



Delivering and Monitoring the Croydon Local Plan

15. Delivering and Monitoring the Croydon Local Plan

How we are going to deliver the Croydon Local Plan

15.1 The Croydon Local Plan has four main strands for its delivery:

- Policy – national, regional and local planning policy
- Legal – section 106 agreements, Compulsory Purchase Orders etc.
- Partners – delivery via partnership projects
- Resources – Council staff resources, capital spending by the Council or its partners, lottery funding etc.

15.2 An Infrastructure Delivery Plan (IDP) setting out the key locations, sites and infrastructure, which are essential for the successful implementation of the Strategic Policies forms part of the supporting evidence.

15.3 The Infrastructure Delivery Plan is not repeated as a document in the Croydon Local Plan. The full infrastructure schedule within the Infrastructure Delivery Plan is part and parcel of the Local Plan's delivery and is a critical supporting document.

15.4 Appendix 8 to this Plan sets out the full delivery matrix showing how each of the Strategic Policies will be delivered. The infrastructure required for the delivery matrix is set out in the full Infrastructure Delivery Plan report.

How we will know if the Croydon Local Plan is being delivered

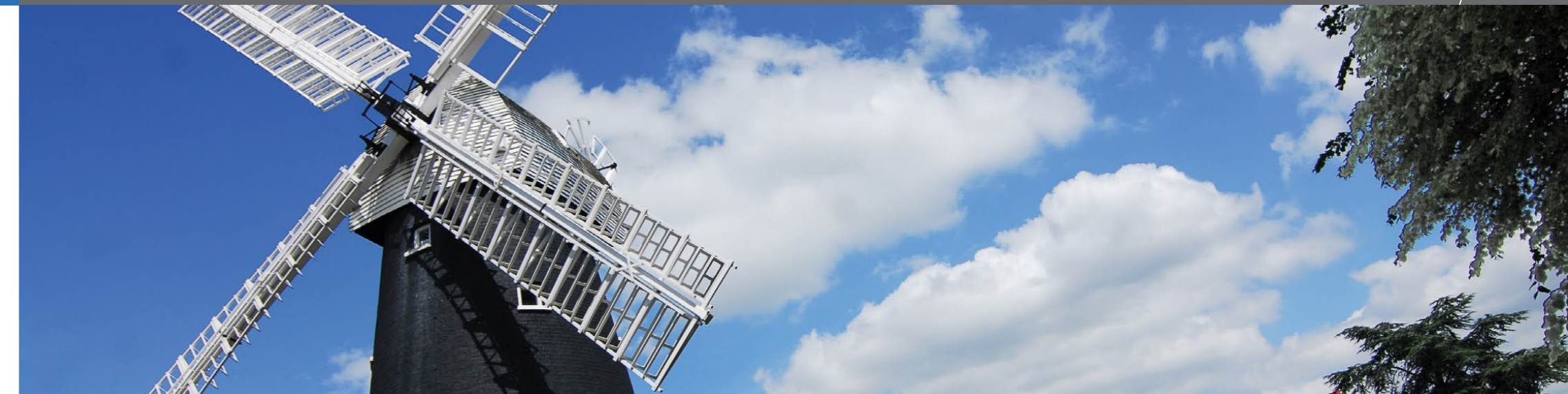
15.5 It is important to know if and when any policy of the Plan is not being delivered as anticipated. Each Strategic Policy has a set of monitoring indicators setting out what the expected outcomes of the policy are.

15.6 The indicators will be monitored on an annual basis and included in a Monitoring Report looking at the implementation of the Strategic Policies. Each indicator is set out in Appendix 9 to this Plan.

15.7 A further series of indicators are contained within the Sustainability Appraisal report which accompanies the Strategic Policies. These indicators do not monitor specific policies but instead monitor the Plan as a whole by outlining areas in which it is expected to have an effect.

Former Saved Unitary Development Plan policies

Paragraph deleted.



Appendices

Appendix 1 – Glossary

Accessibility

How easy it is to enter or reach physically, including ease of use for disabled persons. See also Public Transport Accessibility Level.

Active Travel

This includes walking and cycling; supporting the value of physical exercise and the associated health benefits.

Affordable Housing

Affordable housing is housing that is provided to meet the housing needs of households whose needs are not met by the private market. It can either be social rented housing, affordable rented housing or intermediate affordable housing.

Social rented housing is rented housing owned and managed by local authorities and registered providers of social housing, for which guideline target rents are determined through the national rent regime, and which is made available to eligible households nominated by the Council.

Affordable rented housing is rented housing provided by registered providers of social housing which is similar to social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80 per cent of local market rents.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices and include provisions for the home to be retained for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. These can include shared equity and shared ownership homes for sale, and intermediate rent, but does not include affordable rented housing.

Starter homes are homes for which 100% of the equity is sold at first point of sale but which are discounted so that the maximum price is the lower of 80% of the market value of the property or £450,000. They are not affordable in perpetuity and after a number of years may be sold at full market value. Potential purchasers must be first time buyers and meet other pre-defined criteria.

Amenity

The experience of a place as pleasant or attractive, which contributes to its overall character and to the enjoyment of residents or visitors; or something that contributes to an area's environmental, social, economic or cultural needs.

Archaeological Priority Areas

Areas that are known to be of archaeological importance because of past finds, excavations or historical evidence.

Biodiversity

The variety of species of flora and fauna.

Biodiversity Action Plan

A plan of action for protecting, conserving and enhancing wildlife at a local level. The UK signed up to the Biodiversity Convention at the 1992 Rio 'Earth Summit'. This confirms the UK's commitment to protecting and enhancing wildlife. The UK Biodiversity Steering Group has emphasised the importance of Local Biodiversity Action plans. In 2013 Croydon's Biodiversity Action Plan consisted of four Habitat Action Plans.

Borough Character Appraisal

An analysis and assessment of every residential neighbourhood in the borough to determine the predominant type of housing and architectural form, together with other physical and natural features that give each area its distinct character.

Brownfield

Land that has been previously developed (excluding agricultural land or buildings, gardens, mineral works and temporary uses).

Car Club

An organisation that owns cars that are available for use by its members. People arrange to use the car in advance and pay according to how much they use it. The advantage is that people have cars available for use, but avoid many of the costs of running a car as they only pay when they need to use it.

Climate Change

Long term alterations in weather patterns, in particular to temperature and precipitation. Anthropogenic climate change refers to a warming climate across the globe caused by the increase of levels of greenhouses gases in the atmosphere as a result of human activities.

BREEAM

Building Research Establishment's Environmental Assessment Methodology (BREEAM) is used to measure the sustainability performance of commercial buildings.

Cohesive Communities

A society in which there is a common vision and sense of belonging by all communities.

Combined Heat and Power system

The generation of electricity by burning fossil or renewable fuels is relatively inefficient and produces a large amount of heat as a by-product. Combined heat and power (or CHP) makes much better use of the original energy source (gas, diesel, coal, biomass, waste) as it captures the heat produced during electricity generation and supplies it via small or large networks for commercial or domestic recipients. This is because CHP generation makes efficient use of the original energy source by utilising two forms of energy output, therefore its product is considered low in carbon dioxide.

Compulsory Purchase Order

An order issued by the government of a local authority to acquire land or buildings for public interest purposes. For example, for the construction of a major road or the redevelopment of certain brownfield sites.

Community Infrastructure Levy

The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods need to enable growth.

Community Facilities

Facilities providing for the health and wellbeing (excluding care homes, residential homes and nursing homes), social, educational, spiritual, recreational, leisure and cultural needs of the community, including public houses, meeting places and post offices.

Connectivity

The degree to which a place is connected by routes to other places and its own parts are connected with each other.

Conservation Area

Areas designated by the Council under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition of unlisted buildings in Conservation Areas.

Creative and Cultural Industries

A sector of the economy characterised by businesses and organisations associated with higher levels of creativity and cultural activity, such as designers, artists, theatres and architects.

Detailed Policies and Proposals

The Detailed Policies and Proposals contribute towards delivering the Croydon Local Plan 2018's Strategic Policies and its objectives by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough. They also allocate land for future development to help deliver the development requirements of the Plan and set out proposals for major development sites in the borough and other site-specific/ designation policies as appropriate.

Croydon Metropolitan Centre (CMC)

A metropolitan centre serves a wide catchment which can extend over several boroughs and into parts of the wider south east region. Typically they contain at least 100,000m² of retail floor space with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

Croydon Monitoring Report

The Croydon Monitoring Report (formerly the Annual Monitoring Report), assesses the implementation of the Local Development Scheme (LDS – essentially the timetable for the production of the Local Development Framework), the extent to which policies in the Local Development Framework are being successfully implemented, and the need for possible changes to policy.

Croydon Opportunity Area

Opportunity Areas are designated by the London Plan and are London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing with a mixed and intensive use of land and assisted by good public transport accessibility. The Mayor has designated an Opportunity Area in central Croydon known as Croydon Opportunity Area.

Croydon Panoramas

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 6.1;
- The viewpoint selected is where the widest panorama can be viewed;
- The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and
- The view is of substantial parts of the borough of Croydon (views looking outside of Croydon are not included as the subject matter is outside the remit of the Council).

Cycle Hub

A point for collecting or returning bicycles available for hire.

Department for Environment, Food and Rural Affairs (DEFRA)

The UK government department responsible for policy and regulations on the environment, food and rural affairs.

Development Management

The process of managing development from design through applying for planning permission to implementation whilst ensuring that it achieves planning objectives.

Development Plan

This contains the policies and guidance which manage development in a Local Authority area. Under the present planning system the Development Plan comprises the London Plan, the Local Development Framework and saved policies in the existing Unitary Development Plan.

Development Plan Document (DPD)

A policy document in the Local Development Framework, which is subject to public consultation and an independent examination.

District Energy Networks

The connection of a series of buildings via a pipe network in order to receive heat and potentially other energy services including cooling and electricity. The network incorporates a single or multiple energy centres usually based on combined heat and power generation plant. District energy networks are most suitable for areas of high urban density like Croydon Opportunity Area because of the demand and relatively short distances for the heat or energy to be distributed.

District Centre

Distributed more widely than the metropolitan centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000m² of retail floor space. Some District centres have developed specialist shopping functions.

Enterprise Centre

This refers to a facility which promotes the start up and development of small and medium sized businesses in the area through the provision of business information and support services.

Equalities Analysis

Equalities Analysis has been developed as a tool for ensuring that equality, social inclusion and community cohesion issues can be considered when drawing up policies or proposals which affect the delivery of services, the carrying out of the Council's functions and the employment practice of the authority.

Evidence Base

The NPPF paragraph 158 states each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Flood Risk Zone

These zones comprise land assessed as having vulnerability to flooding from river, sea and other sources and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off.

