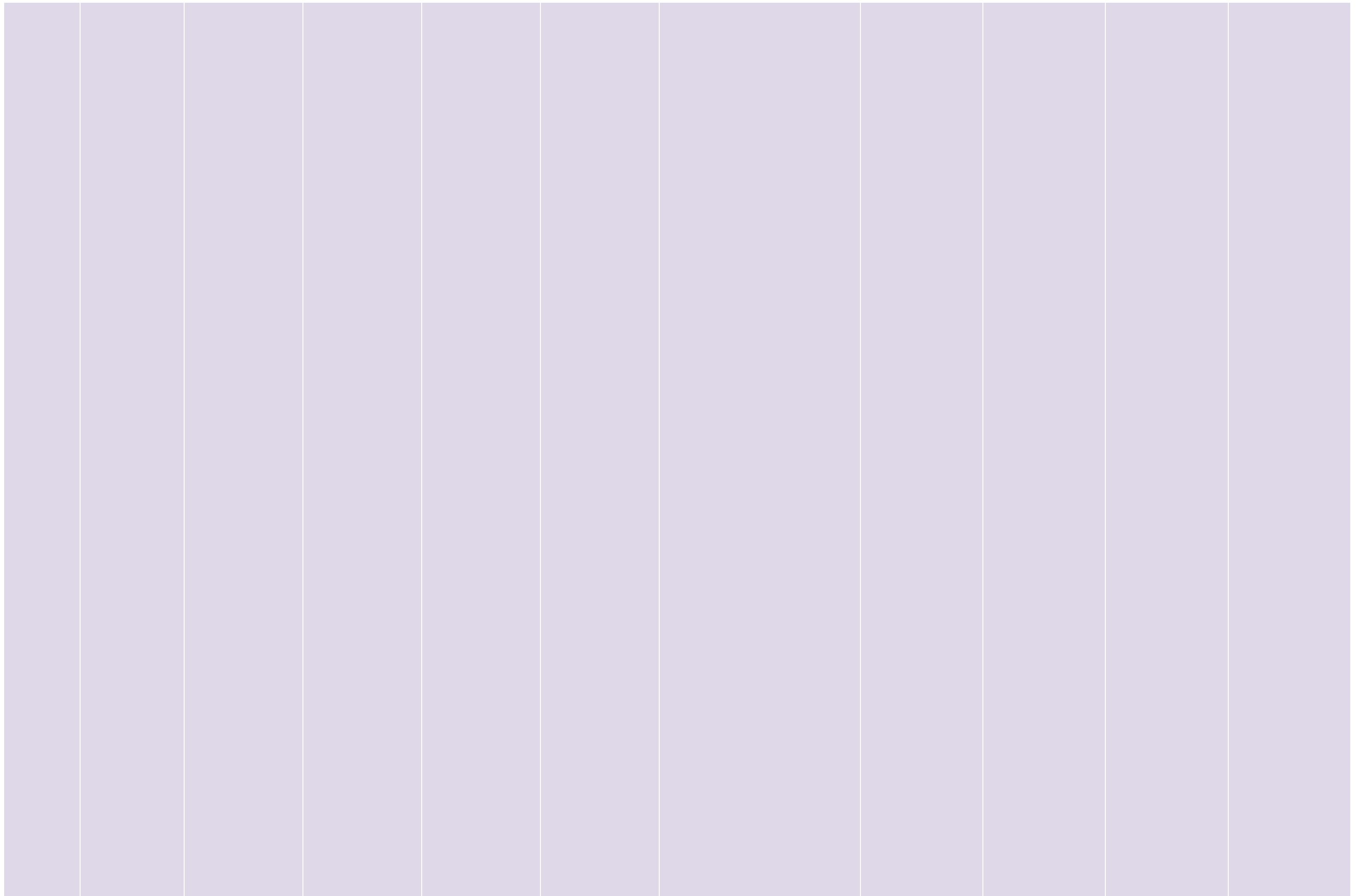
				stopping place due to competing uses;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches						
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Bounded by road to north and east, Job Centre to south and hotel to west	Flat	Brownfield		From Dingwall Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Cherry trees outside boundary wall on grass verge to frontage that are not covered by a TPO	Appears to be maintained	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
393	Whitgift Centre, North End	Croydon Opportunity Area	Fairfield	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 are	Planning permission has been granted for this site which represents a comprehensive major regeneration scheme for Croydon Metropolitan Centre which will secure an improved quality and expanded shopping centre along with new homes that will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2016 - 2021	Site has planning permission and landowner is likely to develop the site themselves										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											400 to 1000	850	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Central	High	Shopping centres, precincts	Affects the setting of a heritage asset;Conservation Area;Locally Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		East to west slope	Brownfield	The site has an historical contaminative use and therefore a	From North End, Poplar Walk and Wellesley Road	We have concerns regarding Wastewater Services in relation		Appear maintained	Has not had significant renewal since the mid 1990's, but appears										

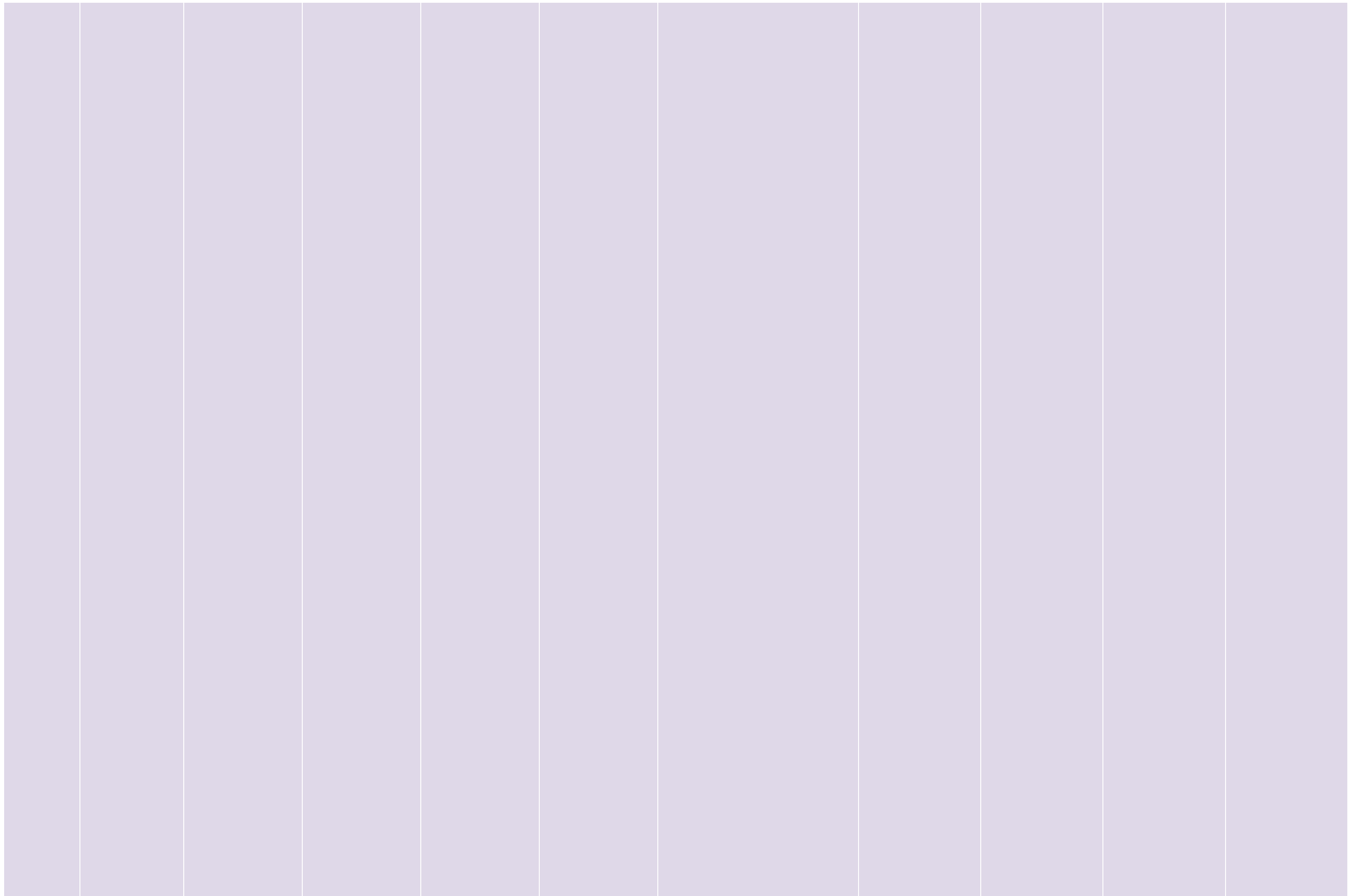
maintained



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
398	Coombe Cross, 2-4 South End	Croydon Opportunity Area	Fairfield	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 ri	The redevelopment of this site could help to meet the need for new homes in the borough	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											37 to 105	88	The site is too small to accommodate more than a 1 Form of Entry school;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviabl e financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Coombe Road bounds the site to north and east, residential to west, garage to south	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From South End and Coombe Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are	Three trees in the car park that are not covered by a TPO	Appears maintained	Car park appears maintained



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
417	Stonemead House, 95 London Road	Croydon Opportunity Area	Broad Green	0.16ha	Vacant office building	Residential	The redevelopment or conversion of the building could help to meet the need for new homes.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		23 to 64	53.75	There is insufficient access to the site (such as narrow roads) for larger vehicles making it unsuitable for Gypsy and Traveller pitches;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Retail Estates & Business & Leisure Parks;Urban Shopping Areas	Affects the setting of a heritage asset
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Large supermarket to east with shared access. Housing and offices to south and west, supermarket carpark to east and north.	Flat	Good	No contaminated land assessment is required	Shared access with supermarket from London Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage	Young trees on frontage and a few at rear that are not covered by a TPO			



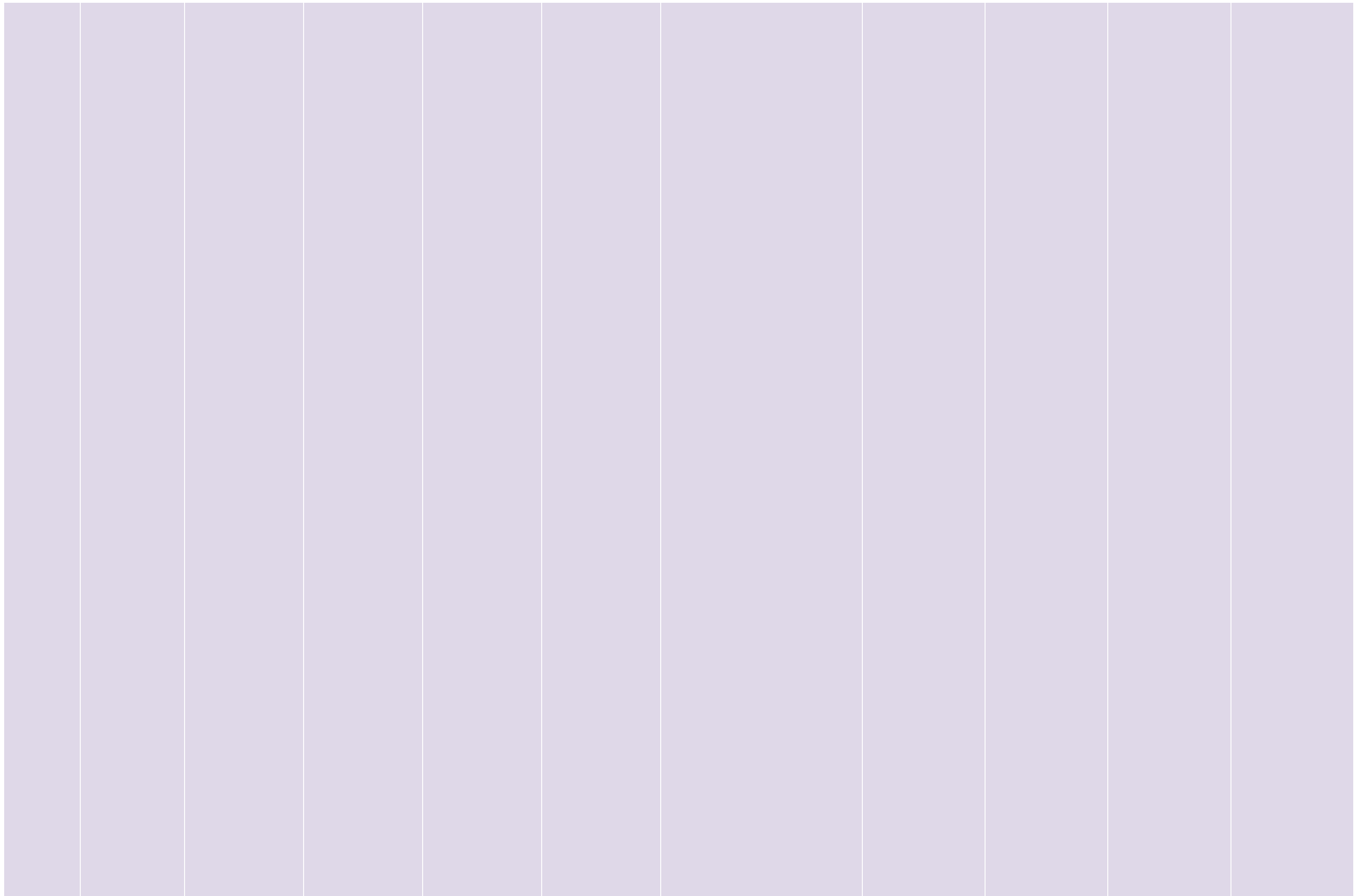


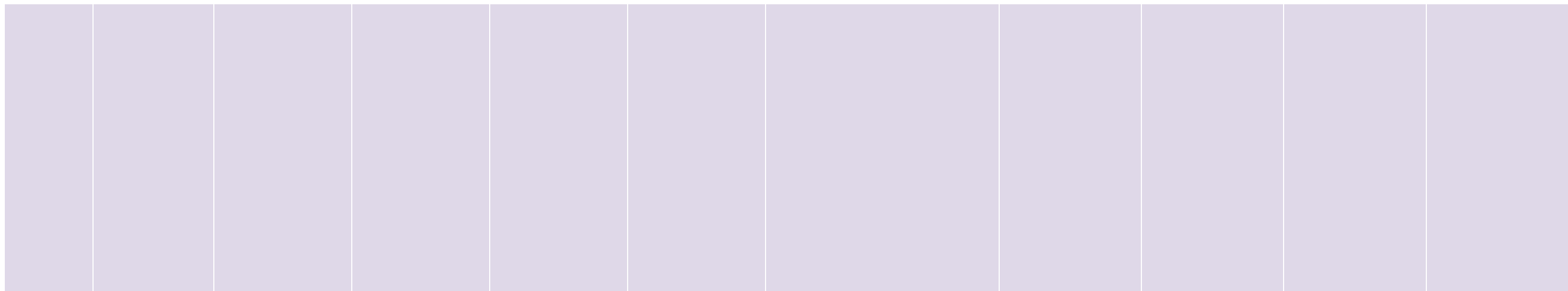
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
450	Lennard Lodge, 3 Lennard Road	Croydon Opportunity Area	Broad Green	0.18ha	Disused hospital buildings	Residential development	The previous community use relocated to an office building elsewhere in Croydon so residential development of this site would not lead to a loss of community facilities in the borough and would help to meet the need for new homes in Croydon.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		9 to 46	36.75	Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Industrial Estates;Large houses on relatively small plots	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		1 Lennard Road has been converted into flats on west. Vacant site to north and east.	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Lennard Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Lime tree, 1 Fruit tree on frontage, and one sycamore that are not covered by a TPO	Fair to poor. Three of four decorative original windows in the Lodge on frontage. Porta cabin in car park.	