Fluvial Flooding

Flooding resulting from water levels exceeding the bank level of a main river or watercourse.

Grade A Office floor space

Grade A Office floor space is the most sought after space on the market. It will usually contain a number of the following features:

- Be a new, redeveloped, or totally refurbished property.
- Be in a prime, prestigious location.
- Have been furnished to an extremely high specification.
- Have state-of-the-art facilities.
- Have excellent accessibility.
- Have quality building management and maintenance arrangement.

Green Belt

Green Belt is a national policy designation that helps to contain development, protect the countryside and promote brownfield development, and assist in urban regeneration. There is a general presumption against inappropriate development in the Green Belt.

Green Grid

This is a network which will link open spaces with a network of walking and cycling routes and is being planned alongside the development of other infrastructure.

Green Infrastructure

The open environment within urban areas, the urban fringe and the countryside, which forms a network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

Green Arc Vision

Bringing the Big Outdoors closer to people through the creation of an extensive and attractive and valued recreational landscape of well-connected and accessible countryside around London, for people and wildlife.

Groundwater Flooding

Flooding that occurs when water levels in the ground rise above surface elevations.

Healthy Streets Approach

Includes 10 indicators in line with Transport for London guidance. Sets out how design and management of streets can support a wide range of activities in the public realm as well as encourage and facilitate a shift to walking and cycling (active travel).

Heat Island Effect

Refers to the tendency for a city or town to remain warmer than its surroundings, by as much as 5.5°C or more. This effect is caused mostly by the lack of vegetation and soil moisture, which would normally use the absorbed sunlight to evaporate water as part of photosynthesis.

Heritage Assets

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.

Housing Supplementary Planning Guidance

The Mayor of London's Housing Supplementary Planning Guidance incorporates the standards previously set out in the London Housing Design Guide. This sets a new benchmark for housing in the capital and aims to provide consistency and clarity about what is expected in London from the outset of a development. The standards are anticipated to be taken forward across all tenures.

Housing Typologies Study

A piece of evidence base which tested how different types and sizes of dwellings might be accommodated within Croydon Opportunity Area and how such development might be phased.

Imagine Croydon

A project which sought to define a long term vision for Croydon; the vision seeks to explain how Croydon may be shaped, how it will function and what it will look like in 2040, based on local community needs and the aspirations and views of local residents, businesses and organisations.

Inclusive Communities

A community, whereby each person is respected as a citizen who can fully exercise his or her rights and responsibilities.

Infrastructure Delivery Plan (IDP)

The delivery of a sound Local Development Framework, including the Croydon Local Plan 2018, and other development plan documents, will depend on an IDP. An IDP usually consists of a delivery strategy, an infrastructure delivery schedule of projects likely to be funded and a schedule of required infrastructure.

Innovation

Whilst there are many forms of innovation, references in this document relate to the practice where academic specialists work closely with businesses to cultivate ideas, identify and transform important technological discoveries into commercial ventures.

Legibility

Legibility describes how easily people can find their way around a place.

Local Centre

Typically serves a localised catchment often mostly accessible by walking and cycling and may comprise a local parade and small clusters of shops, mostly for convenience goods and other services. This may include a small supermarket (less than 2,000m²), sub-post office, pharmacy, launderette and other useful local services. Together with District Centres they can play a key role in addressing areas deficient in local retail and other services.

Local Designated Landmark

The criteria used to identify landmarks are:

- It is a prominent building/structure
- It is easily recognisable close up
- It is easily recognisable from a distance and in a Local Designated View and
- It positively contributes to the built environment of Croydon, and local distinctiveness and may provide an orientation point/way finding.

Local Designated Views

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 6.1;
- It must contribute positively to the local character;
- Key landmarks (Local Designated Landmarks) are seen or it is a unique view; and
- It must be substantially of a part of the borough.

Local Development Framework (LDF)

The LDF is a suite of planning policy documents consisting of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). DPDs and SPDs must conform to the Strategic Policies of the Croydon Local Plan 2018. Once adopted, LDF documents will replace the saved policies contained within the old style Unitary Development Plan (The Croydon Plan, July 2006).

Local Enterprise Partnership (LEP)

A partnership, that brings together businesses, Councils and universities to develop a growth strategy and bid for funding.

Local Green Space

A Local Green Space is an open area which is local in character and proximity, not excessively large, demonstrably special to the community it serves and holds a particular local significance; for one or more reasons such as beauty, history, ecology, recreational value or other quality of life value etc. A LGS is designated in a Local Plan (or Neighbourhood Development Plan) for long term protection capable of enduring beyond the end of the plan period and which is consistent with the principles of sustainable development. Within a LGS, inappropriate development should not be approved except in very special circumstances.

Local Heritage Areas

Local Heritage Areas (LHAs) are distinctive locally significant heritage assets that have been designated as a result of their heritage and architectural or townscape or landscape value. LHAs are characterised by their locally recognised, distinctive and particularly high quality examples of more familiar types of local historic development. They are areas of a recognised local heritage significance which additionally meets one or more of the following three criteria:

- Architecture: The architecture in the area must be of a high quality, distinctive and well preserved. The collective value of a group of historic buildings has a consistent architectural form, style, features, detailing or materials; and the group will often, but not always, have been built as a single development over a short period of time.
- Townscape: The townscape of the area must be of a high quality, distinctive and well preserved. This is because of the attractive and historic composition of the urban form; and the area will often, but not always, have been planned.
- Landscape: The landscape of the area must be of a high quality, distinctive and well preserved. This is because of the distinguishing quality, extent or features of its historic landscape; and it will often, but not always, have been planned.

Localism Act 2011

The Localism Act 2011 was given Royal Assent on 15 November 2011. This Act shifts power from central government back into the hands of individuals, communities and Councils and includes five key measures that underpin the Government's approach to decentralisation; Community rights, Neighbourhood planning, Housing, General power of competence and Empowering cities and other local areas.

Local Listed Buildings

The locally listed buildings and structures within Croydon are considered by the public and the Council as having special local architectural or historic interest, to be of significance to the local community and to contribute to the environmental and cultural heritage of the borough. All locally listed buildings should satisfy at least two of the following criteria:

- Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;
- Architectural significance: Buildings which are of good architectural quality or are good examples of a particular building type;
- Historical significance: Buildings which represent specific architectural and social building periods or which are associated with, local historical events, the development of Croydon, well known people or noted designers;
- Technical significance: Buildings that display exceptional innovation and craftsmanship;
- Townscape Value: Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.

Locally Listed Historic Parks and Gardens

The criteria for the local list of historic parks and gardens are set by Historic England along with the London Parks and Gardens Trust. This stipulates that the site have at least one of the following:

- evident historic features or design
- buried archaeology
- connections with famous designers or nurserymen
- connections with nationally or locally famous individuals
- a design typical of a landscape style.

Local Strategic Partnership (LSP)

An LSP is a non-statutory body that brings together the different parts of the public, private, voluntary and community sectors, working at a local level. The lead player in the LSP is the local Council. Other players will include the police and NHS Croydon.

Masterplan

This term is used here to describe a 'spatial masterplan', which sets out proposals for buildings, spaces, movement strategy and land use in three dimensions and matches these proposals to a delivery strategy.

Mayor's Supplementary Planning Guidance

The Mayor of London produces Supplementary Planning Guidance to provide further detail on particular policies in the London Plan. Supplementary guidance is used to support statutory development plans.

Metroisation

This refers to the use of existing rail lines for the provision of additional services. It encompasses the integration of stopping services that operate within and beyond the London boundary into a single network.

Metropolitan Green Belt (MGB)

See Green Belt

Metropolitan Open Land (MOL)

Areas of predominantly open land within the built-up area with significance beyond one borough.

Mixed-use development

Development for a variety of activities on single sites or across wider areas, such as town centres.

Multiversity

A university-level organisation with many constituent and affiliated institutions and campuses.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework is a key part of Government reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF replaces all existing Planning Policy Statements and Planning Policy Guidance.

Natural Signatures

Guidance produced by Natural England to re-establish the relationship between the built and natural aspects of London.

National Technical Standards (2015)

The Department for Communities and Local Government (DCLG) has enacted a [package of deregulatory changes](#) (announced March 2015) to the building regulations in 2012.

Natural Surveillance

Informal or natural surveillance aims limit the opportunity for crime by increasing the perception that people can be seen by those living, working or passing through an area. Natural surveillance can be achieved by ensuring doors and windows look onto public spaces, parking areas and streets, encouraging a diversity of uses, encouraging pedestrian use, incorporating low landscaping, street lights and removing hiding and lurking places.

Neighbourhood Centres

These offer the opportunity for clusters of uses, in particular community uses, to emerge with support through planning policy. The identification of Neighbourhood Centres recognises the wider role the centres play in supporting the local community as well as their retail function.

Neighbourhood Forum

An organisation established for the express purpose of furthering the social, economic and environmental well-being of individuals living, or wanting to live, in an area that consist of or includes the neighbourhood area concerned. There are other criteria the organisation has to meet, and if met/recognised by the local planning authority, the designation lasts for five years.

Neighbourhood Planning

The government is creating a new Neighbourhood Planning tier that will be led by the community rather than the Council. The Localism Bill, which recently became an Act, embeds Neighbourhood Planning in the formal planning system. The purpose of the legislation is to allow community groups to become involved in enabling and shaping and promoting growth and development that takes place in their local area.

Neighbourhood Development Plan

Neighbourhood Forums will be able to write a Neighbourhood Development Plan (NDP) to set out policies and plans for their area. They should only cover land use planning issues, and not broader local concerns. Nor will an NDP cover strategic issues such as major development or major public transport infrastructure, but it will be able to guide local issues. The NDP will form part of the Development Plan which comprises the London-wide policy in the London Plan, the Council's planning policies and any other adopted NDPs. The NDP will need to conform with the Development Plan and the relevant national policies. The NDP will be able to be adopted as a formal part of the Development Plan (thereby gaining the status of a 'Development Plan Document'). This means that planning decisions will have to be made in accordance with the Neighbourhood Plan, (and other parts of the overall Development Plan), unless there are good planning reasons not to.

Night-Time Economy

The provision of a range of leisure and cultural facilities which provide jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema, and theatres. Together these support and strengthen the town centre's economic standing and attraction beyond its function as a day-time workplace and shopping centre.

Opportunity Area Planning Framework (OAPF)

A non-statutory planning document issued by the Mayor of London. It is consistent with and is derived from the London Plan and other Mayoral strategies. Its purpose is to assist with the delivery of cross-borough projects, provide clarity to developers and investors, and guide borough planning decisions and policies.