		Croydon Opportunity Area	Fairfield	0.07ha	5 storey vacant office block bordering Surrey Street	Residential conversion		2016 - 2021		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		30	30		Redevelopment of the site for residential development		Central	High	Large buildings with well defined building line and adjacent to other buildings;Medium rise blocks with associated grounds	Affects the setting of a heritage asset;APZ

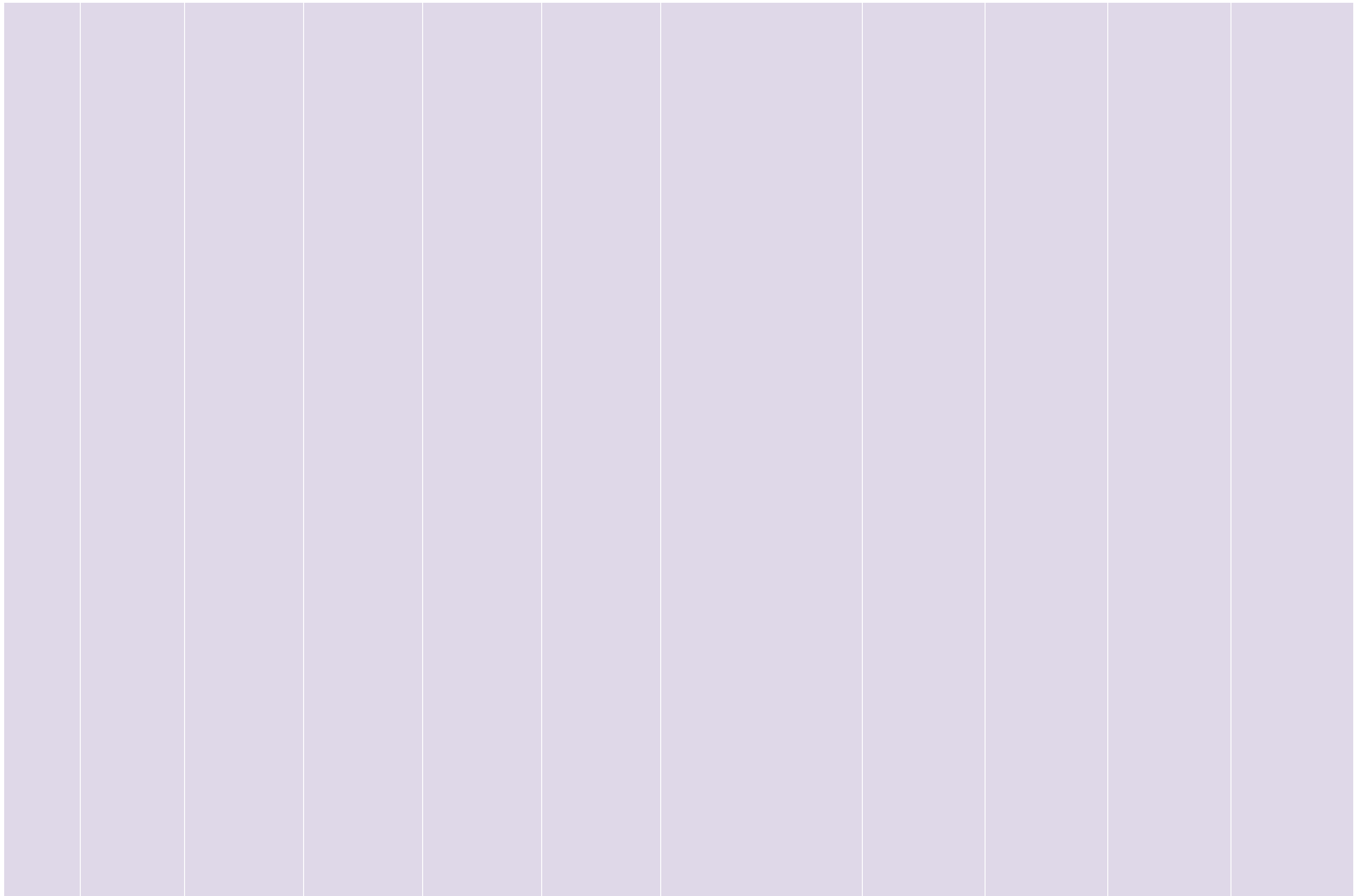
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		N&W bordering Scarbrook Road. E 62 & 62a High Street S. Green Dragon House	Steep slope from East to West	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Scarbrook Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	A few small trees on frontage to Scarbrook Road that are not covered by a TPO		

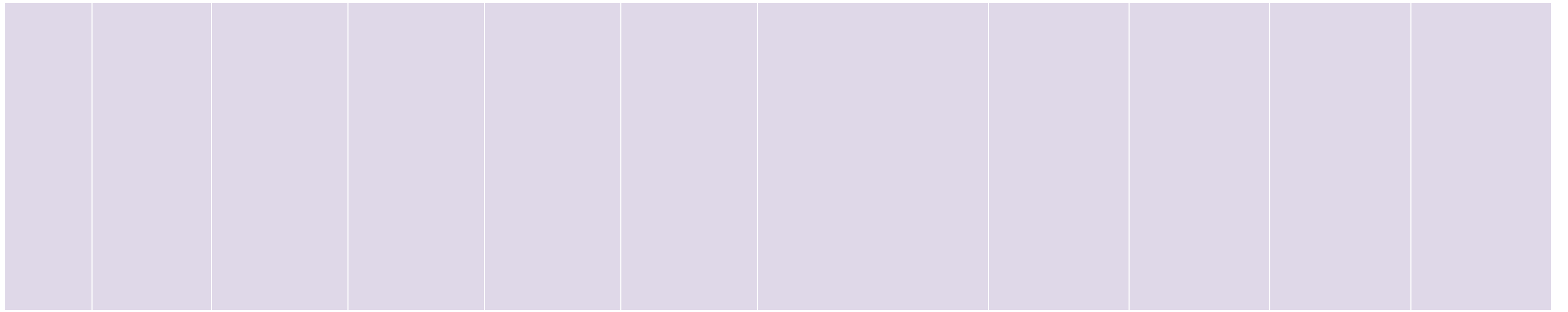
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
489	Corinthian House, 17 Lansdowne Road	Croydon Opportunity Area	Fairfield	0.21ha	Locally listed office building	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	As a locally listed building redevelopment is not an acceptable option. In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											30 to 85	71.25				Central	High	large buildings with surrounding space	Locally Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
														The site has an historical contaminative use and therefore a	From Dingwall Road	We have concerns regarding Wastewater Services in relation			



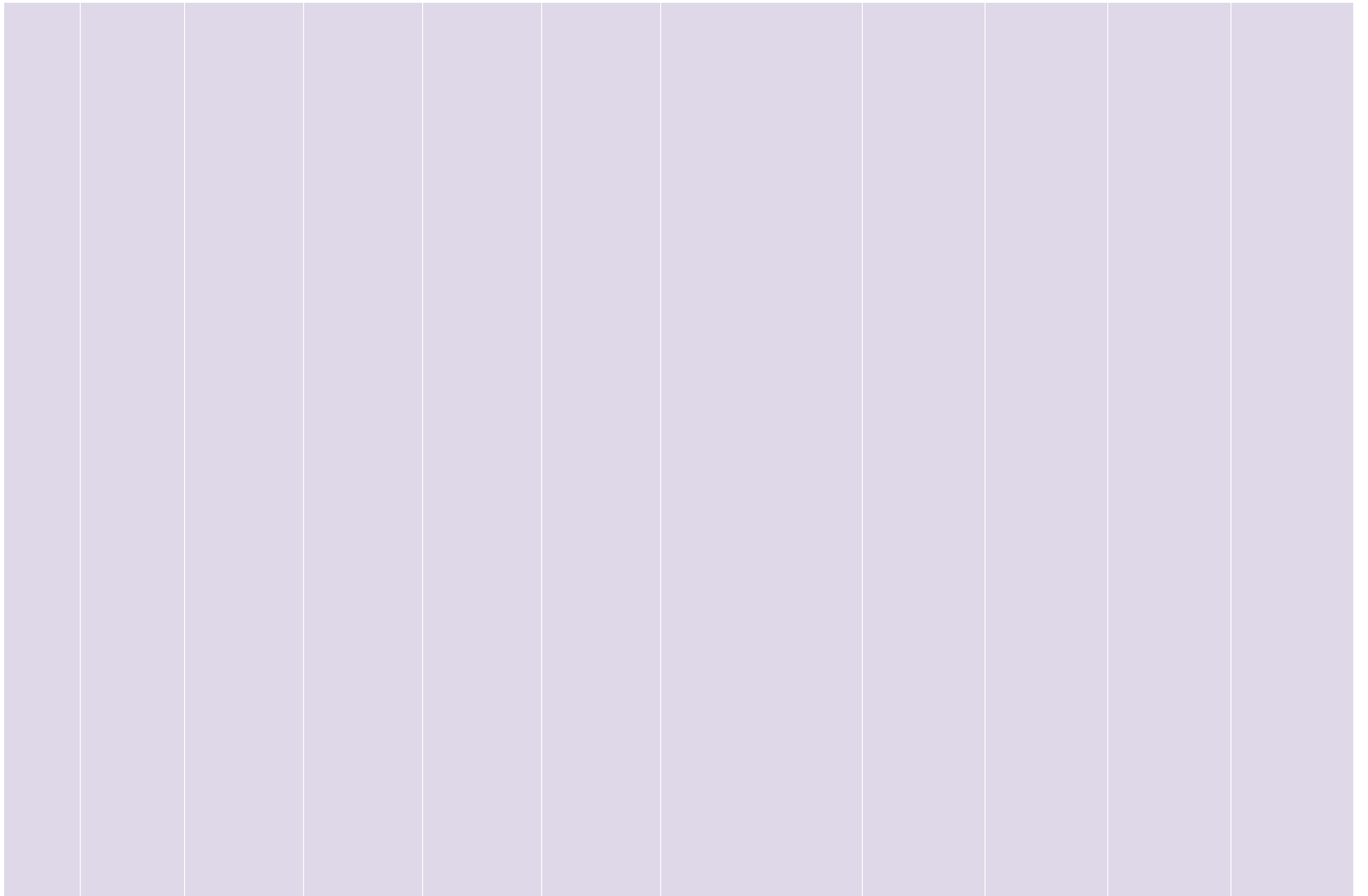


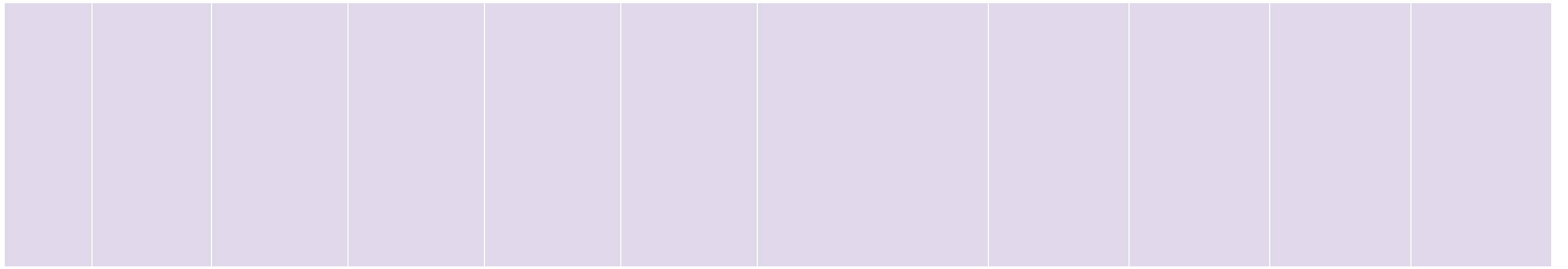
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
492	5 Bedford Park	Croydon Opportunity Area	Fairfield	0.18ha	Vacant office building	Residential conversion	A prior notification under the General Permitted Development Order has been made for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											82 to 91	88.75	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is within or close to the Croydon Metropolitan Centre making it unsuitable for a Gypsy and Traveller site or stopping place due to competing uses;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches	Redevelopment of the site for residential development	Site is likely to come forward as a conversion under the General Permitted Development Order. If this is not implemented by May 2016 redevelopment may become an option for this site.	Central	High	large buildings with surrounding space	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
					The site has a potential contaminative use		We have concerns regarding Wastewater	There is a TPO on site											



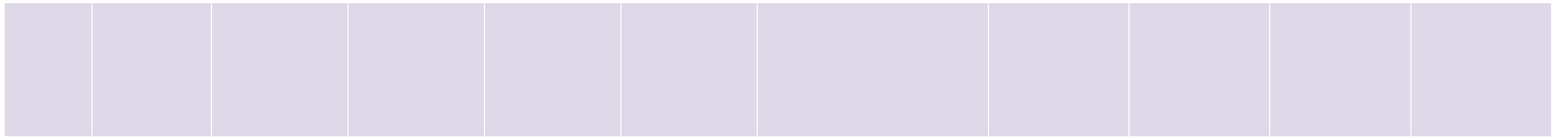


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
493	Pinnacle House, 8 Bedford Park	Croydon Opportunity Area	Fairfield	0.31ha	Office building	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies office refurbishment/red evelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											44 to 125	104.75				Central	High	Institutions with associated grounds;large buildings with surrounding space	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Office buildings on north west and south west boundary and roads to north east and south east.	Flat	Brownfield	No contaminated land assessment is required	Access (in and out) from Bedford Park.	We have concerns regarding Wastewater Services in relation to this site.	Trees on boundary that are not covered by a TPO	Good condition	Good condition





Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why						
522	Surface car park, Wandle Road	Croydon Opportunity Area	Fairfield	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 Vuln	TfL Buses require a bus standing space in Croydon Metropolitan Centre so that bus stands can be removed from the Mid Croydon Masterplan area. A district energy centre is a policy aspiration of the Croydon Local Plan: Strategic Policies and the Wandle Road surface car park has been identified as the most cost effective and realisable site for its location. The remaining capacity can be used for new housing which will help to meet the need for new homes in the borough. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed							
								Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
								Up to 40	30				Central	High	Large buildings with well defined building line and adjacent to other buildings;Linear Infrastructure;Medium rise blocks with associated grounds	APZ
								Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
									Flat		The site has an historical	Good access from Wandle Road.	On the information available to date			



		Crystal Palace & Upper Norwood	Upper Norwood	0.02ha	Studios and Workshop Space	Cultural and Creative Industries Enterprise Centre		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
							Urban	High	Large houses on relatively small plots;Terraced houses and cottages;Urban Shopping Areas	Affects the setting of a heritage asset;Conservation Area

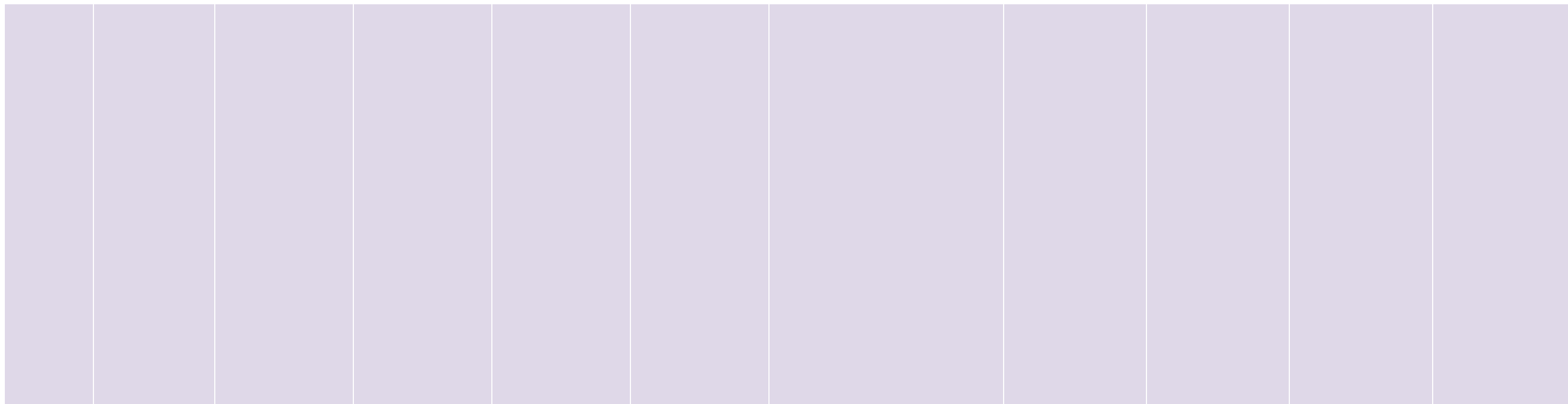
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Lane to north and west, adjoining supermarket car park to south and service yard to east	Sloping site	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Haynes Lane				Buildings centred round a courtyard

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
80	Victory Place	Crystal Palace & Upper Norwood	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	Residential development will help to meet the need for new homes in the borough. The site lies within Crystal Palace District Centre and Primary Shopping Area so all town centre uses including retail are acceptable in this location. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											33 to 70	60.75	Site is a Conservation Area making it unsuited for Gypsy and Traveller pitches because of impact on a heritage asset;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	High	Compact houses on relatively small plots;Industrial Estates;Mixed type flats;Terraced houses and cottages;Urban Shopping Areas	Affects the setting of a heritage asset;APZ;Conservation Area
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Carberry Road to north, residential gardens on Telford	Flat	Brownfield	A site investigation has been carried out and a number	From Westow Street. Access may be possible from Stoney Lane and Telford Close	On the information available to date we do not envisage												

		Close to east, Stoney Lane to south			of contaminants were found to be elevated therefore remediation of the site is required. A remediation strategy will be required.		infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			
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		Crystal Palace & Upper Norwood	Upper Norwood	1.46ha	Sainsbury's supermarket and smaller retail units	Retail, replacement community use and residential		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		39 to 223	177				Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas	Conservation Area

		Residential to south, community facilities to west, works yard to north and residential. Retail units opposite in Westow Street.	Steeply sloping land with two flights of stairs up to the street from the car park level	Brownfield.	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Coxwell Road, Westow Street and Haynes Lane			Appears well maintained	

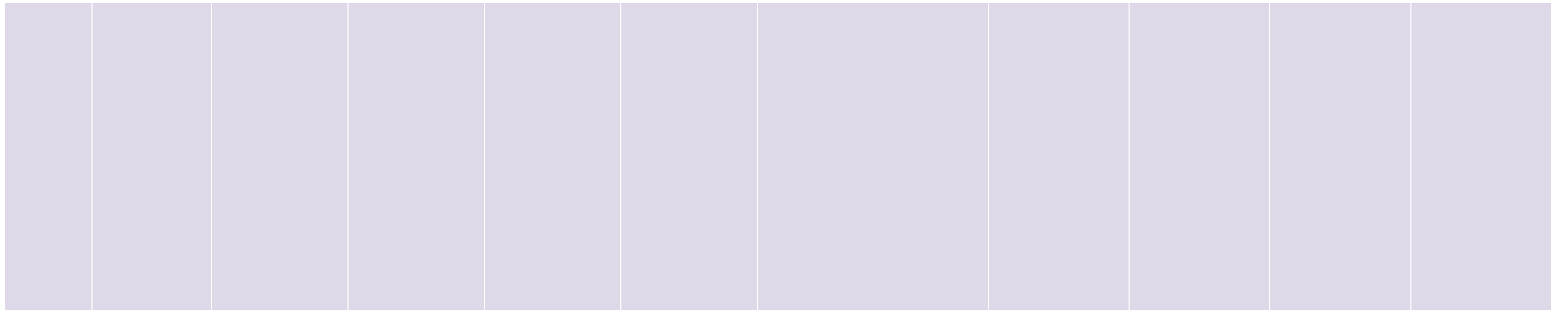


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
937	Kempsfield House, 1 Reedham Park Avenue	Kenley and Old Coulsdon	Kenley	0.48ha	Former Croydon Council children's home	Residential development with community use	Residential development to help meet the need of the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											12	12				Suburban	Low	Institutions with associated grounds;Mixed type flats;Planned estates of semi detached houses	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
														The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

		Norbury	Thornton Heath	0.14ha	Offices, gymnasium and car park	Residential development including replacement community facility		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		7 to 23	19				Urban	Medium	Industrial Estates; Terraced houses and cottages	No heritage assets

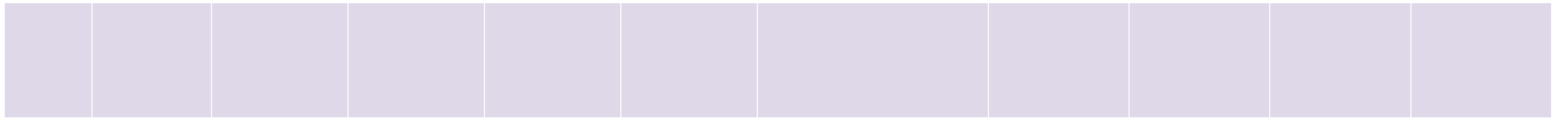
		Northwood Road to north, Curley Skips to east, 78-80 Bensham Grove to south and residential terraces to west	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Northwood Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is one tree in a private garden adjoining the car park that is not covered by a TPO		Part office, part converted to a gym

		South to east , residential to north and south			and therefore a contaminated land assessment will be required (condition 1602)		Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented	frontage		
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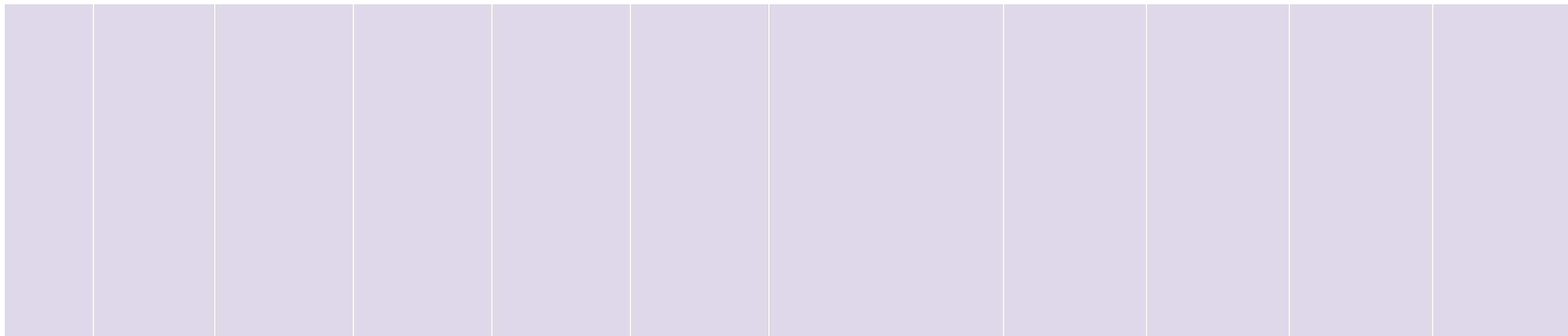
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
35	Purley Baptist Church, 2-12 Banstead Road	Purley	Purley	0.43ha	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.	The redevelopment of this site could help to meet the need for new homes in the borough. The church and community facility are protected by Croydon Local Plan Policy SP5. Part of the site previously had a planning permission which is now expired. The provision of flood prevention measures is required to improve the sustainability of the development.	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											20 to 111	88.25	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	High	Large buildings in an urban setting;Planned estates of semi detached houses;Terraced houses and cottages;Urban Shopping Areas	Affects the setting of a heritage asset;APZ;Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Shops at 1-5 Russell Parade on northern boundary. Bounded by Russell Hill Road to east, Brighton Road to south and Banstead Road to west.	Gradual slope down to Purley Road	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Banstead Road and Russell Hill Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the	One tree in front of the church not covered by a TPO		Most of this site is now demolished. There are some occupied buildings next to this. The shops on Russell Hill Parade are part of the site as is the church premises. A contaminated land assesment is										

required



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
61	Car park, 54-58 Whytecliffe Road South	Purley	Purley	0.46ha	Car Park	Residential use with retention of car parking spaces	The site will help to meet the need for homes and potential for public parking in the borough after 2026. A Transport Assessment will be required of redevelopment proposals for the site to consider possible impacts on local streets in the vicinity of Purley Railway station arising from any reduction in parking.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		21 to 119	94.5	Site is likely to be affected by noise from an adjacent land use making it unsuitable for noise sensitive mobile homes for Gypsy and Traveller occupation;The site is in a District Centre making it unsuitable for a stopping place for Gypsy and travellers because of competing land uses;The topography of the site is unsuitable for Gypsy and Traveller pitches which require relatively flat land			Urban	High	Institutions with associated grounds;Mixed type flats;Planned estates of semi detached houses;Terraced houses and cottages;Transport Nodes	Affects the setting of a heritage asset
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Interior Designer office and rear of	Moderate slope from east to west	Brownfield	The site has a potential	From Whytecliffe Road South	We have concerns regarding	There are a row of lime trees along the		Hard surfaced car park, a

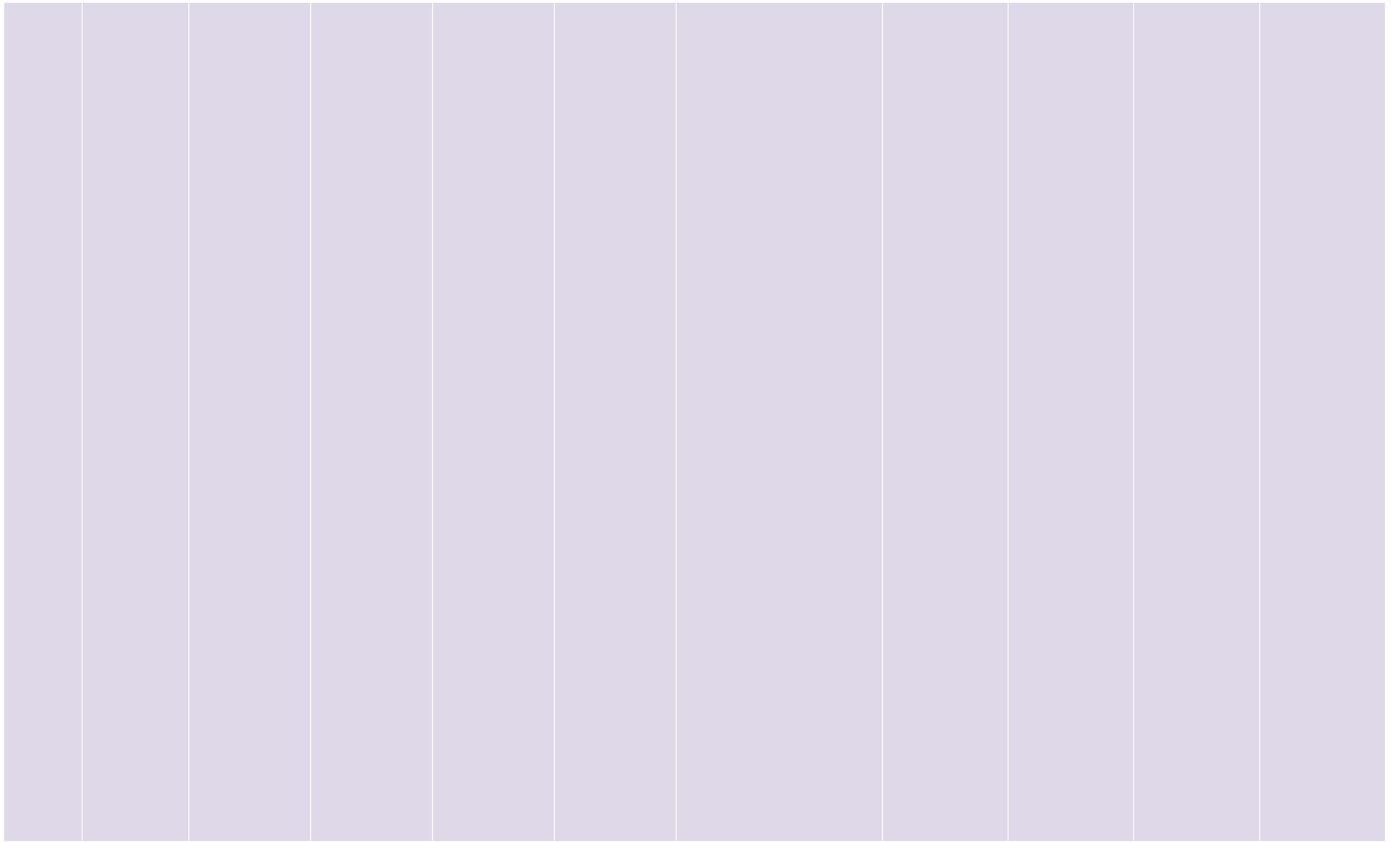
		<p>Purley Social Club to north east, railway line to East Croydon on east and south east boundary, residential gardens on Whytecliffe Road South to south west and Whytecliffe Road South to west</p>	<p>down to Whytecliffe Road South and from the area south (behind the residential dwellings on Whytecliffe Road) down to the area behind Purley Social Club</p>		<p>contaminative use therefore a contaminated land assessment will be required (condition 1602)</p>		<p>Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are</p>	<p>frontage and trees along the strip of network rail land not covered by a TPO</p>		<p>contaminated land assessment will be required</p>
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
66	1-3 Pampisford Road	Purley	Purley	0.13ha	Office building at junction of Purley Way and Pampisford Road	Residential development	The redevelopment of this site could help to meet the need for new homes in the borough. The site lies outside of Purley District Centre so is not a suitable location for town centre uses including retail and offices.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		14	14	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;The sites is visually prominent making it unsuitable for a stopping place for Gypsy and Travellers because of the potential impact on the street scene;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings			Urban	High	Industrial Estates;Institutions with associated grounds;Large buildings in an urban setting;Mixed type flats;Urban Shopping Areas	Affects the setting of a heritage asset;APZ

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
				Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Pampisford Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Fir tree on the border with Gresham Court, smaller trees on Purley Way boundary none covered by a TPO		