Parking Survey Catchment

For the purpose of car parking surveys, this includes all public roads within 200 metres for residential use (or 500 metres for commercial uses) walking distance of the site. The parking survey catchment is not a circle with a 200m/500m radius but a 200m/500m walking distance as measured along all roads up to a point 200m/500m from the site.

Partners

Partners are any organisation that the Council works with to deliver a service or achieve an objective. A list of partner organisations can be found in the Infrastructure Delivery Plan.

Permeability

Permeability is about movement and connection and the ease with which people are able to get to and move through places. A permeable place avoids severance by providing a clear choice of routes connecting to existing roads and facilities.

Planning Obligations

New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning Obligations are the mechanism used to secure these measures. Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms. Planning Obligations are secured pursuant to Section 106 of the 1990 Town and Country Planning Act (as amended) and the Planning & Compulsory Purchase Act 2004 and are often private agreements negotiated, usually in the context of planning applications, between the Council and persons with an interest in the land (Section 106 Agreement). Planning Obligations can also be given unilaterally to the Council by the persons with an interest in the land (Unilateral Undertaking). Planning obligations secured by way of a Section 106 agreement or Unilateral Undertaking (also called a Unilateral Obligation), are binding on the land and are therefore enforceable against all successors in title.

Pluvial Flooding

Flooding from water flowing over the surface of the ground; often occurs when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.

Public Realm

The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks; all land to which everyone has ready, free and legal access 24 hours a day.

Public Transport Accessibility Level (PTAL)

A measure of the extent and ease of access by public transport, or the degree of access to the public transport network.

Registered Provider

All providers of social housing are listed on a register as a "Registered Provider" (RP).

Renewable energy

Energy derived from a source that is continually replenished, such as wind, waves, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Sewer Flooding

Flooding caused by a blockage or overflowing in a sewer or urban drainage system.

Soundness

Soundness is the essential measure of a Development Plan Document, especially a Local Plan, which is tested at a public examination. For a DPD to be "sound", it must be positively prepared, justified, effective and consistent with national policy. "Positively prepared" means the strategy meets objectively assessed development requirements. "Justified" means that a document must be founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that it must be deliverable, flexible and able to be monitored.

Source Protection Zone

These zones show the risk of contamination to groundwater, which supplies up to 80% of the drinking water in some parts of the South East, from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner, outer and total catchment). In some instances nationwide there is a fourth zone of special interest. The Environment Agency use the zones in conjunction with their Groundwater Protection Policy to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

Source Protection Zone 1 – Inner protection zone

Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres.

Source Protection Zone 2 – Outer protection zone

Defined by a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction.

Source Protection Zone 3 – Source catchment protection zone

Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is >0.75. There is still the need to define individual source protection areas to assist operators in catchment management.

Stakeholder

A person or organisation with an interest in or concern for a particular place; one who affects or is affected by the processes of urban change.

Statement of Community Involvement (SCI)

Sets out when, with whom and how consultation will be undertaken in connection with all documents to be prepared by the Council as part of the LDF and in the consideration of planning applications.

Statutory Listed Building

The national list of buildings of special architectural or historic interest maintained by Historic England on behalf of the government.

Supplementary Planning Documents (SPD)

Documents produced by the Council as part of its LDF. These are not subject to independent examination but provide further explanation of policies or proposals in a DPD.

Sustainable Communities

Places where people want to live and work, now and in the future; that meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality life. They are safe and inclusive, well planned, built, or modified to promote sustainable living.

Sustainability/Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development has three elements: environmental, economic and social sustainability. More generally, it is used as a benchmark for a range of economic, social, political, and environmental initiatives that contribute to the quality of life.

Sustainability Appraisal (SA)

The SA is a process of appraising DPD and SPD policies to ensure that an LDF is economically, socially and environmentally sustainable. The Council must carry out an SA process that runs alongside the formulation of all its planning documents.

Sustainable Drainage Systems (SuDS)

Drainage systems that seek to control and treat surface water run-off from a site to reduce risk of flooding and pollution by mimicking the processes performed by natural drainage systems such as wetlands

Strategic Housing Land Availability Assessment

The primary role of the SHLAA is to identify sites with potential for housing development, assess their housing potential and estimate when they are likely to be developed. Although the Assessment is an important evidence source to inform plan-making, it does not, in itself, determine whether a site should be allocated for housing development.

Transport for London (TfL)

Transport for London (TfL) is the organisation responsible for London's transport system. Its role is to implement the Mayor's Transport Strategy and manage transport services in London, for which the Mayor has ultimate responsibility.

Transport Assessments

An impartial assessment of the transport impacts of a proposed development

Travel Plan

A general term for a package of travel measures tailored to suit the needs of a business, school or other organisation at a given location or site. The aim is to promote greener, cleaner travel choices and reduced reliance on the car.

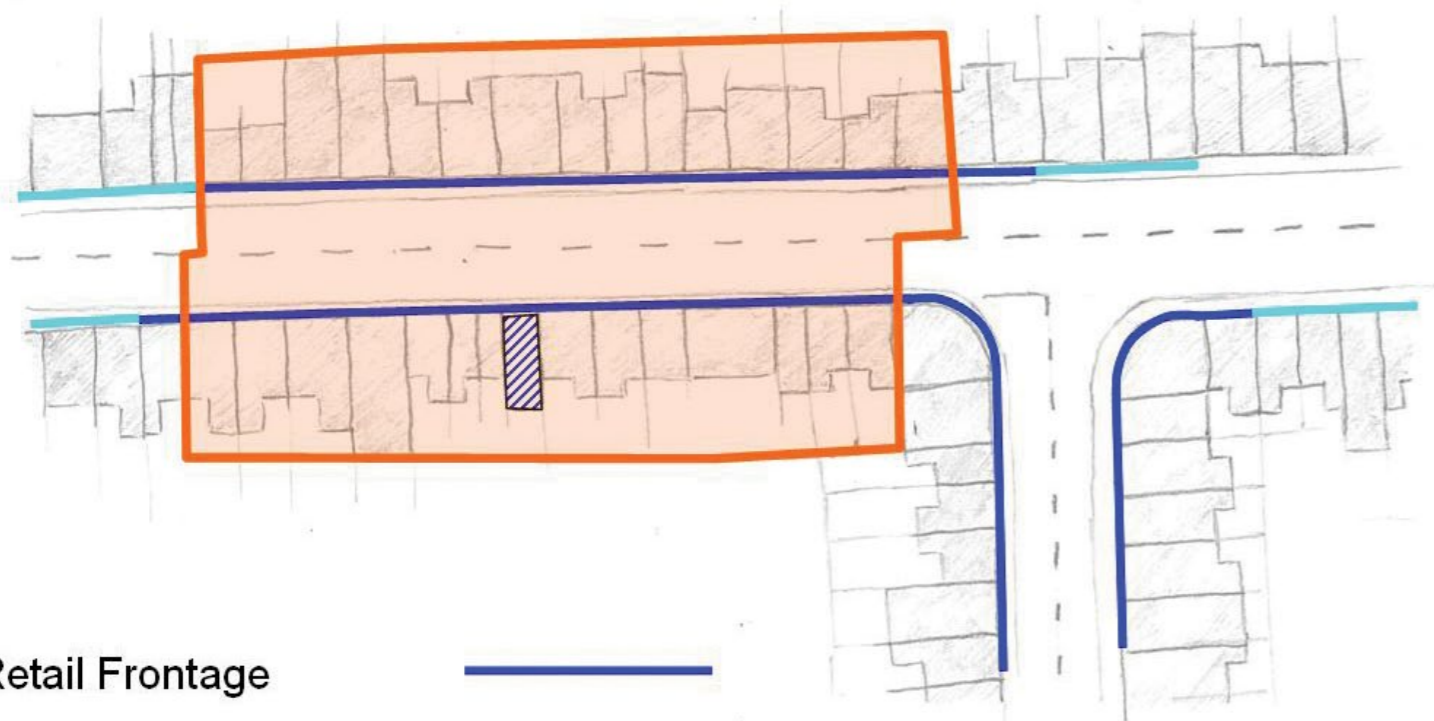
Urban Blue Corridors

A network of multifunctional spaces and corridors that provide safe routes and storage for flood water within the urban environment.

Windfall sites

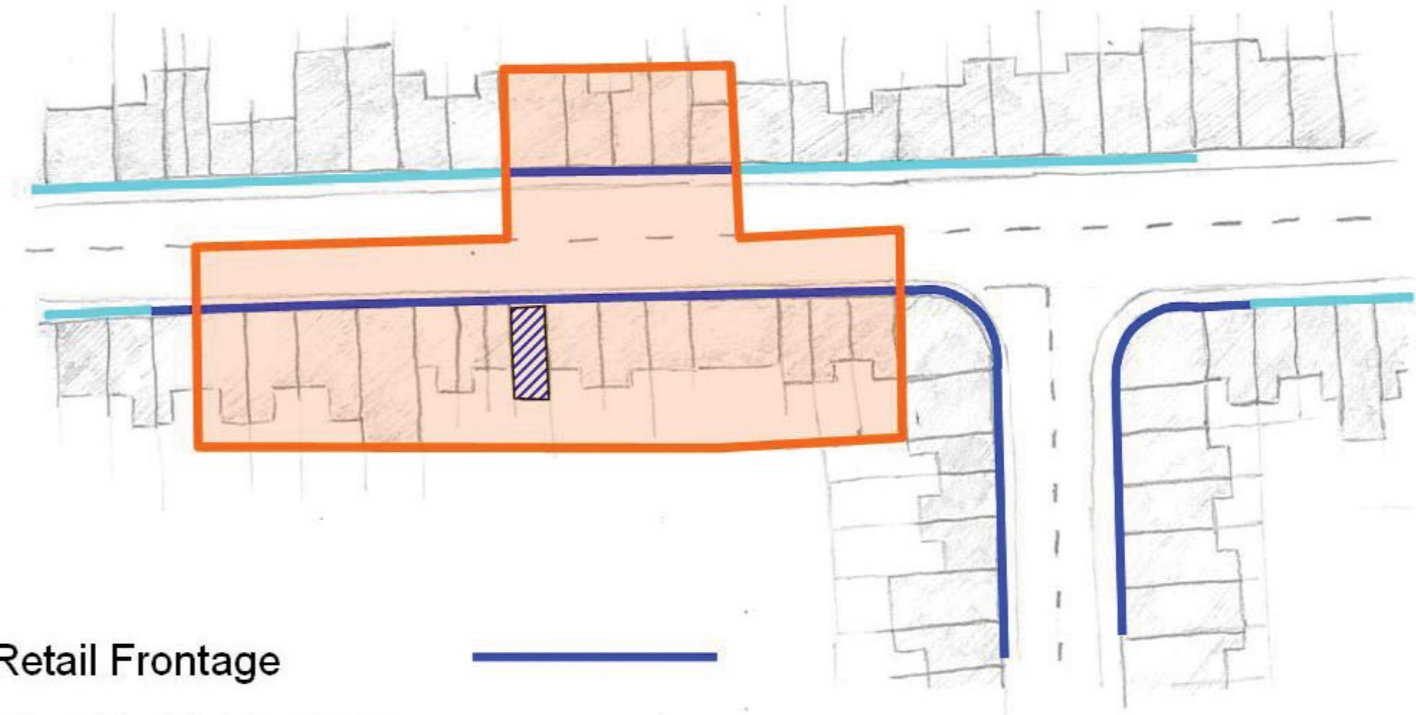
These are sites which are developed for housing or another use, which were not known to be development sites at the time the development plan was prepared and therefore were not included as allocations in a development plan.