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
130	1-9 Banstead Road	Purley	Coulsdon West	0.88ha	Semi detached houses including some used as offices	Residential	Residential development will help to meet the need for new homes in the borough	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											77 to 100	94.25	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	High	Planned estates of semi detached houses	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Banstead Road to north east at the junction of Brighton Road and Purley Way, residential gardens on all other boundaries	A slight slope from the road frontage up to the buildings increases at the eastern end of the site	Brownfield	No contaminated land assessment is required	From Banstead Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward	There are a few trees on the Banstead Road frontage. Three trees on the boundary of No1 Banstead Road are covered by a Tree Preservation Order	Two houses appear to be vacant	The offices are in reasonable condition but the rest of the house frontages are in need of maintenance

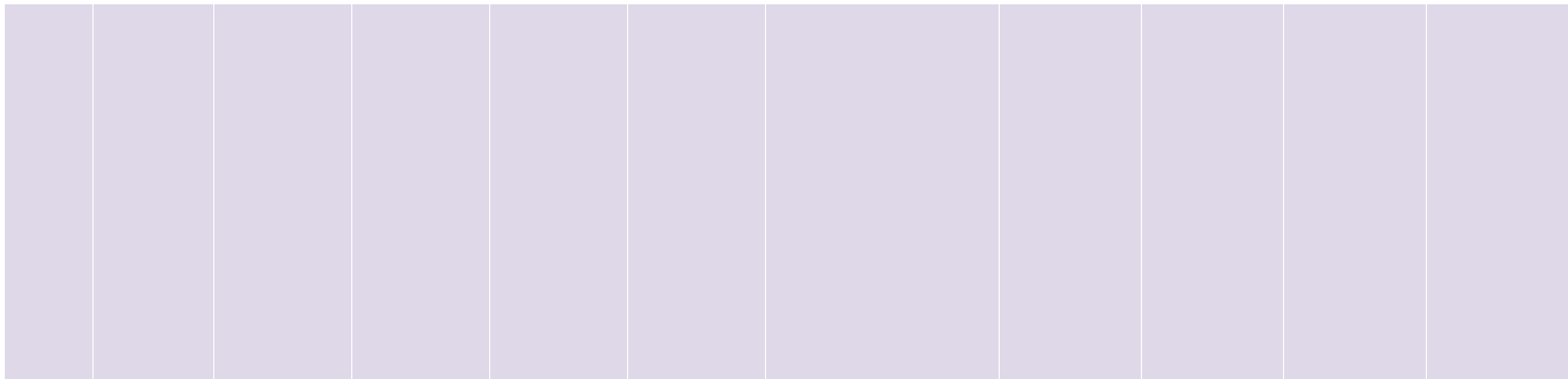


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
324	Purley Oaks Depot, 505-600 Brighton Road	Purley	Purley	1.03ha	Council depot	Gypsy and Traveller pitches	The site is in Council ownership and the existing employment use can be relocated to underused land in Factory Lane which is also owned by the Council. It is the only deliverable site for Gypsy and Traveller pitches that has been identified and will contribute to meeting the need for Gypsy and Traveller pitches in Croydon.	2016 - 2021	In Council ownership	The site is an operational scattered employment site and there is a presumption against non-employment uses									
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
														Redevelopment including residential with employment use retained on the ground floor.	The existing use is an protected waste facility and would need to be provided elsewhere if this site were to be redeveloped.	Suburban	Medium	Industrial Estates;large buildings with surrounding space	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Gated	Flat		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Riddlesdown Road		Many trees around the pond that are not covered by a TPO	Appears maintained	A contaminated land assessment will be required.

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
325	Telephone Exchange, 88-90 Brighton Road	Purley	Coulsdon West	0.34ha	Four storey telephone exchange	Conversion of existing building to residential use if no longer required as a telephone exchange in the future	The conversion of this building could help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		19 to 77	62.5	Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers; Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Urban Shopping Areas	
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Surrounded by residential and some retail along Brighton Road	Flat with underground car park at rear and access down a ramp from Downlands Road	Bownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Brighton Road and Downlands Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Appear to be maintained	

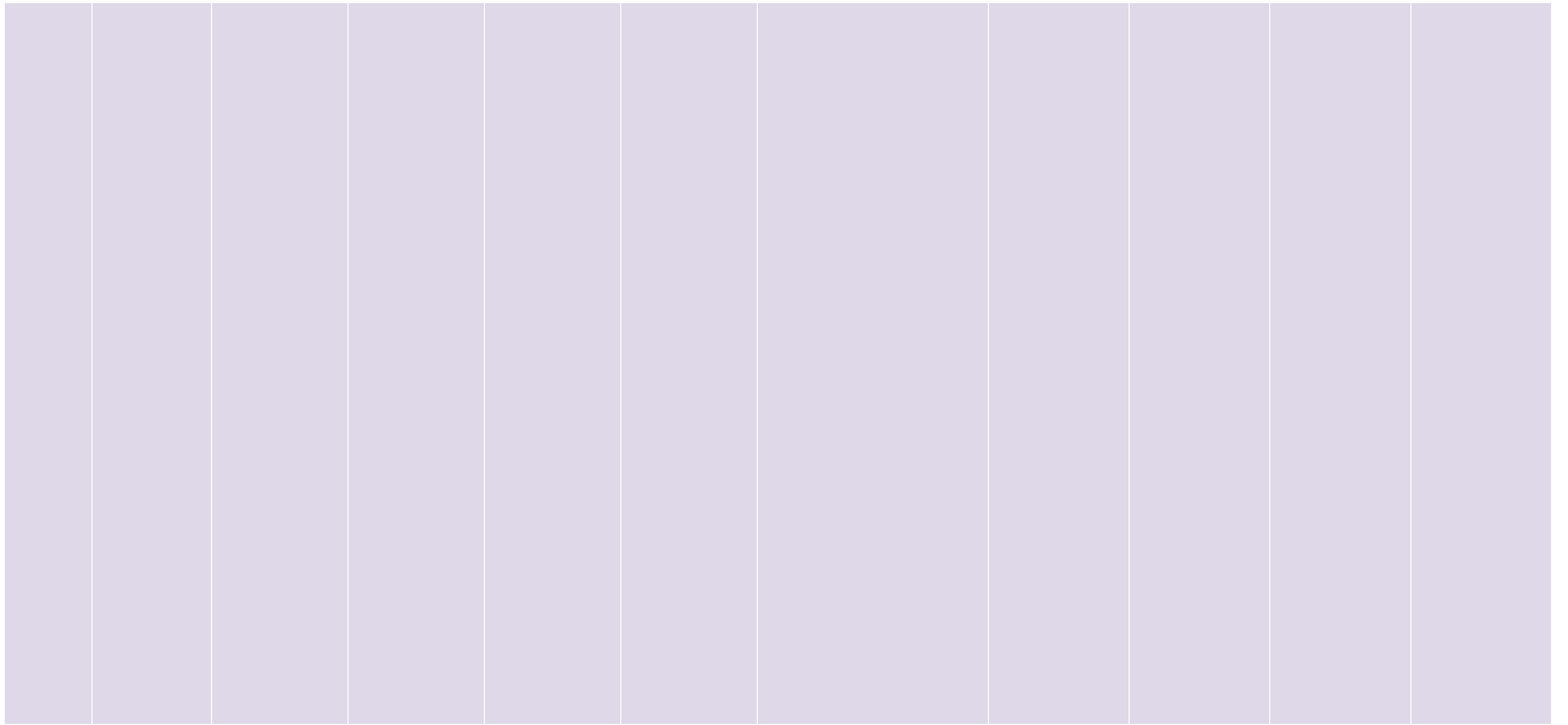
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
347	Tesco, 2 Purley Road	Purley	Purley	3.81ha	Tesco store & associated car park	Mixed use residential, healthcare facility (if required by the NHS) and retail development	Site has an existing retail use and has potential for intensification of use of the site with the addition of residential units which will help to meet the need for new homes in the borough. Measures to mitigate flood risk will need to be included in the development to assist sustainability. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											172 to 990	785.5	The site is in a District Centre making it unsuitable for a stopping place for Gypsy and travellers because of competing land uses			Urban	High	Retail Estates & Business & Leisure Parks	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition

		Railway to south east, residential to south, roads to west and north. Purley District Centre to north.	Flat with a ramp to the underpass to Purley Road	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Purley Road and an exit onto Brighton Road in a south direction. Pedestrian access from Purley Road, Brighton Road and the underpass to A23.	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the	Trees around the car park and to the boundary, mainly planted when the Tesco's store developed that are not covered by a TPO	Tesco's has recently had a large extension and refit and appears well maintained.	The car park, petrol station and buildings appear to be maintained
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		Place		Size of site		Preferred option	Justification for preferred option	Phasing of	Evidence of	is existing use, the reasons why
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Purley	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	The redevelopment of this site could help to meet the need for new homes in the borough. The site lies outside of Purley District Centre so is not a suitable location for town centre uses including retail and offices. The Shopping Parade on the southern part of the site is proposed for dedesignation as it does not have any shops in it. The current community use within the site should be included to assist sustainability in the local context. As the site is within a Flood Zone 3 it will be subject to the Exception Test as part of a Site Specific Flood Risk Assessment. Any development which involves an increase in building footprint should ensure there is no impact on the ability of the floodplain to store water. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

						accessibility rating.				
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		59 to 221	180.5	Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	Medium	Industrial Estates;large buildings with surrounding space	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Bounded on all sides by Brighton Road	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Brighton Road to car park on roof of Capella Court and parking in undercroft of Royal Oak House	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy	None within site boundary, five trees on grass verges next to public footway that are not covered by a TPO	Fair- Vacant public house of Royal Oak in poor condition	



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
409	Beech House, 840 Brighton Road	Purley	Purley	0.14ha	4 storey office building	Conversion of the office building to residential uses.	Located outside the proposed District Centre boundary so residential would be the preferred use, however the existing office use could be retained on the site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. As 22% of the site is in Flood Zone 2 any proposal for redevelopment should locate buildings within Flood Zone 1.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											36 to 45	42.75	Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Urban	High	Large buildings in an urban setting; large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Christchurch Road to to north east and car park entrance for Cygnus Court,	Gentle slope to north to south	Brownfield	No contaminated land assessment is required	From Brighton Road and to car park to rear from Christchurch Road	On the information available to date we do not envisage infrastructure concerns regarding	Mature beech trees with TPOs on both North & South of site reduce the possibilities of												

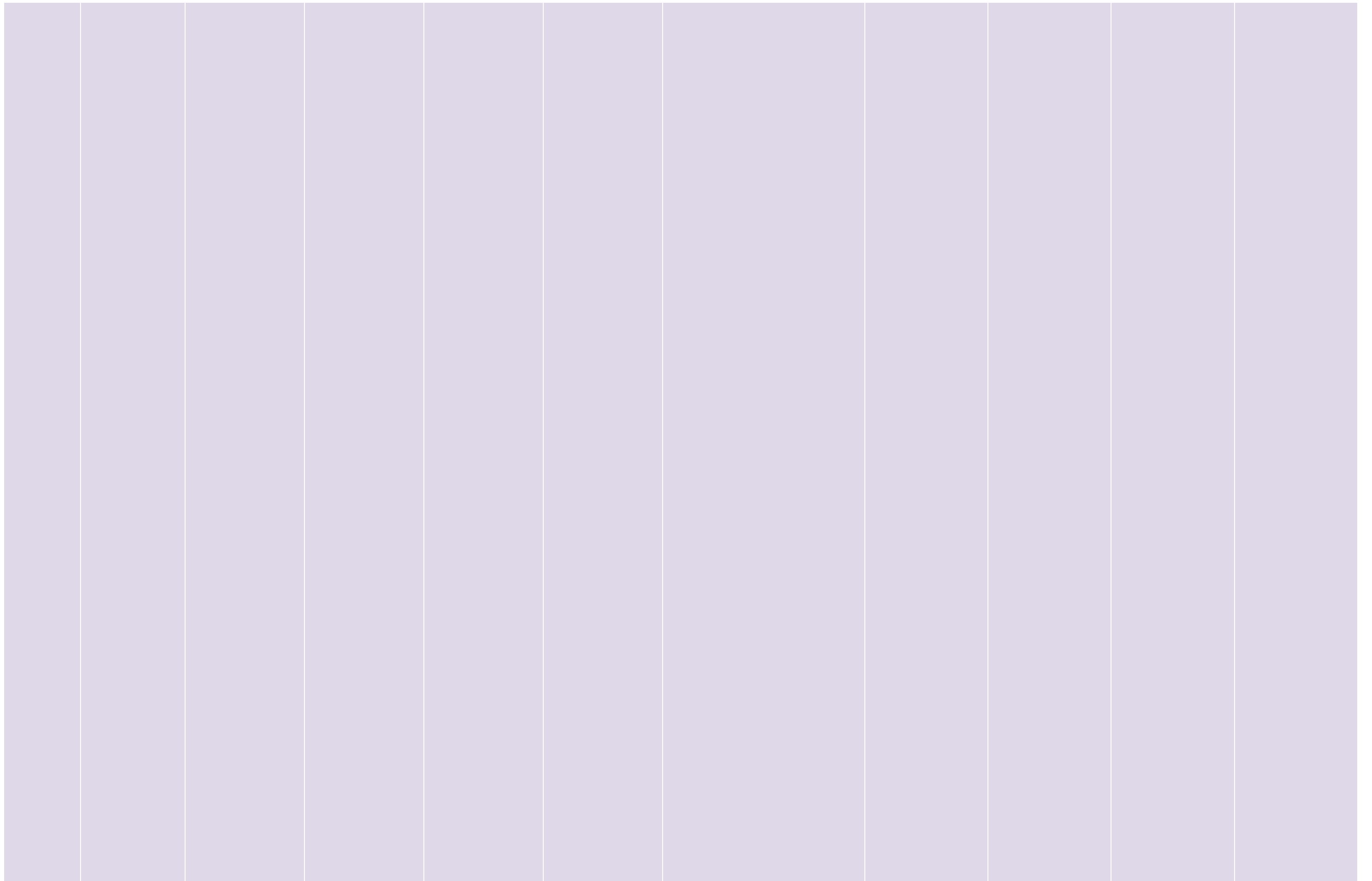


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
410	100 Brighton Road	Purley	Purley	0.22ha	Co-op funeral service premises	Mixed use residential and retail development	Site has an existing retail use and has potential for intensification with the addition of residential units which will help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		10 to 37	30.25	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	Medium	Urban Shopping Areas	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Brighton Road to south	Flat with slope at back of site and ramp to car park at rear.	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Brighton Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Average to poor-building at rear is a warehouse.		

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
411	Palmerston House, 814 Brighton Road	Purley	Purley	0.07ha	Office Building	Residential redevelopment	Site is an office in an edge of centre location where residential use is preferable. Residential development will help to meet the need for new homes in the borough. Conversion could be considered to reduce the environmental impacts of the development with flood mitigation measures. As part of the site is in Flood Zone 2 and 3 an Exception Test is required as part of a Site Specific Flood Risk Assessment. Any redevelopment of the site should seek to locate buildings in Flood Zone 1.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		4 to 18	14.5	The site is too far from the A roads network for a stopping place for Gypsy and Travellers; Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers			Urban	High	large buildings with surrounding space; Medium rise blocks with associated grounds	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Brighton Road to south east, Christchurch Road to west, park to	Sloping gently from north to south. Site is lower than Christchurch	Brownfield	The site has an historical contaminative use and therefore a	From Brighton Road and Christchurch Road. Access to car parking is via an undercroft.	On the information available to date we do not envisage infrastructure	Large Horse Chestnut on boundary to Brighton Road, One			

								medium size purple Acer on frontage to		
								None of which are covered by a TPO		

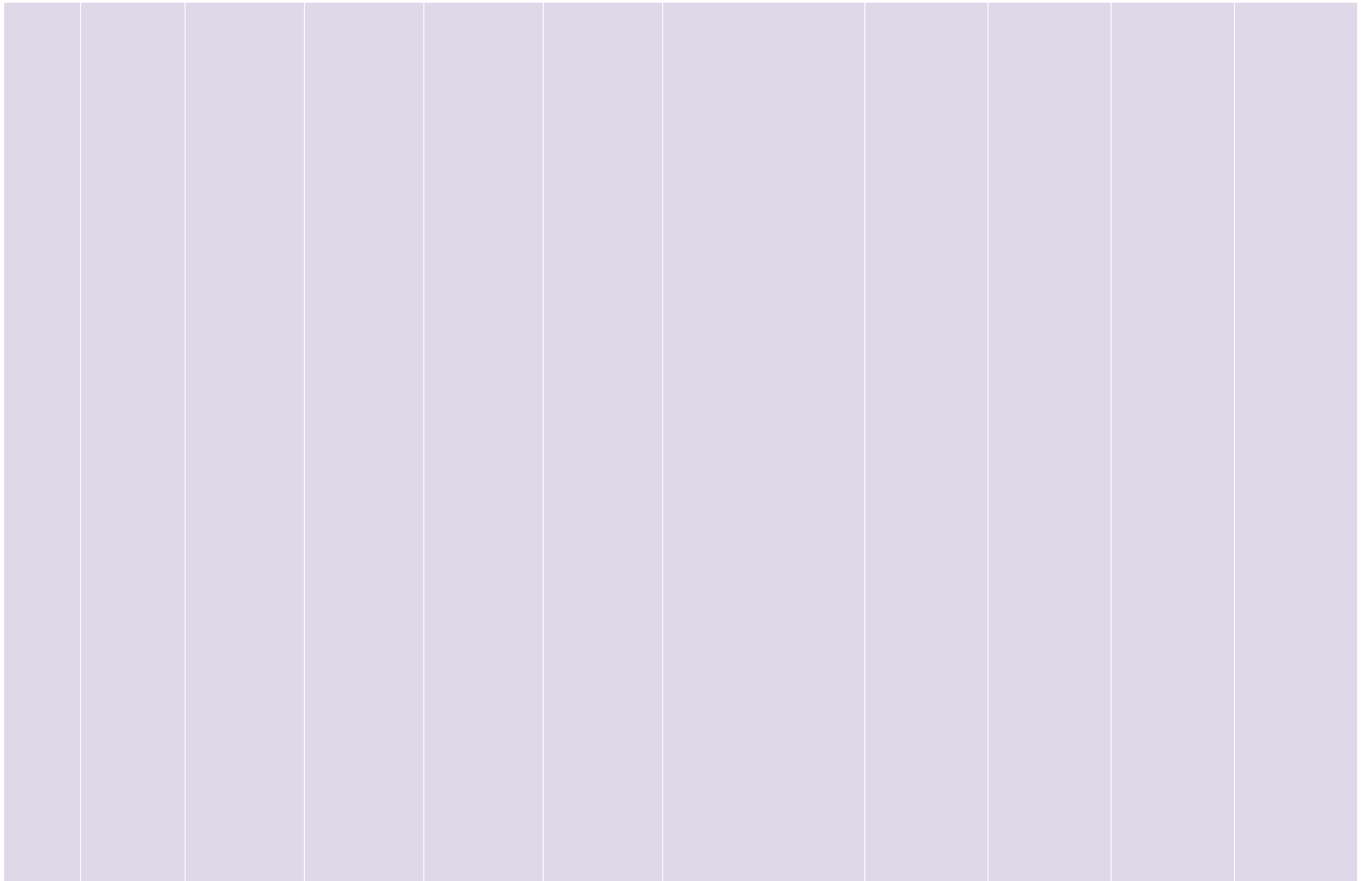
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
490	95-111 Brighton Road	Purley	Purley	0.40ha	Gym car park and derelict houses	Primary school	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
				The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The topography of the site is unsuitable for Gypsy and Traveller pitches which require relatively flat land	Residential development if no longer required for a new school (to be assessed no earlier than 2021)	The redevelopment of this site could help to meet the need for new homes in the borough. However, the need for school places is currently greater.The need for school places is currently greater.	Urban	Medium	Planned estates of semi detached houses;Transport Nodes;Urban Shopping Areas	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential housing to north and south. Railway to east boundary,Brighton Road to west boundary.	Sloping from south east to north west.	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Brighton Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be	TPOs- trees on Brighton Road frontage. Trees on boundary to railway,on site boundary. One tree with die back at side on boundary.		



		Purley	Purley	0.45ha	Dairy depot with buildings fronting on to Brighton Road being a locally listed building			2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
					Conversion of buildings fronting Brighton Road to residential use with new build on remainder of the site		Urban	Medium	Compact houses on relatively small plots;Industrial Estates;Large houses on relatively small plots;Medium rise blocks with associated	APZ;Locally Listed Building

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Flats to north , housing to south and east, Brighton Road to west boundary,	Flat		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Good access from Brighton Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Fair, large warehouse at rear.	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
683	Purley Back Lanes, 16-28 Pampisford Road	Purley	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	Part of the site is currently an operational town centre employment site where there is a presumption against residential development. However, development of the site could enable the replacement of the industrial units with more modern and more accessible premises whilst providing new homes that are needed to meet the borough's need for housing.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											Up to 91	68.25				Urban	High	Large houses on relatively small plots; Urban Shopping Areas	Affects the setting of a heritage asset; APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
														The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)		We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be			

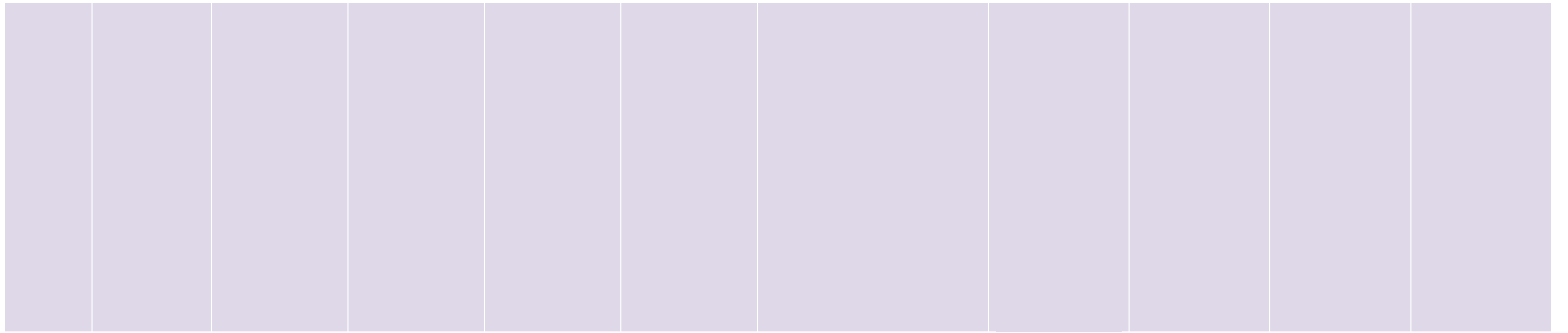


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Sanderstead	Sanderstead	0.30ha	Cleared site	Mixed use of residential and retail	Site lies within the Primary Shopping Area of Hamsey Green Local Centre so is suitable for retail use. Retail use will assist in providing an active frontage to the ground floor and the redevelopment of this site could help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											8 to 24	20	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site		Site is owned by a national supermarket chain who are seeking a retail use only for the site	Suburban	Low	Planned estates of semi detached houses;Suburban Shopping Areas	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Shops on Limpsfield Road to	Flat	Brownfield	The site has a potential	From Tithe Pit Shaw and from a service road to rear of shops	On the information available to date			Cleared site with hoardings to site										

					contaminative use therefore a contaminated land assessment will be required (condition 1602)		we do not envisage			
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
128	Land at, Poppy Lane	Shirley	Shirley	1.43ha	Cleared site	Residential development	This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											51 to 107	93	The site lies in an area at high risk from flooding meaning it is unsuited for very vulnerable uses such as mobile homes for Gypsy and Travellers.			Suburban	Low	Green Infrastructure; Institutions with associated grounds; Mixed type flats	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Residential gardens to north	Flat	Greenfield	The site has a potential	From Poppy Lane	We have concerns regarding	Five groups of trees and eight individual		Open grassland

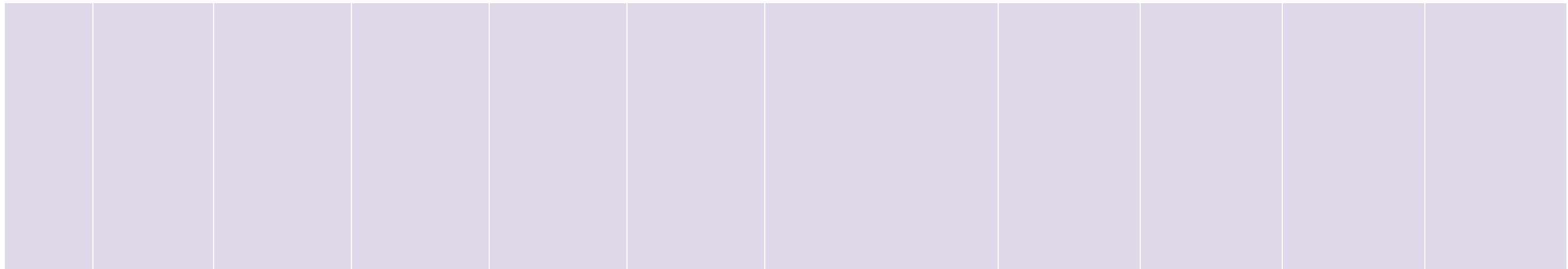
					contaminative use therefore a contaminated land assessment will be required (condition 1602)		Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are	trees are the subject of a Tree Preservation Order with several grouped in the norht east corner of the site		
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
502	Coombe Farm, Oaks Road	Shirley	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	Although the site is in the Green Belt, it already has built form. Residential development will help to meet the need for new homes in the borough.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
					Residential development (conversion or new build)	There is a need for two sites for gypsy and travellers providing up to 39 pitches in the Plan period and one stopping place. A site must meet specific site criteria which limits the opportunity for sites. This site meets most of the criteria, although schools and Doctor surgeries are more than 20 minutes walk.	Suburban	Low	Green Infrastructure; Institutions with associated grounds	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Shirley Park Golf Course to east, playing fields on all other boundaries.	Mainly flat		The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Oaks Road. Access is poor.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	A number of trees on the boundary and within the site that are not covered by a TPO	Building are a range of ages and conditions.	There is a potential for contamination from use as a farm therefore a contaminated land assessment will be required

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
504	Stroud Green Pumping Station, 140 Primrose Lane	Shirley	Ashburton	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 modellin	This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve the whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											26 to 68	57.5				Suburban	Medium	Green Infrastructure;Industrial Estates;Planned estates of semi detached houses	Locally Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Allotment to west, school playing field to north and west. Housing opposite on south side of	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land	From Primrose Lane	We have concerns regarding Wastewater Services in relation to this site.	Mature trees, and fir trees on boundary to Primrose Lane, to boundary to	1906 Locally listed brick building- fair to good condition.	Fair- maintained site										

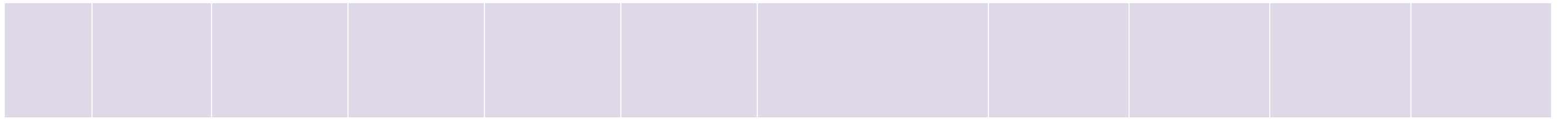
							<p>Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the</p>	<p>allotments on east side, and within site, all of which are not covered by a TPO</p>		
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
54	BMW House, 375-401 Brighton Road	South Croydon	Croham	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	There are no sequentially preferable sites within the Brighton Road (Sanderstead Road) Local Centre for a supermarket and a developer is interested in building one on this site. Residential development will help to meet the need for new homes in the borough. The development has some negative environmental impacts, although partly mitigated by the provision of housing and employment. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											42	42	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	Medium	Large houses on relatively small plots;Retail Estates & Business & Leisure Parks;Terraced houses and cottages	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Access to Brighton Road to north west, Honda showroom and car	Flat	Brownfield	A site investigation has been carried out and a number of contaminants	From Brighton Road	On the information available to date we do not envisage infrastructure	One silver birch on site not covered by a TPO		There are derelict buildings including a former car garage with a										

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
345	Normanton Park Hotel, 34-36 Normanton Road	South Croydon	Croham	0.40ha	Normanton Park Hotel & grounds	Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		14 to 38	32	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	Medium	Compact houses on relatively small plots; Large houses on relatively small plots	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential on all sides	Land sloping to rear of the building with land partly terraced	Brownfield	No contaminated land assessment is required	Vehicular access from Normanton Road. Access could also be possible from Whitmead Close to the rear	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Two trees at the front onto Normanton Road, including a cherry tree. Four trees subject of a Tree Preservation Order in the rear garden	The building appears to be in need of maintenance.	The site appears to lack maintenance with a partially overgrown garden to the rear with a fence across half of the site at the rear

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
662	Coombe Road Playing Fields, Coombe Road	South Croydon	Croham	10.80ha	Playing fields	Secondary school with retention of playing pitches	The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school. The site is currently used as playing pitches which are protected so any redevelopment for a school should look to retain some of this use. Development could potentially require mitigation to address the effects of impact on the adjacent Site of Nature Conservation Importance.	2016 - 2021	In Council ownership	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
							Suburban	Medium	Detached houses on relatively large plots;Green Infrastructure;Institutions with associated grounds	Affects the setting of a heritage asset;APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential to west, Coombe Road and Lloyd	Site is on two levels, with a bank in the middle and		The site has a potential contaminative use	Pedestrian access from Coombe Road. Vehicular access would need to be created.		Bank of trees in middle of site to divide the two		



		South Norwood & Woodside	South Norwood	0.05ha	Vacant plot adjacent to supermarket	Residential development with a retail unit		2016 - 2021		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		12	12				Urban	High	Terraced houses and cottages;Urban Shopping Areas	Conservation Area

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Station Road and Cargreen Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			Cleared site awaiting construction

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	South Norwood & Woodside	Woodside	0.15ha	Amenity land & car park	Residential development	Residential development will help to meet the need for new homes in the borough	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		7 to 25	20.5	There is insufficient access to the site (such as narrow roads) for larger vehicles making it unsuitable for Gypsy and Traveller pitches			Urban	Medium	Compact houses on relatively small plots; Terraced houses and cottages; Urban Shopping Areas	APZ; Locally Listed Building
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
				An Environmental and Historic Site Review has been carried out for this site which indicated that there are potentially pollutant linkages present, therefore, an Intrusive Site Investigation is required (condition 1603)		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.				