Appendix 2 – Calculating the percentage of units within a Retail Frontage



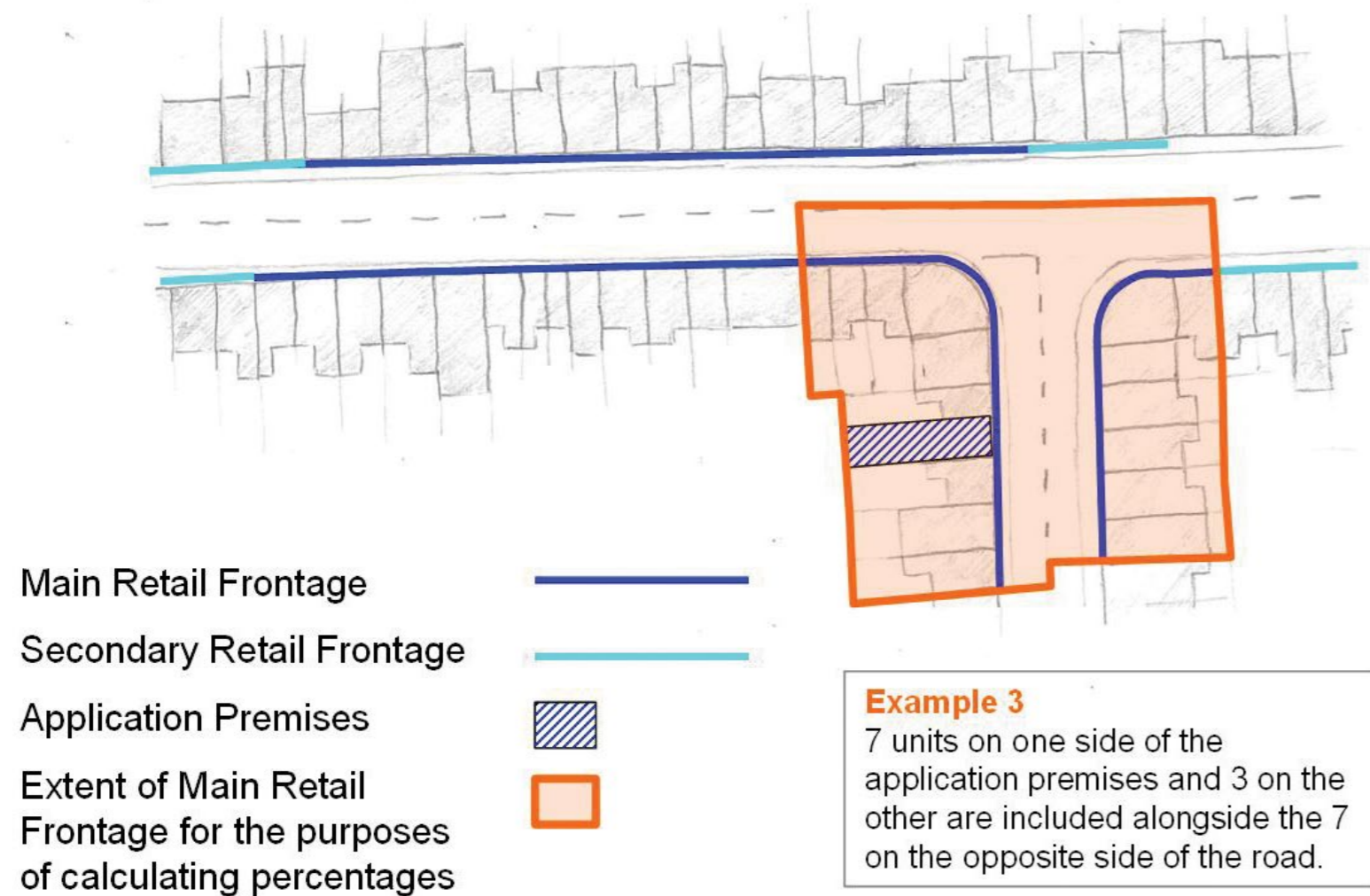
- Main Retail Frontage
- Secondary Retail Frontage
- Application Premises
- Extent of Main Retail Frontage for the purposes of calculating percentages

Example 1
7 units either side of the application premises are included alongside 15 on the opposite side of the road.



- Main Retail Frontage
- Secondary Retail Frontage
- Application Premises
- Extent of Main Retail Frontage for the purposes of calculating percentages

Example 2
7 units either side of the application premises are included. However as the Main Retail Frontage on the opposite side of the road is smaller, only 5 units are included.



Example 3
 7 units on one side of the application premises and 3 on the other are included alongside the 7 on the opposite side of the road.

Appendix 3 – Designated retail frontages

Croydon Metropolitan Centre

Croydon Metropolitan Centre: Retail Frontage	
Whitgift Centre	Ground and first floor units, units 96 and 97, Chapel Walk
Centrale	Internal units
North End	1-151(odd); 2-142 (even)
Station Road	2-12 (even)
Crown Hill	Crown House; 1-17 (odd); 2-18 (even)
Church Street	19-105 (odd); 26-100 (even)
Reeves Corner	1-5 (odd)
Surrey Street	Surrey House; 5-54 (cons)
High Street	1-117 (odd); 4-114 (even); Arcade adjacent to no.34
St George's House	1-51 (odd); 2-44 (even); St George's Walk frontage of 22 Park Lane
Park Street	2-24 (even)
George Street	3-45 & 67-95 (odd); 2-68 (even)
Norfolk House	1-28 (cons)
Park Lane	2

District Centres

Addiscombe: Retail Frontage	
Lower Addiscombe Road	237-295 (odd)
Lower Addiscombe Road	185-205 & 207-227 & 229-231 (odd); 1-9 Bingham Corner (cons) 297-331 (odd); 272-284 & 286-308 (even);

Coulson: Retail Frontage	
Brighton Road	110-148 (even)
Chipstead Valley Road	2-40 (even); 3-39 (odd)
Brighton Road	96-108 & 150-234 (even); 29-159 & 165-185 (odd)
Chipstead Valley Road	41-55 (odd); 42-48 (even)

Crystal Palace: Retail Frontage	
Hollybush Terrace	1-4 (cons)
Westow Street	1-23 (odd); 2-64 (even)
Westow Hill	2-24 (even)
Central Hill	1-19 (odd)
Church Road	6-48 & 52-96 (even); 99-113 (odd)
Westow Hill	26-88 (even)
Westow Street	25-71 (odd); 74-78 (even)

New Addington: Retail Frontage	
Central Parade	7-50 (cons)
Central Parade	51-54 (cons)

Norbury: Retail Frontage	
London Road	1384-1434 (even)
London Road	1327-1423 & 1433-1493 & 1495-1533 (odd); 1350-1374 & 1448-1468 (even)

Purley: Retail Frontage	
Brighton Road (A235)	908-934 (even); 909-921 (odd)
High Street	44-48 (even); 15-31 (odd)
Purley Parade	1-11 (cons)
Brighton Road	923b-959 (odd); 936-960 (even)
High Street	2-42 (even); 1-13 (odd) (excl. 1c and 1d)
Purley Road	1-7 (odd)
Russell Hill Parade	1-5 (cons)
Russell Parade	1-13 (cons)
The Exchange	1-5 (cons)
Tudor Court	4-18 (evens)

Selsdon: Retail Frontage

Addington Road	182-228 (even)
Addington Road	119-137 (odd); 150-180 & 230-234 (even)

South Norwood: Retail Frontage

High Street	1a-10 (cons); 77-91 (cons)
Selhurst Road	208-218 (even)
Station Road	2-22 (even); 1-9 (odd)
High Street	11-25 & 64-76 (cons)
Station Road	11-21 (odd)
Portland Road	1-47 (odd); 2-38 (even)

Thornton Heath: Retail Frontage

High Street	2-46 (even); 97-123 (odd)
Brigstock Road	32-54 (even); 3-17 (odd)
Ambassador House	1-7 (cons)
Cotford Parade	1-6 (cons)
Brigstock Road	23-33 (odd); 66-98 (even) (excl. Nicholas House)
High Street	80-86 (even); 21-96 (odd)

Local Centres**Beulah Road: Retail Frontage**

Beulah Road	52-76 (even); 82-100 (even)
Beulah Road	55b-57 (odd)
Parchmore Road	105-117 (odd)

Brighton Road (Sanderstead Road): Retail Frontage

Brighton Road	244-292 (even); 285-333 (odd)
Brighton Road	261-277 (odd)

Brighton Road (Selsdon Road): Retail Frontage

Ruskin Parade	1-8 (cons)
Selsdon Road	2a-18c (even)
Brighton Road	2-40 (even)
South End	79-131 (odd)
Selsdon Road	20-20e (even); 1-15 (odd)

Broad Green: Retail Frontage

London Road	282-332 (even); 227-271 (odd)
St James's Road	1-9 (odd)
London Road	248-272 (even)

Hamsey Green: Retail Frontage

Limpsfield Road

324-340 (even); 335-351 (odd)

Limpsfield Road

316-322 & 342-350 (even); 333a-333d (odd)

Pollards Hill: Retail Frontage

London Road

1050-1100 (even); 1023-1107 (odd)

Sanderstead: Retail Frontage

Limpsfield Road

25-47 (odd)

Limpsfield Road

1-23 & 49-59 (odd)

Shirley: Retail Frontage

Wickham Road

134-188 & 242-254 (even); 129-151 & 211-227 (odd)

Thornton Heath Pond: Retail Frontage

London Road

778-840 (even)

London Road

722-728 & 842-892 (even)

Brigstock Parade, Brigstock Road

1-8 (cons)

Shopping Parades**Bensham Lane**

Bensham Lane

101-117 (odd); 102-128 (even)

Brighton Road/Biddulph Road

Brighton Road

560-572 (even)

Brighton Road/Kingsdown Avenue

Brighton Road

406-418 & 420-454 (even)