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
115	Cheriton House, 20 Chipstead Avenue	Thornton Heath	Thornton Heath	0.17ha	Former care home and land	Residential redevelopment	No interest has been shown for a replacement community facility on this site so residential development is in principle acceptable and will help to meet the need for new homes in the borough. The design will need to address the environmental impacts of redevelopment. It is recommended that basements are not considered at this site	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		15 to 20	18.75	The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site;Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	High	Institutions with associated grounds;Mixed type flats	Affects the setting of a heritage asset
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Residential gardens on	Flat but the road slopes down from	Brownfield	No contaminated land assessment is	From Chipstead Avenue	On the information available to date	One tree on the Chipstead Avenue		The garden and landscape is	

		Quadrant Road to north east, residential gardens and public library on Brigstock Road to south east	Brigstock Road to the east part of the the site		required		we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	frontage not covered by a TPO		overgrown and the building is deteriorating
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
129	843 London Road	Thornton Heath	West Thornton	0.22ha	Site of former Oaks Hospital	Primary school	Site is a former community use and is protected for ongoing community activity by Policy SP5. There is a need for primary school places in this area of the borough and this site will help meet the need arising before 2017. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2016 - 2021	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
													Site is likely to be affected by noise from an adjacent land use making it unsuitable for noise sensitive mobile homes for Gypsy and Traveller occupation;The site is subject to developer interest for the preferred use making it unlikely that any alternative uses could be developed on this site			Urban	Medium	Medium rise blocks with associated grounds;Retail Estates & Business & Leisure Parks;Terraced houses and cottages;Urban Shopping Areas	No heritage assets
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Lidl's supermarket	Flat	Brownfield	The site has an	From London Road and Grove	On the information	Pollarded Horse		A derelict site										

		to north, London Road to east, Silchester Court residential flats to south, Grove Road to west			historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Road	available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Chestnuts on frontage to London Road. Two Oaks and one lime are the subject of a Tree Preservation Order next to the Grove Road boundary of the site		behind hoardings
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
136	Supermarket, car park, 54 Brigstock Road	Thornton Heath	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	The site is in a very accessible location in Thornton Heath District Centre next to the railway station. Currently it has a low density supermarket with car park and scaffolding yard to the rear. The preferred option retains some employment use (as this is protected by Policy SP3.2 of the Croydon Local Plan: Strategic Policies) whilst making more efficient use of the site by providing homes that will help meet the borough's need for housing and a replacement retail unit (as the site is in the Primary Shopping Area of the District Centre where retail is encouraged).	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											25 to 55	47.5	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is in a District Centre making it unsuitable for a stopping place for Gypsy and travellers because of competing land			Urban	High	Industrial Estates;Transport Nodes;Urban Shopping Areas	APZ

				uses;There is no demand for additional school places in this area						
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Railway to east, housing to west. Retail units to south on railway bridge. Railway bridge to north	Sloping northwards from Brigstock Road with steep ramp	Fair	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Building appears to be maintained	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
248	18-28 Thornton Road	Thornton Heath	Thornton Heath	0.20ha	Car sales site	Residential development	Residential development will help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		9 to 34	27.75	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it;The site is too small to accommodate more than a 1 Form of Entry school			Urban	Medium	Industrial Estates;Medium rise blocks with associated grounds;Urban Shopping Areas	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential gardens of Farlands Avenue to north, boundary of 12-14 Thornton Road to east, Thornton Road to south, residential on Farland Avenue to west	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Vehicular and pedestrian access from Thornton Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.			

		Thornton Heath	Thornton Heath	0.37ha	Disused warehouse and factory buldings	Residential development		2021 - 2026		

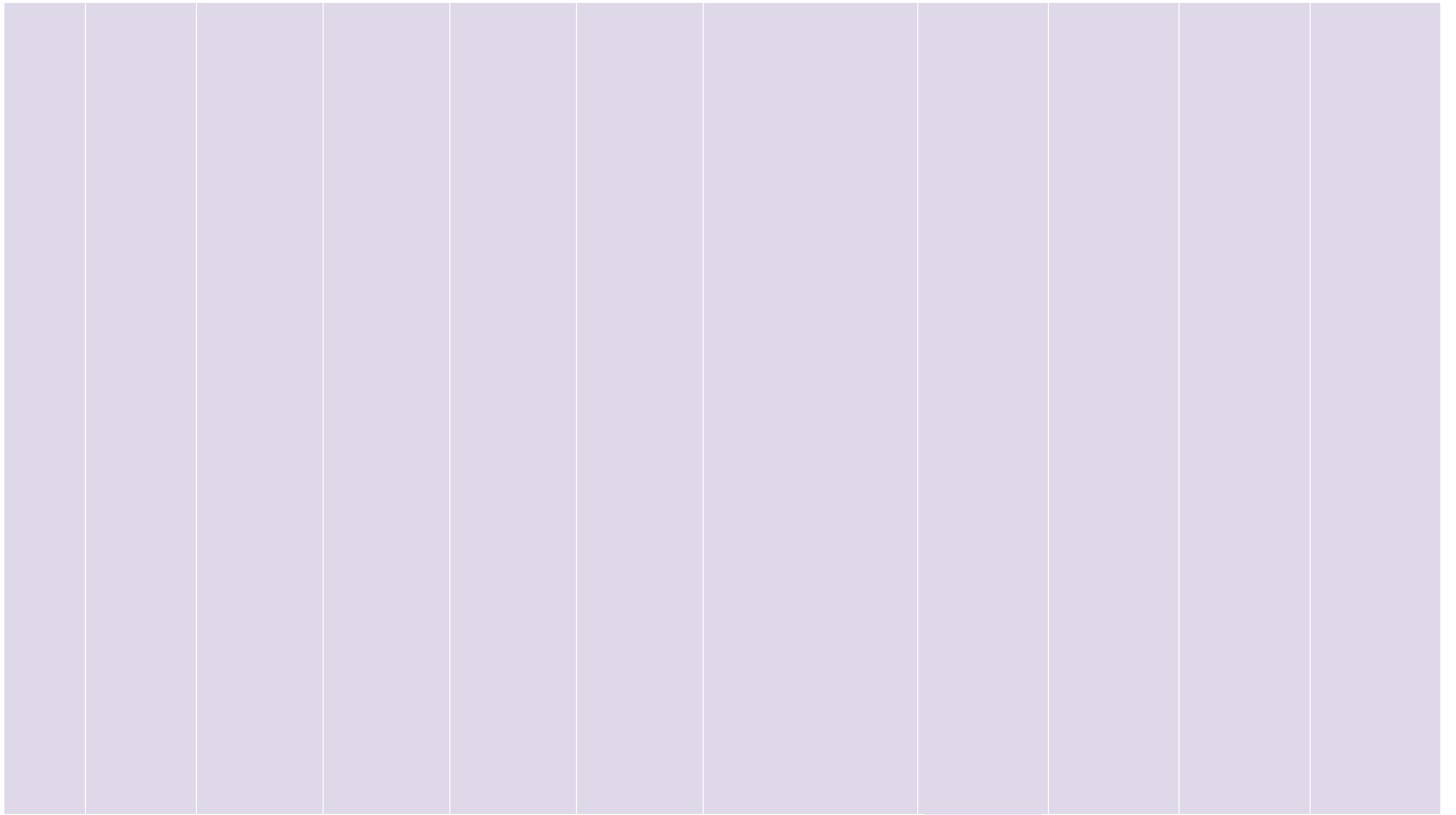
		17 to 62	50.75				Urban	Medium	Industrial Estates; Terraced houses and cottages	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Osborne Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Buildings appear to be derelict	

		Thornton Heath	Thornton Heath	0.15ha	Former Jacques & Co factory building	Residential development		2021 - 2026		

		7 to 39	31				Urban	High	Industrial Estates;Terraced houses and cottages	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential property on all sides	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Vehicular access from Zion Place	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.		Buildings appear to be in a derelict condition	

		Thornton Heath	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		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		26 to 145	115.25	The site is in a			Urban	High	Large buildings	Affects the setting

		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Sloping from east to west		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Brigstock Road, Bensham Manor Road and Cotford Road				

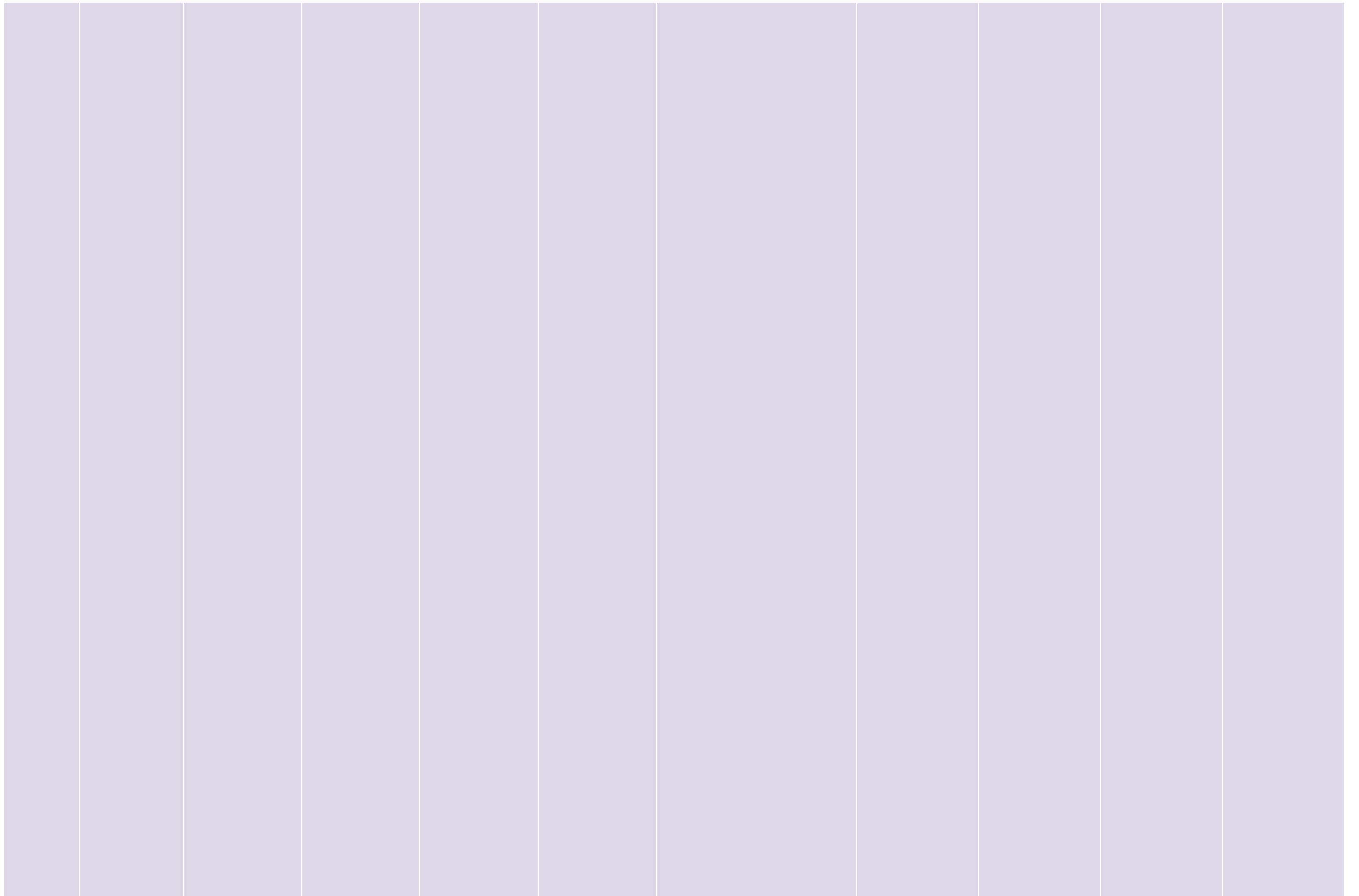


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
400	Day Lewis House, 324-338 Bensham Lane	Thornton Heath	Bensham Manor	0.25ha	Large office/factory building	Residential redevelopment	The site consists of an office building with prior approval to convert to residential use, a temporary community use and a small area of warehousing. The office and temporary community uses are not protected and the remaining area of Class B8 use is small. Residential use of this site will help to meet the need for new homes in the borough.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											12 to 42	34.5	There is no demand for additional school places in this area;Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	Medium	Industrial Estates;Terraced houses and cottages	Affects the setting of a heritage asset
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
													Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Bensham Lane		A couple of young trees in public footway to frontage	Appears to need maintenance	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
407	797 London Road	Thornton Heath	Thornton Heath	0.15ha	Six storey office building and car park at least part vacant	Conversion or redevelopment to residential use	Office use is not protected in this location and residential use would help meet the borough's need for new homes. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											7 to 25	20.5	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it; Unviable financially to demolish buildings for a stopping place for Gypsy and Travellers; Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches			Urban	Medium	large buildings with surrounding space; Urban Shopping Areas	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Residential flats to southern boundary with low brick wall at front	Flat	Fair	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From London Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Street tree in public highway land, none on site												

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
468	Grass area adjacent to, 55 Pawsons Road	Thornton Heath	Selhurst	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	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that development proposals should seek to ensure that any loss of open land is mitigated through alternative provision.	2016 - 2021	In Council ownership	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		13 to 45	37	The site is in an area of the borough with the highest deprivation and is not suitable for a Gypsy and Traveller site;The site is too small to accommodate more than a 1 Form of Entry school			Urban	Medium	Medium rise blocks with associated grounds;Terraced houses and cottages;Urban Shopping Areas	No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Residential flats to west, rear of shops to east and bounded road to north and south	Flat	Greenfield-former play area	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Pawsons Road and Northbrook Road	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	One good Maple tree, and one younger tree on Pawsons Road boundary, 2 larger horse chestnuts-approximately 40 years old, and on Alder close to Northbrook Road side, none of which are covered by a TPO	No buildings	

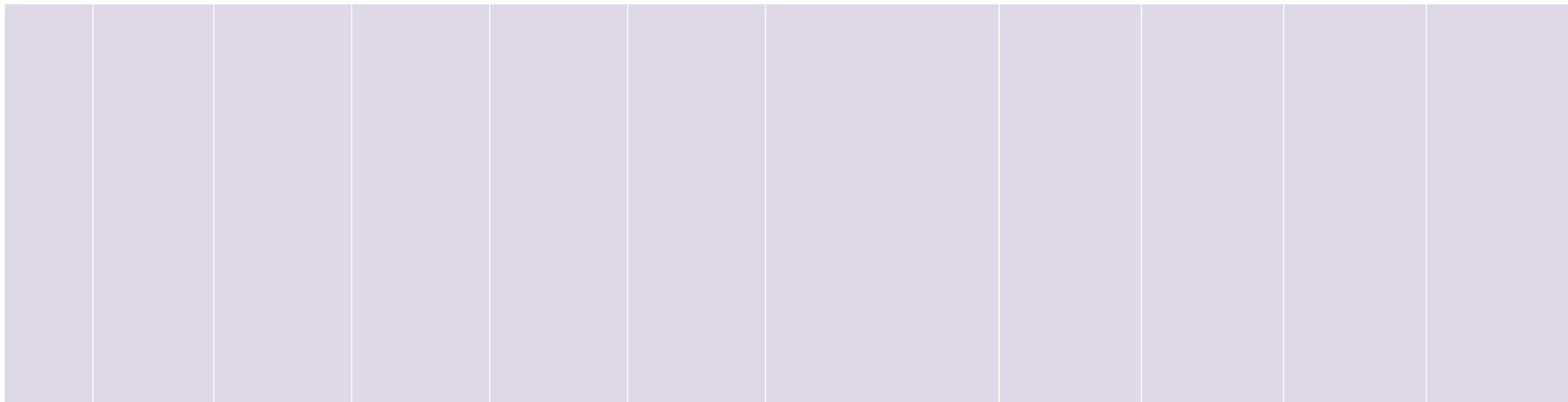
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why
499	Croydon University Hospital Site, London Road	Thornton Heath	West Thornton	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	In order to fund improvements to the existing hospital buildings residential development on part of the site may be required. This option is dependent on their being no loss of services provided by the hospital both in terms of quantity and quality.	2021 - 2026	Site is part of a partners' Estate Strategy	
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		77 to 290	236.75				Urban	Medium	Industrial Estates; Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		N & NE residential gardens Car park on Bensham Lane - S & SE boundary with Bensham Lane Car Park on Bensham Lane - NW residential gardens Car Park on Bensham Lane -	The land has several levels where there are changes in what are different uses of the land	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	Car park on Bensham Lane is open to 2 or more Streets access from Bensham Lane and Woodcroft Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the			





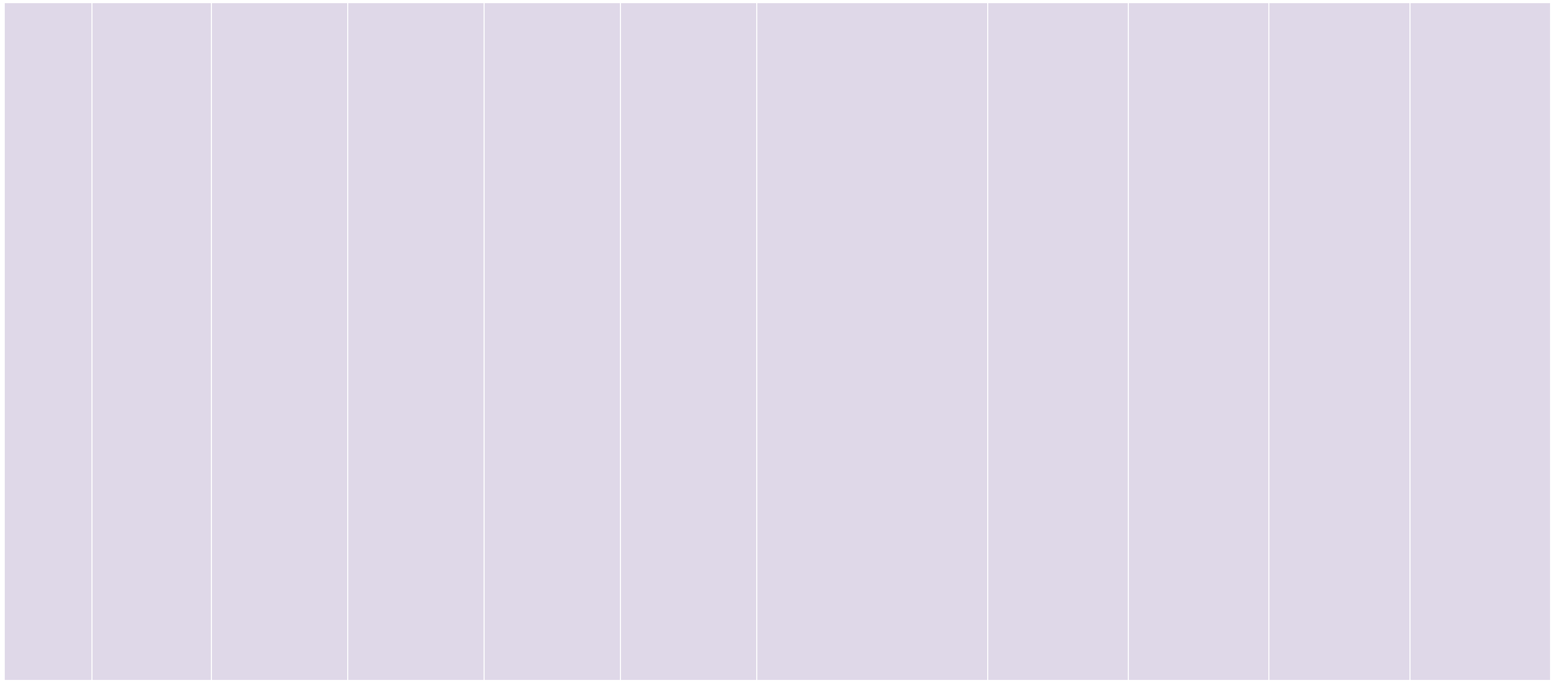
		Waddon	Waddon	0.994ha	Garden centre and car park	Residential development		2021 - 2026		
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		35 to 94	79.25				Urban	Low	Compact houses on relatively small plots;Local authority built housing with public realm;Retail Estates & Business & Leisure Parks	Affects the setting of a heritage asset;Locally Listed Building

			There is a gentle slope down from South to North with a small change in level	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Waddon Way		Semi mature trees are situated on the east and south boundary of the site not covered by a TPO	Unlikely to be able to reuse existing building for another use other than garden centre/horticulture	



16	Heath Clark, Stafford Road	Waddon	Waddon	3.24ha	Field	Secondary School and residential development subject to access from Stafford Road	The site is of a suitable size for a secondary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is also large enough to accommodate new homes as well as a secondary school. Residential development will help to meet the need for new homes in the borough. Access to this site is currently an issue and development is dependent upon the reconfiguration of the Fiveways junction as currently it is not possible to provide access on to Stafford Road or Duppas Hill Road because of the volume of traffic on these roads. The Sustainability Appraisal recommends the loss of open space is mitigated by the development. School buildings and residential development should be located away from areas at risk from surface water ponding.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	
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		62 to 128	111.5		Residential development if not required for a school (to be assessed no earlier than 2021)	Need for school places outweighs the need for new homes	Urban	High	Compact houses on relatively small plots;Industrial Estates;Large buildings in an urban setting;Mixed type flats	APZ;No heritage assets
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			The land is mostly flat with a mound on the eastern boundary	Greenfield	The area adjacent has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)			A few trees border the residential area on Stafford Road not covered by a TPO		The site requires a land contamination assesment



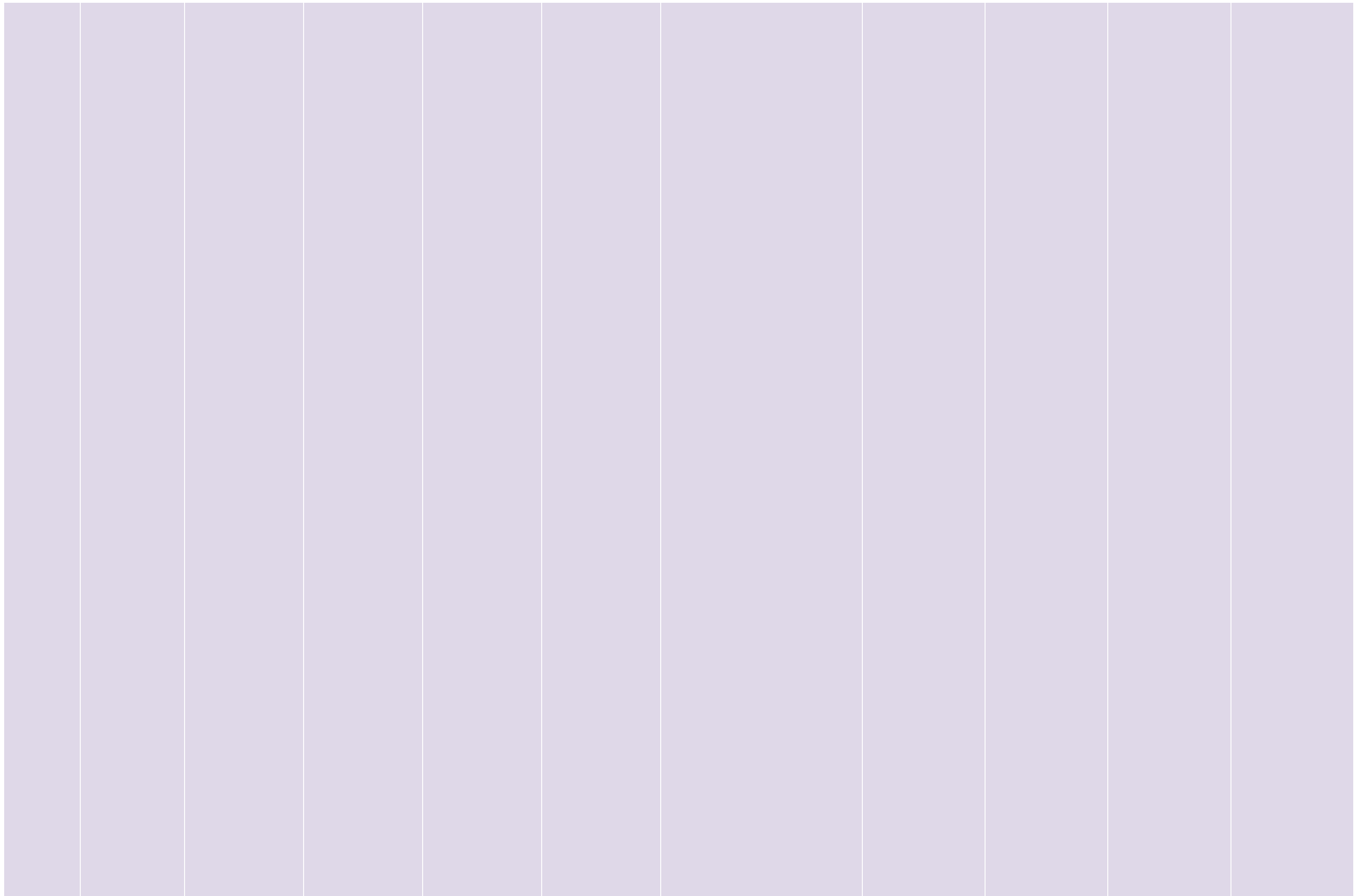
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
25	Morrisons Supermarket, 500 Purley Way	Waddon	Waddon	4.57ha	Retail 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	Potential for a new Local Centre in the Five Ways area of Waddon is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. Residential development will help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											251 to 1028	833.75		Residential development		Urban	High	Detached houses on relatively large plots;Retail Estates & Business & Leisure Parks;Terraced houses and cottages	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
											Railway line from West Croydon to north, residential gardens and warehouses to south, playing fields to west in London Borough of Sutton, Purley	Generally flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Purley Way		Young trees border the car park on the frontage to Purley Way. There is a Tree Preservation Order on twenty one trees located in groups near the railway line on the	Building No 3 is vacant and Building No 5 has been demolished and that area boarded off.	

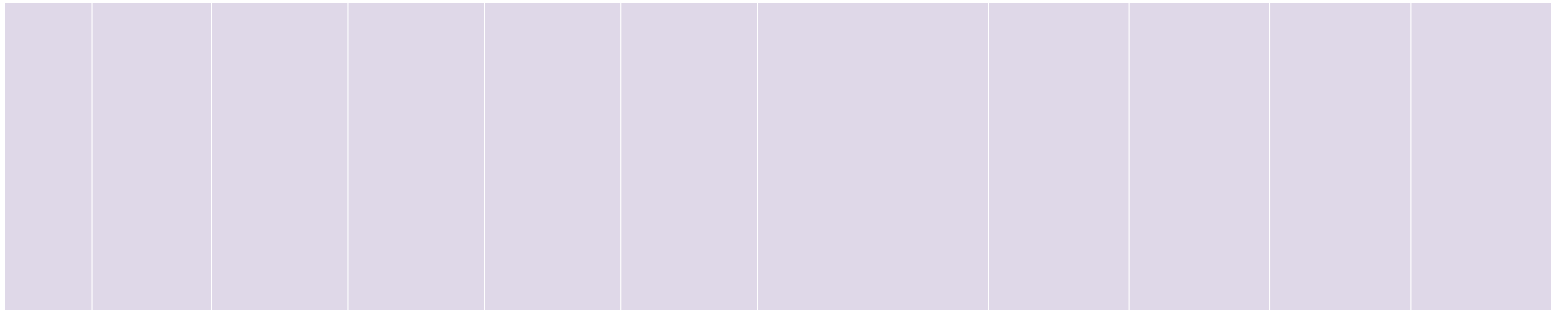


Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
48	294-330 Purley Way	Waddon	Broad Green	2.55ha	Retail warehouse and vacant employment land	Mixed use development comprising retail store, commercial space and residential units	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. It is recommended that basements are not considered at this site	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											17	17	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it			Urban	Medium	Retail Estates & Business & Leisure Parks;Terraced houses and cottages	Affects the setting of a heritage asset;APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Currys retail store to north, Purley Way to east, Mill Lane and	Flat	Brownfield	An Environmental and Historic Site Review has been carried out for this	From Purley Way and for deliveries from Mill Lane		There are a few trees on the boundary and access road next to		Part derelict site with part in use as a retail warehouse (John Lewis). An									

								Mill Lane and a large frontage to Purley Way, formerly landscaped, now of weeds and scrub vegetation		Intrusive Site Investigation is required due to potential pollutant linkages
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Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
301	Sea Cadet Training Centre, 34 The Waldrons	Waddon	Waddon	0.14ha	Derelict building	Residential use	The existing structure on the site is fire damaged and cannot be reused. Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											7 to 23	19	Site is a Conservation Area making it unsuited for Gypsy and Traveller pitches because of impact on a heritage asset;The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it			Urban	Medium	large buildings with surrounding space;Large houses on relatively small plots	APZ;Conservation Area;Locally Listed Building
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Corner site, flyover and road to north of the site, and	Flat	Waldrons	No contaminated land assessment is required	Vehicular access from The Waldrons and from Davenant Road.	We have concerns regarding Wastewater	Numerous trees on site which are not covered by a TPO	Burnt out building	Derelict site behind hoarding following a fire										