Brighton Road/Newark Road

Brighton Road

171-201 (odd)

Brigstock Road

Brigstock Road

216-246 (even)

Bywood Avenue

Bywood Avenue

4-24 (even); 13-19 (odd)

Calley Down Crescent

Calley Down Crescent

95-105 (odd)

Chapel View

Chapel View

44-60 (even)

Cherry Orchard Road

Cherry Orchard Road

140-168 (even)

Chipstead Valley Road	
Chipstead Valley Road	209-227 (odd); 318-330 (even)
Crossways Parade	
Crossways Parade	1-5 (cons)
Selsdon Park Road	169-179 (odd)
Crown Parade	
Crown Parade	1-16 (cons)
Beulah Hill	413-421 (odd)
Elmfield Way	
Elmfield Way	31-49 (odd)
Fiveways Corner	
Purley Way	443-449 (odd)
Central Parade, Denning Avenue	8-10 (cons)
Forestdale Centre	
Forestdale Centre	1-11 (cons)
Godstone Road, Kenley	
Godstone Road	8-30 (even)
Green Lane	
Green Lane	2A-42 (even)

Grovelands	
Brighton Road	102-122 (even)
Headley Drive	
Headley Drive	112-122 (even)
Kenley Station	
Godstone Road	64-84 (even)
Lacey Green	
Lacey Green Parade	1 and 2
Coulsdon Road	217-231 (odd)
London Road/Fairholme Road	
London Road	331-375 (odd)
London Road/Mead Place	
London Road	51-87 (odd)
Mead Place	1-6 (cons)
London Road/Nova Road	
London Road	222-238 (even)
Lower Addiscombe Road	
Lower Addiscombe Road	36-48 (even); 19-53 (odd)

Lower Addiscombe Road/Davidson Road

Lower Addiscombe Road

7-17 (odd)

Lower Addiscombe Road/Warren Road

Lower Addiscombe Road

85-99 (odd)

Lower Barn Road

Lower Barn Road

100-108 (even)

Mayday

London Road

474-514 (even)

Milne Park East

Milne Park East

133-145 (odd)

Mitcham Road/Aurelia Road

Mitcham Road

550-560 (even)

The Parade

1-6 (cons)

Mitcham Road/Wentworth Road

Mitcham Road

216-244 (even)

Mitchley Avenue

71-79 (odd)

Monks Orchard

Orchard Way

118-126 (even)

Norbury Road

Norbury Road

39a-45 (odd)

Portland Road

Market Parade, Portland Road

1-12 (cons)

Portland Road

149-165 (odd)

Portland Road/Sandown Road

Portland Road

245-293 (odd)

Purley Oaks

Station Approach, Purley Oaks

1-6 (cons)

Purley Way

Purley Way

335-347 (odd); 352-358 (even)

St James's Road

St James's Road

185-197 (odd)

Sanderstead Station

Station Parade, Sanderstead Road

1-12 (cons)

Station Approach

1-7 (cons)

Selhurst Road	
Northcote Road	76 and 78
Selhurst Road	Adj 2-22 (even); 11-17 (odd)
Sydenham Road	403-413 (odd)

Selsdon Road	
Selsdon Road	106-122 (even)

Shirley Poppy	
Wickham Road	572- 582 (even)

Shirley Road	
Shirley Road	151-177 (odd)

Shirley Road/Bingham Road	
Shirley Road	54-74 (odd)

Shrublands	
Broom Road	5-19b (odd)

Southbridge Road	
Southbridge Road	60-76 (even)

South Norwood Hill	
South Norwood Hill	261-285 (odd)

Stoats Nest Road	
Stoats Nest Road	73-85 (odd)

Taunton Lane	
Taunton Lane	13-25 (odd)

The Parade, Old Coulsdon	
The Parade, Coulsdon Road	1-12 (cons)
Placehouse Lane	1-1a (cons)

Thornton Road	
Thornton Road	42-54 (even)

Waddon Road	
Waddon Road	33-53 (odd)

Wayside, Fieldway	
Wayside	1-9 (cons)

West Croydon	
London Road	1-37 (odd); 12-42 (even)

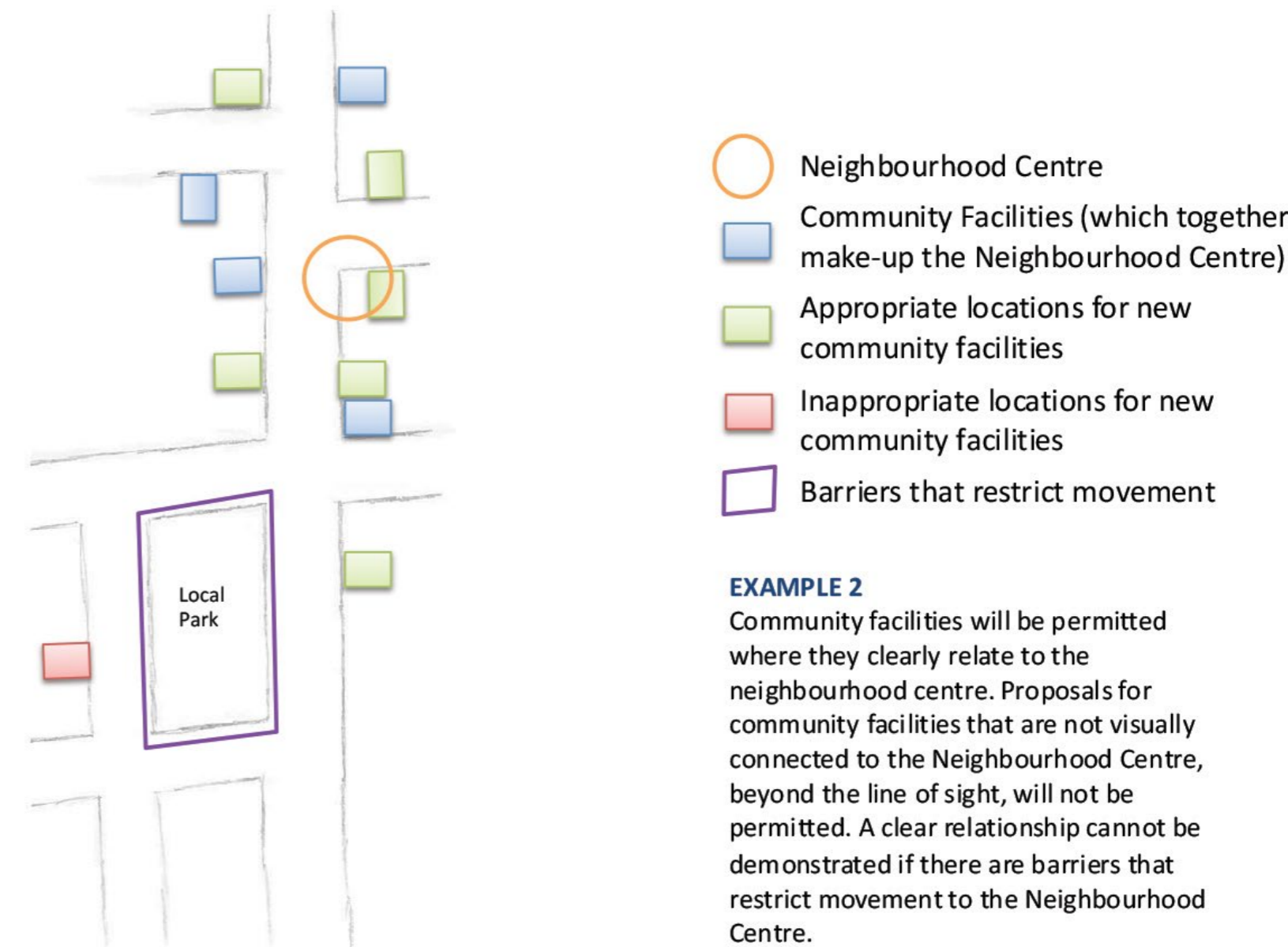
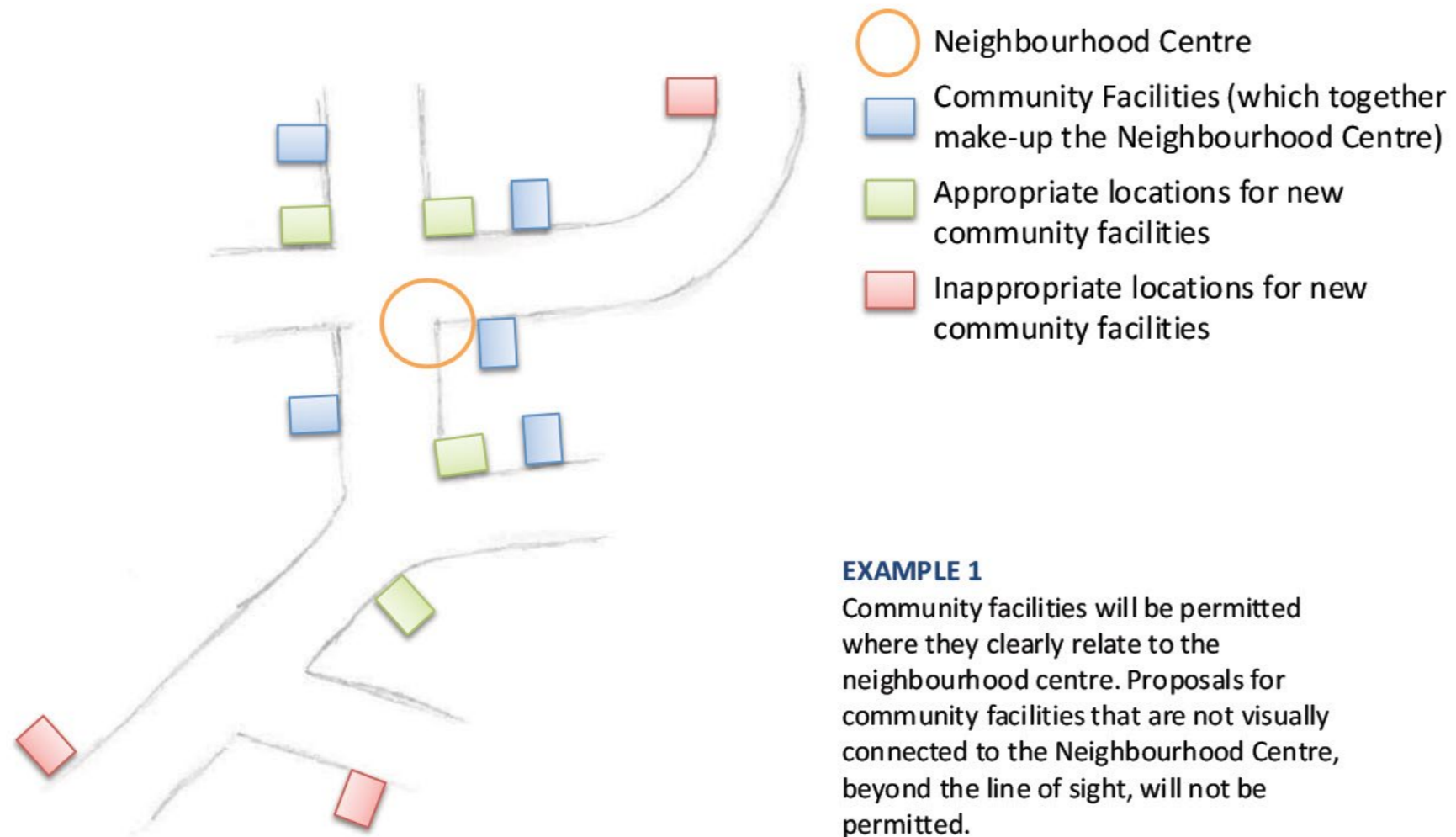
Whitehorse Lane	
Whitehorse Lane	15-29 (odd)