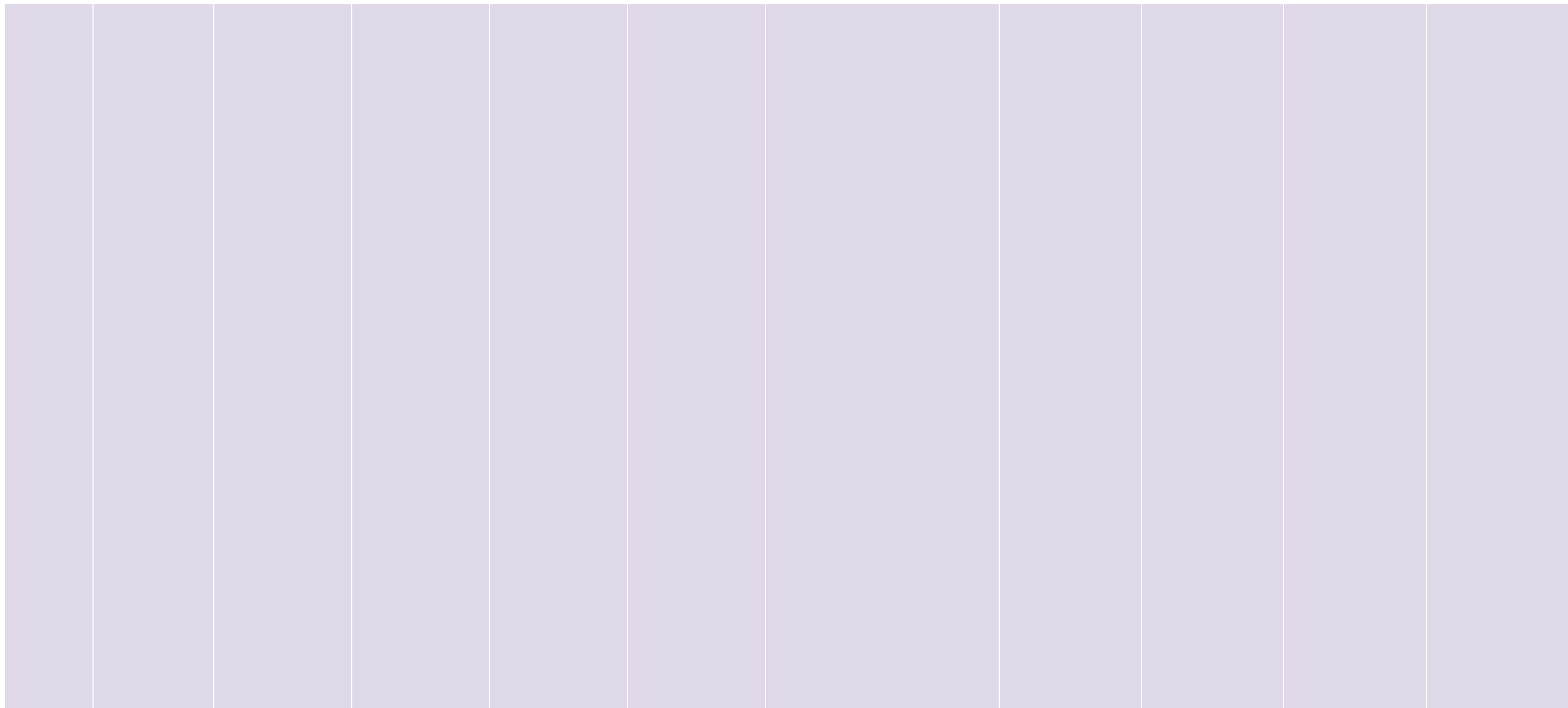




Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
316	PC World, 2 Trojan Way	Waddon	Waddon	1.03ha	Retail Warehouse and 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	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	Residential development on this site could prejudice the industrial use of a Strategic Industrial Location to the rear of the site									
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											47 to 175	143	Unviable financially to demolish buildings to create space for Gypsy and Traveller pitches	Residential development		Urban	Medium	Retail Estates & Business & Leisure Parks	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
												Flat		The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Purley Way and Commerce Way		A few trees in the car park that are not covered by a TPO	Appears well maintained	

Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option				
332	Superstores, Drury Crescent	Waddon	Broad Green	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		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

							'potential for groundwater to occur at the surface'			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		66 to 246	201	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it			Urban	Medium	Large buildings with well defined building line and adjacent to other buildings;Retail Estates & Business & Leisure Parks	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Superstore to north, tramtrack to east, housing to south, road to west	Flat	Brownfield	The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Purley Way and Drury Crescent	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what	Three maples on boundary that are not covered by a TPO	Appear well maintained buildings	



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	Waddon	Purley	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 sub	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											21 to 78	63.75				Urban	Medium	Industrial Estates;Retail Estates & Business & Leisure Parks	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
												Flat		The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Commerce Way		A few small trees on the boundary that are not covered by a TPO	Appears well maintained	A contaminated land assessment will be required

		Waddon	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		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

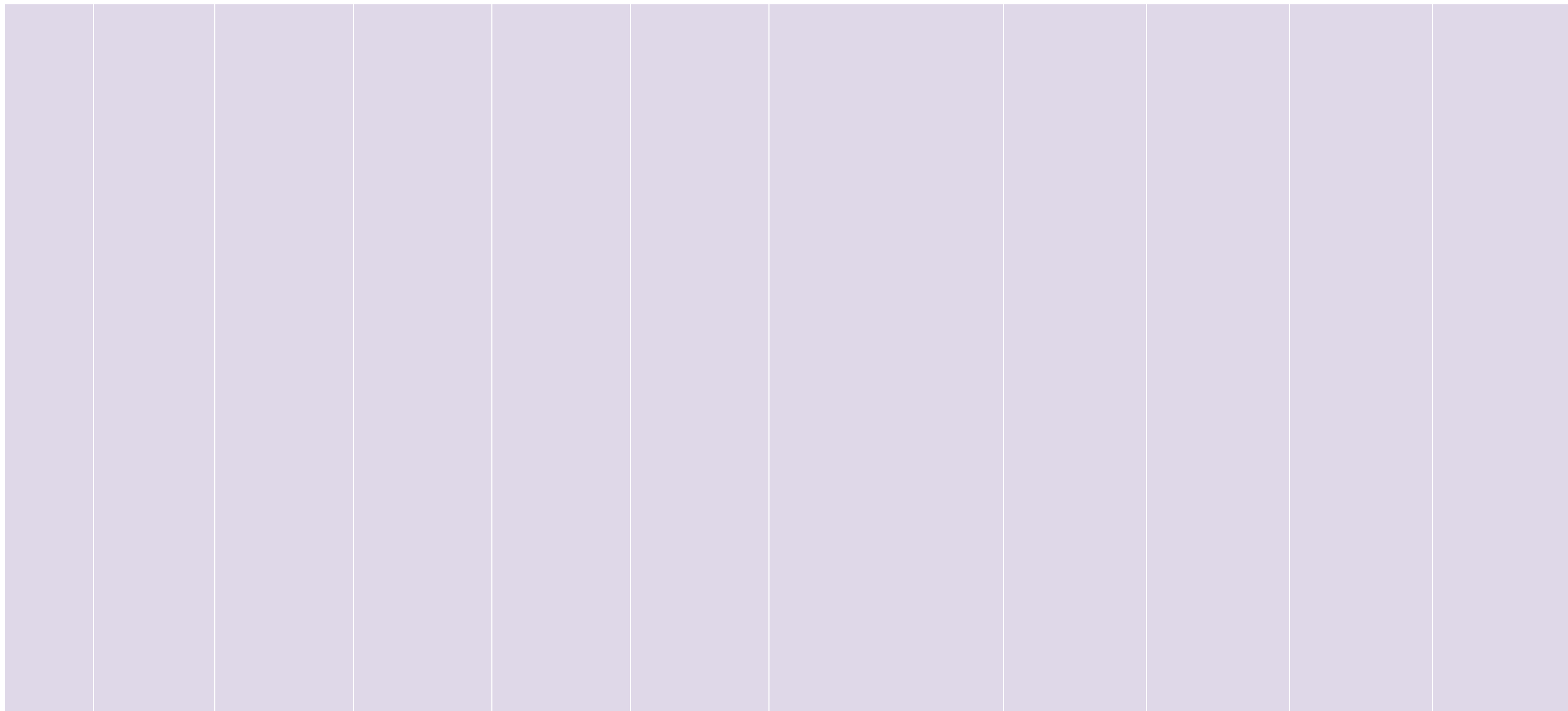
							occur at the surface'			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		69 to 260	212.25		Redevelopment including residential use.		Urban	Medium	Retail Estates & Business & Leisure Parks	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat		The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Purley Way		A few young trees in the car park that are not covered by a TPO	Appears maintained	

number	Site name	Place	Ward	Size of site	Description of site	Preferred option				
351	Furniture Village, 222 Purley Way	Waddon	Broad Green	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		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

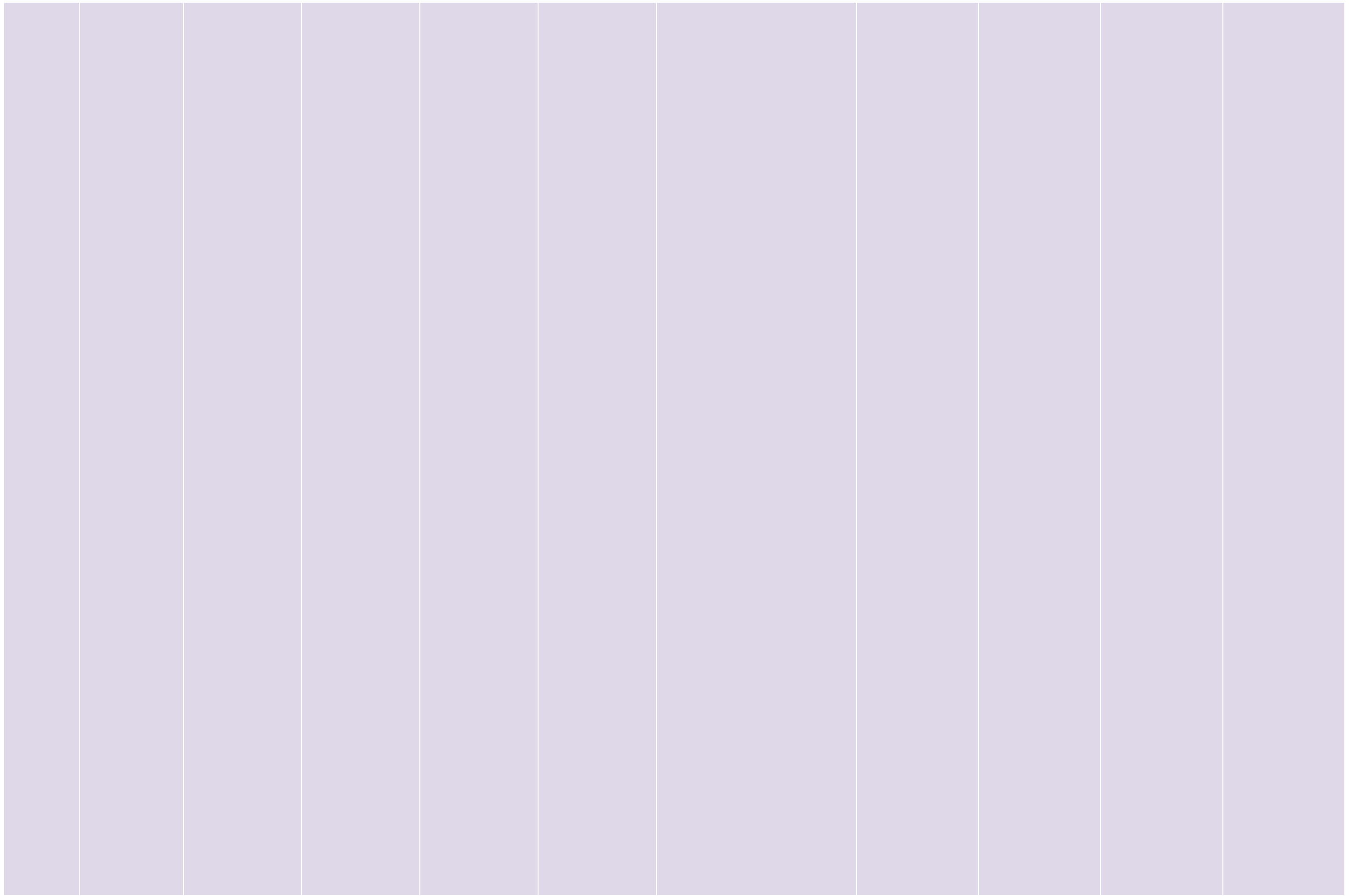
							occur at the surface'			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		32 to 120	98		Residential development	Near Sutton employment area, seperated from trams by A23	Urban	Medium	Industrial Estates;Retail Estates & Business & Leisure Parks	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
			Flat		The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Beddington Farm Road		A few trees facing Beddington Farm Road that are not covered by a TPO	Appears maintained	

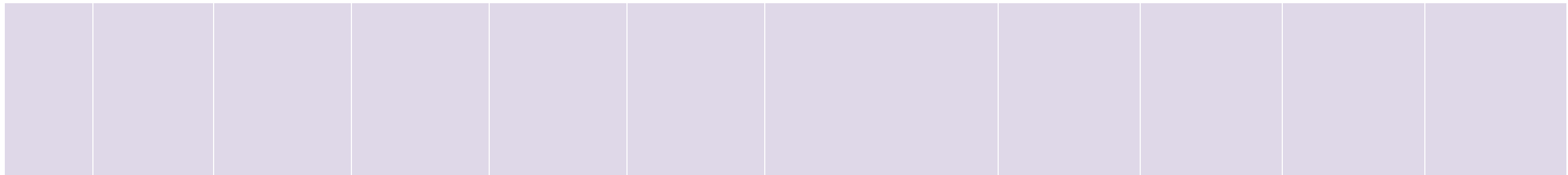
Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option				
355	Decathlon, 2 Trafagar Way	Waddon	Broad Green	1.30ha	Decathlon store & car park	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

							will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.			
		Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
		59 to 221	180.5	The site has a high land value and it is unlikely that it would be viable to develop Gypsy and Traveller pitches on it	Residential development		Urban	Medium	Retail Estates & Business & Leisure Parks	APZ
		Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
		Superstores to north and south, tram track to east, main road to west and retail warehousing opposite	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	From Purley Way and Trafalgar Way	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what	Four Maples that are not covered by a TPO	Appear well maintained	Maintained site



Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why									
430	Grafton Quarter, Grafton Road	Waddon	Broad Green	0.62ha	Various industrial buildings and office block that are vacant	Creative and Cultural Industries Enterprise Centre and residential development	It is an objective of the Croydon Local Plan: Strategic Policies to encourage creative and cultural industries in the borough. Permitting residential development on part of this site enables the development of a Creative and Cultural Industries Enterprise Centre on the remaining part of the site as it makes the overall development viable and assits with the sustainability of the site along with mitigation of the loss of employment with the retention if some skills and training on the site.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves										
											Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
											28 to 131	105.25				Urban	Medium	Industrial Estates;Institutions with associated grounds;Terraced houses and cottages	APZ
											Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
														The site has an historical contaminative use and therefore a contaminated land assessment will be required (condition 1602)	From Grafton Road	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely			Vacant building





Reference number	Site name	Place	Ward	Size of site	Description of site	Preferred option	Justification for preferred option	Phasing of development	Evidence of deliverability	If preferred option is existing use, the reasons why						
946	Stubbs Mead Depot, Factory Lane	Waddon	Broad Green	2.71ha	Council Depot with parking area, and six buildings and one bay of fuel pumps.	Mixed residential and employment (industry and warehousing)	The employment use is a protected use and therefore need to be retained on the site. The redevelopment of this site could help to meet the need for new homes in the borough. The provision of flood prevention measures is required to improve the sustainability of the 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'.	2021 - 2026	In Council ownership	Site is too restricted to be suitable for development						
								Number of homes	Notional capacity of site	Reason for rejection of alternative options	Alternative option for site	Reasons why the alternative options is not the preferred option	Suburban, Urban or Central location?	Public transport accessibility of area	Local character or area	Heritage designations applicable to site
								157 to 440	369.25	The site lies in an area at high risk from flooding meaning it is unsuited for very vulnerable uses such as mobile homes for Gypsy and Travellers			Urban	High	Industrial Estates	APZ
								Site boundary details	Topography of site	Condition of site	Contamination	Site access	Utilities information	Trees	Condition of buildings on site	Overall site condition
	Industrial uses on north (including waste and recycling centre, and east and west boundaries, with Wandle Park on	Flat	Brownfield	The site has a potential contaminative use therefore a contaminated land assessment will be required (condition 1602)	Access from Factory Lane			A mix of Portacabin and solid buildings.	A Contaminated Land Assessment will be required.							