Whitehorse Road	
Whitehorse Road	35-81A (odd)
Whitehorse Road/Pawsons Road	
Whitehorse Road	295-321 (odd); 322-346 (even)
Wickham Road	
Wickham Road	798-826 (even)
Windmill Road/St Saviour's Road	
Windmill Road	61a-73 (odd)
Windmill Road/Union Road	
Windmill Road	135-145 (odd)
Woodside Green	
Woodside Green	49-59 (odd)





Restaurant Quarter Parades

Restaurant Quarter Parade	
South End	1-73 (odd); 6-78 (even)

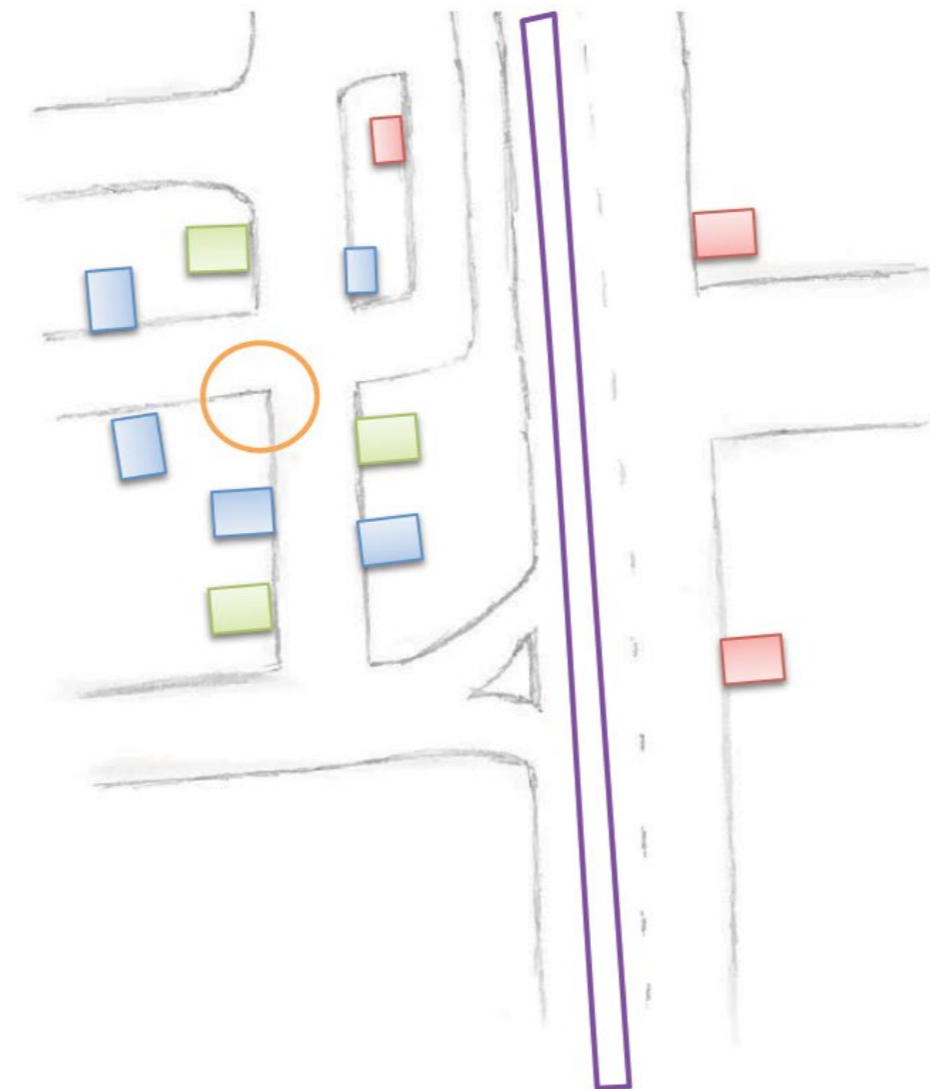
Appendix 4 – How to assess whether proposals demonstrably relate to a Neighbourhood Centre










-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities

EXAMPLE 3
Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted.



-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities
-  Barriers that restrict movement

EXAMPLE 4
Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers that restrict movement to the Neighbourhood Centre.

Appendix 5 – Heritage assets in Croydon

It should be noted that statutory designations are subject to change at any point. Conservation areas, listed buildings and scheduled monuments can be designated at any time and any new designations would be subject to the same policies as those included here.

Conservation Areas

- Addington Village
- Beulah Hill
- Bradmore Green
- Central Croydon
- Croham Manor Road
- Croydon Minster
- Chatsworth Road
- Church Road, Upper Norwood
- Church Street, Croydon
- East India Estate
- Harold Road
- Kenley Aerodrome
- Norbury Estate
- Norwood Grove
- South Norwood
- St Bernard's
- The Waldrons
- The Webb Estate
- Upper Woodcote Village
- Upper Norwood Triangle
- Wellesley Road (North)

Local Heritage Areas

- Addiscombe College Estate
- Auckland Road
- Beatrice Avenue
- Bingham Road
- Birdhurst Road
- Bishops Walk
- Brighton Road (Purley)
- Campden Road and Spencer Road
- Chipstead Valley Road (St Dunstan's Cottages)
- Henderson Road
- Ingatestone Road
- Laud Street area
- London Road (Broad Green)
- London Road (Norbury)
- Pollards Hill South
- Portland Road (Market Parade)
- Portland Road Terraces
- St Peter's Road
- South End with Ye Market
- Station Approach (Coulsdon)
- Stoats Nest Village
- Stuart Crescent
- The Dutch Village
- Thornton Heath High Street
- Upper Shirley Road

Historic Parks and Gardens (Statutory List)

- Addington Palace
- Norwood Grove
- Promenade de Verdun Memorial Landscape

Historic Parks and Gardens (Local List)

The exact boundaries of these areas were approved by the Local Development Framework and Planning Policy Cabinet Committee on 10th December 2008 and adopted by the Council in the Croydon Local Plan: Strategic Policies in April 2013.

- | | | |
|--|--|--|
| • Addiscombe Recreation Ground | • Lloyd Park | • Upper Norwood Recreation Ground |
| • All Saints Churchyard, Sanderstead | • Millers Pond | • Virgo Fidelis School inc St. Joseph's RC Infant and Junior Schools |
| • All Saints with St Margaret's, Upper Norwood | • Mitcham Road Cemetery | • Waddon Ponds |
| • Ashburton Park | • Norbury Hall | • Wandle Park |
| • Beaulieu Heights | • Park Hill Recreation Ground | • Wettern Tree Garden |
| • Beulah Hill Pond | • Pollards Hill | • Whitehorse Road Recreation Ground |
| • Bradmore Green | • Queen's Gardens | • Whitgift Almshouses |
| • Chaldon Way Gardens | • Queen's Road Cemetery | • Woodcote Village Green |
| • Coombe Wood | • Royal Russell School | • Woodside Green |
| • Coulsdon Manor (Coulsdon Court) | • St John the Evangelist, Old Coulsdon | |
| • Coulsdon Memorial Ground | • St John's Churchyard, Shirley | |
| • Croham Hurst | • St John's Memorial Garden, Church Street | |
| • Croydon Airport, Purley Way West | • St Mary's Churchyard, Addington Village | |
| • Duppas Hill | • St Peter's Churchyard, South Croydon | |
| • Geoffrey Harris House | • Sanderstead Pond (And Green) | |
| • Grangewood Park | • Selsdon Park Hotel (and golf club) | |
| • Haling Grove | • South Norwood Lake & Gardens | |
| • Hall Grange | • South Norwood Recreation Ground | |
| • Heathfield | • The Lawns | |
| • Kenley Airfield | • Thornton Heath Recreation Ground | |
| • Kings Wood | • Thomas Moore School- (frontage) | |

Scheduled Monuments

- Croham Hurst round barrow
- Elmers End moated site, South Norwood
- Group of four WWII fighter pens at the former airfield of RAF Kenley
- Group of seven WWII fighter pens at the former airfield of RAF Kenley
- Newe (or Wide) Ditch, Riddlesdown
- Regular aggregate field system, associated trackway and Anglo-Saxon barrowfield on Farthing Down, 490m east of Hooley Farm, Coulsdon
- St John the Baptist's Church gateway, Howley Road
- Surrey Iron Railway embankment, approx. 130m south west of Lion Green Road, Coulsdon

Statutory Listed Buildings

See <https://www.croydon.gov.uk/planningandregeneration/framework/conservation/buildings>

Locally Listed Buildings

See <https://www.croydon.gov.uk/planningandregeneration/framework/conservation/buildings>

Archaeological Priority Areas

- Addington and Addington Park
- Addington Hills
- Ampere Way
- Ashburton Park
- Cane Hill
- Central Croydon
- Croham Hurst
- Croham Hurst Round Barrow
- Croydon 19th Century Cemeteries
- Croydon Downs
- Deepfield Way
- Elmers End
- Farthing Down
- Haling Grove
- Hook Hill
- Lion Green Road
- London to Brighton Roman Road
- London to Lewes Roman Road
- Mere Bank
- Norwood Grove
- Old Coulsdon
- Pampisford Road
- Park Lane Anglo-Saxon Cemetery
- Pollards Hill
- RAF Kenley
- Riddlesdown Road
- Russell Hill
- Sanderstead
- Waddon
- Watendone

Local Designated Landmarks

- Addington Palace
- All Saints Church, Sanderstead
- Cane Hill Water Tower
- Clock Tower, High Street, Thornton Heath
- Clock Tower, Station Road, South Norwood
- Croydon Minster
- IKEA Towers, part of former power station
- No.1, Croydon, George Street
- NTL Mast, South Norwood Hill
- Park Hill Water Tower
- Shirley Windmill
- St. Andrew's Church, Woodmansterne Road, Coulsdon
- St. Peter's Church, South Croydon
- The Town Hall Clock Tower, Croydon
- Whitgift Almshouses, North End

Views – Croydon Panoramas with the description of what is considered valuable and protectable in the panorama

- From Addington Hills of Croydon Metropolitan Centre (landmarks NTL Mast, Shirley Windmill, and No.1 Croydon)
- From Beulah Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon and IKEA Towers)
- From Croham Hurst looking south west of Purley and the Downs
- From Farthing Downs of Coulsdon (landmark No.1 Croydon)
- From Kenley Common of Riddlesdown (A good viewpoint to see a unique view of Riddlesdown, and the quarry on the hillside)
- From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills (landmark Addington Palace)
- From Norwood Grove of Croydon Metropolitan Centre (landmark No.1 Croydon)
- From Pollards Hill of Croydon Metropolitan Centre (landmarks No.1 Croydon, George Street and IKEA Towers)
- From Purley Way Playing Field of Croydon Metropolitan Centre (landmarks NTL mast, the Town Hall Clock Tower in Katharine Street, No.1 Croydon and the Park Hill Water Tower)
- From Riddlesdown of Kenley (A good viewpoint to see a unique view of Kenley)
- From Ross Road of IKEA Towers (landmark IKEA Towers)

Local Designated Views with the description of what is considered valuable and protectable in the view

- From Addiscombe Road by Sandilands Tramstop of No.1 Croydon
- From Church Street of Whitgift Almshouses and No.1 Croydon
- From Crown Hill of Croydon Minster
- From Farthing Downs of Cane Hill Water Tower
- From George Street of No.1 Croydon, George Street
- From Heathfield of Selsdon and New Addington (unique view of the collection of buildings of New Addington)
- From High Street north east, of the Clock Tower, South Norwood
- From High Street of the Clock Tower, Thornton Heath
- From High Street south west, of the Clock Tower, South Norwood
- From Limpsfield Road, near Wentworth Way of All Saints' Church
- From North End of the Town Hall Clock Tower
- From Oliver Grove of the Clock Tower, South Norwood
- From Park Hill of Croydon Metropolitan Centre (unique collection of buildings, no landmarks)
- From Roman Way north of Croydon Minster
- From Roman Way south of Croydon Minster
- From Selsdon Road of St Peter's Church
- From South Norwood Hill of the Shirley Windmill
- From Woodcote Grove Road of Cane Hill and St. Andrews Church (St Andrews in the foreground and land mark of Cane Hill Water Tower in the distance)

Appendix 6 – About the proposal sites

The Croydon Local Plan sets out Croydon Council's proposed sites for new homes, new primary schools, new healthcare facilities, new Gypsy and Traveller pitches and Creative and Cultural Industries Enterprise Centres and also land to be safeguarded for transport improvements in the borough.

Each site was considered for different uses. As each different land use has different needs the factors that were taken into consideration are looked at in turn starting below with housing.

New homes

In assessing each site the basic criteria that were considered were as follows:

- Is the site big enough for 10 or more new homes;
- Are there any existing or proposed policy constraints that would prevent the development of the site altogether;
- Is the existing land use protected from development unless certain criteria are met (such as demonstrating lack of demand for an industrial premises or community use);
- Are there any factors that would prevent the site being developed (such as legal covenants or viability issues); and
- Could better use be made of the site for another use such as a new school based on the criteria in the following paragraphs?

New primary schools

There were five principal criteria when assessing whether or not a site was suitable for a new primary school. These were:

- The site must be big enough (with 0.25ha being the smallest site a new primary school could be built on);
- The site must be in an area with an identified need for new primary school classes;
- The existing land use is not protected;
- There are no policy constraints that would prevent the development of the site altogether; and
- There are no known factors that prevent the site being developed.

Not every area of the borough has a need for new primary school classes. Only the Centre and South West have been identified as needing more classrooms that will require the construction of a new primary school. The remaining areas of the borough either do not have any need for new classrooms or the need is small enough to be accommodated through the expansion of existing primary schools.

New secondary schools

The assessment criteria for secondary schools were similar to primary schools, the main differences being the size of the site required and that secondary school places are required across the borough. The minimum site size for a new secondary school is 1.1ha.

New healthcare facilities

The Council has worked with NHS England, the Croydon Commissioning Group, the South London and Maudsley NHS Trust, the Croydon University Hospital NHS Trust, the London Healthy Urban Development Unit and NHS Property Services to identify sites that would be suitable for new healthcare facilities and are in areas of demand.

Sites for Gypsy and Traveller pitches

Gypsy and Traveller pitches are initially considered in the same way as a site for housing as in planning terms it is the same use of land. However, new Gypsy and Traveller pitches have their own specific requirements as well which were:

- a. The site must be big enough for three pitches (with 0.15ha being the minimum site size required for three new pitches); and
- b. The site should have no existing buildings (on the grounds that it would not be viable to demolish existing buildings and replace them with Gypsy and Traveller pitches), or the existing building could be used to provide an amenity block for new pitches.

Creative and Cultural Industries Enterprise Centres

The Croydon Local Plan sets out in Policy SP3.3 that it will create a network of Creative and Cultural Industries Enterprise Centres with one each in Croydon Metropolitan Centre, Crystal Palace, Purley and South Norwood/Portland Road. Sites in these locations have been considered as potential locations for a Creative and Cultural Industries Centre where there is an existing policy designation protecting the existing use, but where the site could be realistically used to support creative and cultural industries in the borough.

Appendix 7 – Schedule of proposal sites

Sites numbered between 1 and 50

5: AIG Building, 2-8 Altyre Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 2LG	0.236ha	Office building	Central	High	Large building in an urban setting	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Redevelopment including residential and non-retail town centre use at ground floor.		Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	76

8: Motor Village Croydon, 121 Canterbury Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Broad Green & Selhurst)	CR0 3HF	0.36ha	Car showroom and garage	Urban	Medium	Large buildings with well-defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising employment ground floor use with residential above.		Residential development will help to meet the need for new homes in the borough. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2024-2029	Site is subject to developer interest	95

11: Croydon Garden Centre, 89 Waddon Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4HY	0.994ha	Garden centre and car park	Urban	Low	Compact houses on relatively small plots, Local authority built housing with public realm, Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		The site is suitable for residential development as the garden centre is not a protected use. 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 development to mitigate the site's low public transport accessibility rating. The Listed Building should be positively integrated into the development. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	152

13: Boyden Tiles, Mayday Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR7 7GY	0.44ha	Vacant industrial site	Urban	Medium	Industrial estates	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough. The employment use is a protected use and therefore need to be retained on the site.			2024-2029	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	57

16: Heath Clark, Stafford Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4NG	3.24ha	Field	Urban	High	Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Mixed type flats	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to access from Stafford Road		Residential development will help to meet the need for new homes in the borough.			2024-2029	Site has planning permission	266

21: Former Royal Mail Sorting Office, 1-5 Addiscombe Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 6AB	0.43ha	Former Royal Mail Delivery Office	Central	High	Large buildings in an urban setting	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising town centre uses at ground floor with hotel, office or residential above.		Proximity to East Croydon Station means site is well suited to provide homes and could include either offices, hotel, leisure and/or Class A2-A5 uses as part of a mixed use scheme. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.			Post 2034	Planning permission has expired and there are a number of issues that need to be overcome before the site can be developed including consideration of the Brighton Mainline and East Croydon station upgrade works.	209

22: Whitehorse Road garages and parking area, Whitehorse Road Estate (Johnson Road/Cromwell Road)

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2JR	0.1ha	Garages and car park	Urban	Medium	Predominantly 2-storey terraced housing	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough. The employment use is a protected use and therefore need to be retained on the site.			2029-2034	Site is subject to developer interest	16

25a: Morrisons Supermarket, 500 Fiveways off Purley Way

Place	Postcode	Size of site	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4NZ	2.74ha	Retail warehouse site bordering Purley Way and Stafford Road	Urban	High	Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs.		Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	529

25b: Porcelenosa, 468-472 Purley Way

Place	Postcode	Size of site	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4NZ	0.83ha	Retail warehouse site bordering Purley Way	Urban	High	Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs.		Potential for a new Town Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	233

25c: Fiveways Retail Park, 500 Purley Way

Place	Postcode	Size of site	Site description	Type of location	Public Transport Accessibility	Local character
Purley Way (Waddon)	CR0 4NZ	1.84ha	Retail warehouse site bordering Stafford Way	Urban	High	Detached houses on relatively large plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages
Description of option	Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Redevelopment of a mix of residential, retail, commercial and community uses, new green open space and health facility (if required by the NHS) to form the basis of a new residential community and part of the potential Fiveways Town Centre and environs.	<p>Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan.</p> <p>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, community uses and retail.</p> <p>The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.</p>			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	272

28: Bowyers Yard, 20 Haynes Lane

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character
Crystal Palace & Upper Norwood	SE19 3AN	0.02ha	Studios and Workshop Space	Urban	High	Large houses on relatively small plots, Terraced houses and cottages, Urban Shopping Areas
Description of option	Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Cultural and Creative Industries Enterprise Centre	An existing recording studio that is seeking to expand their offer will provide greater support for the cultural creative sector. Accords with Croydon Local Plan Policy SP3.3 to deliver such a facility within Crystal Palace. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider			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	n/a

30: Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2AA	0.66ha	Swimming pool, multi-storey car park and former supermarket	Urban	High	Large buildings in an urban setting; Mixed type flats; Terraced houses and cottages; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, creative and cultural industries enterprise centre, retail or residential accommodation.		The community use of the site is protected by Policy SP5 of the Croydon Local Plan. A commitment to deliver a creative and cultural industries enterprise centre in Purley District Centre is set out in Croydon Local Plan. As it is in the Primary Shopping Area retail is an acceptable use. Residential development will help to meet the need for new homes in the borough.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	179

32: 4-20 Edridge Road

Place	Postcode	Size of site	Site description	Type of location	Public Transport Accessibility of area	Local character	
Croydon Opportunity Area	CR0 9WX	0.23ha	Car park	Central	High	Linear Infrastructure; Tower Buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2024-2029	Site has planning permission	230

33: 26-28 Addiscombe Road (Go Ahead House)

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 5GA	0.13ha	Office building	Central	High	Large buildings with well-defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential, office and/or hotel		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 is suitable for all town centre uses except retail.			2029-2034	Site is subject to developer interest	76

34: Land Bounded By George St, Park Lane, Barclay Road, And Main London To Brighton Railway Line

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1YL	1.61ha	Law court, cleared site and public realm	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Potential conversion of Law Court Building, creation of new open space, and mixed use development of the rest of the site, comprising town centre ground floor uses and residential above.		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			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	352

35: Purley Baptist Church, 2-12 Banstead Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 3EA	0.43ha	Purley Baptist Church, parking area and other various buildings	Urban	High	Large buildings in an urban setting; Planned estates of semi detached houses; Terraced houses and cottages; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use redevelopment comprising new church, community facility and residential		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. The provision of flood prevention measures is required to improve the sustainability of the development.			2029-2034	Site has planning permission	114

40: West Croydon Bus Station

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2RD	0.32ha	Bus station	Central	High	Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Retention and improvement of bus station alongside town centre uses at ground floor level with residential use above.		Redevelopment of the bus station, retaining this facility, will help to meet the need for homes in the borough in a sustainable location. The site lies within Croydon Metropolitan Centre close to West Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail. Development should ensure the setting of St Michael's and All Angels Church is preserved and enhanced.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	76

41: Direct Line House, 3 Edridge Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 1AG	0.27ha	Office building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential and/or office development.		Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.			2029-2034	Site is subject to developer interest	158

42: The Lansdowne, 2 Lansdowne Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character		
Croydon Opportunity Area	CR9 2ER	0.25ha	Office building	Central	High	Large buildings with surrounding space		
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes	
Mixed use development comprising ground floor town centre uses and improved pedestrian environment on the Lansdowne Road frontage, with office or residential above		Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.			Post 2034	Site is subject to developer interest	158	

47: 3-9 Park Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character		
Croydon Opportunity Area	CR0 1YD	0.07ha	Vacant building previously used as a nightclub	Central	High	Large buildings with well-defined building line and adjacent to other buildings		
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes	
Mixed use residential and ground floor town centre use		Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Town Centre and within the Primary Shopping Area which would make all town centre uses acceptable in this location. The site is within the Central Croydon Conservation Area and should preserve and enhance the character of the area. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to.			2027-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	18	

48: 294-330 Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XJ	2.55ha	Retail warehouse and vacant employment land	Urban	Medium	Retail Estates & Business & Leisure Parks; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Potential for a new Town Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. 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.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	331

50: 44-60 Cherry Orchard Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 6BA	0.3ha	Meat processing factory	Urban	High	Industrial Estates; Mixed type flats; Tower Buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.			2024-29	Site has planning permission	120

Sites numbered between 51 and 100

58: 140 & 140a Hermitage Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Crystal Palace & Upper Norwood	SE19 3JU	0.43ha	Vacant former care home	Urban	Medium	Medium rise blocks with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate re-provision of the existing community use		Residential development will help to meet the need for new homes in the borough.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	22

61: Purley Station car park and 26-52 Whytecliffe Road South

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2AW	0.46ha	Car Park and terraced residential homes	Urban	High	Institutions with associated grounds; Mixed type flats; Planned estates of semi detached houses; Terraced houses and cottages; Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential use		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.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before it can be developed	139

64: 100, 112a and 112b Brighton Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 4DB	0.28ha	Two vacant units at ground floor, previously used as a gym and bowling alley, with unit on first floor	Urban	Medium	Urban Shopping Areas	
Description of option		Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Comprehensive development for new residential		Residential development will help to meet the need for new homes in the borough.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	52

68: 130 Oval Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Addiscombe	CR0 6BL	0.22ha	Former warehouse/factory that has been vacant for more than five years. Hidden behind terraces of residential dwellings accessible through two alleyways.	Urban	High	Industrial Estates; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		As part of the Croydon Local Plan any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan 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, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes.			2029-2034	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	19

71: 2 Red Gables, Beech Avenue

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Sanderstead	CR2 0NL	0.63ha	Detached property and associated amenity land	Suburban	Low	Medium rise blocks with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough			2024-2029	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	34

78: 114-118 Whitehorse Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2JF	0.04ha	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors	Urban	High	Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		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.			2029-2034	Site is subject to developer interest	8

79: Waitrose, Sanderstead

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Sanderstead	CR2 9LE	0.74ha	Superstore and car park	Urban	Low	Retail estates, business, leisure parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Residential development will help to meet the need for new homes in the borough. Site is located in Sanderstead Town Centre so all town centre uses including retail are suitable at this site			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	62

87: Shirley Community Centre

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Shirley	CR0 8JA	0.1ha	Community centre	Suburban	Medium	Institutions with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate re-provision of the existing community use		Residential development will help to meet the need for new homes in the borough. Community facilities are protected by Policy SP5 of the Croydon Local Plan			Post 2034	Site is subject to developer interest	9

Sites numbered between 101 and 150**103: 585-603 London Road**

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green and Selhurst	CR7 6AY	0.81ha	Hotels and associated car parks	Urban	Medium	Large buildings with well-defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development for residential and hotel.		Residential development will help to meet the need for new homes in the borough.			2024-2029	Site has planning permission	143

105: Strand House, Zion Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	CR7 8RG	0.25ha	Former Adult Learning and Training Centre	Urban	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough.			2029-2034	In Council ownership	22

106: CACFO, 40 Northwood Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	CR7 8HU	0.15ha	Community centre	Urban	Medium	Cottages, terraced houses & close knit semi-detached houses	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate re-provision of the existing community use		Residential development will help to meet the need for new homes in the borough. Community facilities are protected by Policy SP5 of the Croydon Local Plan.			2029-2034	Site is subject to developer interest	18

110: Old Waddon Goods Yard, Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4NX	0.74ha	Various large retail units	Urban	Medium	Retail estates, business, leisure parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above and station improvements to Waddon Station.		Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	168

114: Garage courts at 18 Bramley Hill

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
South Croydon	CR0 1AP	0.09ha	Garages and amenity land	Suburban	Medium	Medium rise blocks with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough.			2029-2034	Site is subject to developer interest	8

123: Prospect West and car park to the rear of, 81-85 Station Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2RD	0.6ha	Car park at rear and office block	Central	High	Large buildings with surrounding space; Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding held by the Council in this location.		Existing office building is not protected from development. The site's location away from East Croydon station means it is less suited to hotel or office use and because it is outside of the Primary Shopping Area it is not suitable for retail use. Residential development will help to meet the need for new homes in the borough. 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. Acoustic measures will need to be incorporated in the design to assist sustainability of the development.			Post 2034	Site is subject to developer interest	291

125: Sainsburys, Trafalgar Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XT	2.75ha	Large supermarket and car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above, and the creation of a new Green Space.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	632

126: Spurgeons College, 189 S Norwood Hill, South Norwood

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	SE25 6DJ	2.4ha	Higher education facility and associated land	Urban	Medium	Institutions with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development to enable improvement of education use.		Community facilities are protected and higher education uses supported by Policy SP5 of the Croydon Local Plan. Residential development will help to meet the need for new homes in the borough			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	27

128: Land at, Poppy Lane

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Shirley	CR0 8YT	1.43ha	Cleared site	Suburban	Low	Green Infrastructure; Institutions with associated grounds; Mixed type flats	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	123

132: 550 and 550A Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4RF	0.45ha	Retail outlet and car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	80

133: Woburn and Bedford Court

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2AE	0.92ha	Various low rise residential blocks and associated parking and amenity land	Central	High	Medium rise blocks with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Estate Renewal to increase and improve local housing stock		Residential development will help to meet the need for new homes in the borough.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	284

135: Hilton Hotel car park, 101 Waddon Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR9 4HH	0.99ha	Hotel car park	Urban	Low	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential and/or hotel use above to form part of a new Waddon Way Neighbourhood Centre		Potential for a new Town Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	70

136: Supermarket, car park, 54 Brigstock Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	CR7 8RX	0.32ha	Iceland Freezer Centre store and car park and rail yard	Urban	High	Industrial Estates; Transport Nodes; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		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. The preferred option retains some employment use (as this is protected by Policy SP3.2 of the Croydon Local Plan) 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).			2029-2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	124

137: Colonnades

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4RS	3.51ha	Retail and leisure park with car park	Urban	Low	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Redevelopment of this area to provide a mixture of residential, retail, leisure and community uses to form the basis of a new residential community and part of a Waddon Way Neighbourhood Centre.		Potential for a new Town Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site (owned by LBC) has no known developer interest and the Council will need to work with landowner to bring it forward	659

138: Land adjacent to East Croydon Station and land at Cherry Orchard Road, Cherry Orchard Gardens

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 6BQ	0.76ha	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	Central	High	Industrial Estates; Mixed type flats	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential and/or office above		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. Acoustic measures will need to be incorporated in the design to assist sustainability of the development. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.			2024-2029	Site has planning permission and landowner is likely to develop the site themselves	445

142: 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2BX	0.48ha	Voyager House , Lansdowne Hotel, YMCA Hostel and Marco Polo House	Central	High	Large buildings with surrounding space; Large buildings with well-defined building line and adjacent to other buildings; Linear Infrastructure	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising residential, with offices, leisure and/or 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 for which sequential testing would be required, are acceptable in this location.			2024-2029	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	794

143: South Croydon Ambulance Station and Youth Centre sites

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4RQ	0.29ha	Ambulance station and youth centre with associated car park and amenity land	Urban	Low	Compact houses on small plots, Institutions with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Subject to suitable re-provision of the existing community use, mixed use development comprising main town centre ground floor use with residential above		Potential for a new Local Centre in the Waddon Way area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	84

144: Sofology, 226 Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XG	0.34ha	Retail outlet and car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Potential for a new Town Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	74

146: Currys PC World (Carphone Warehouse), 12 Trojan Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XL	0.97ha	Retail outlet and car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. 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 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	148

148: Land Rear of Canterbury House

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 9XE	0.38ha	Office building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Residential Use		Residential development will help to meet the need for new homes in the borough.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	84

Sites numbered between 151 and 200

153: Five Ways Triangle (516-540 Purley Way & 107-113 Stafford Road)

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way	CR0 4RE	1.1ha	Petrol station and industrial units	Urban	High	Industrial estates	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above		Potential for a new Local Centre in the Fiveways area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan. The setting of the Listed Building should be positively integrated into the development			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	91

172: North site, Ruskin Square

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2EW	0.43ha	Northern section of gateway site known as Ruskin Square redevelopment	Central	High	Industrial Estates; Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings; Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential, hotel, and/or offices above		Proximity to East Croydon station means the site is well suited to provide homes and could include either offices, hotel and leisure uses as part of a mixed scheme. The site lies within Croydon Metropolitan Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.			2024-2029	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	158

184: 1-19 Derby Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 3SE	0.31ha	Shops and Garage on triangular site beside railway line close to West Croydon station	Central	High	Terraced houses and cottages; Transport Nodes; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		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. Acoustic measures will need to be incorporated in the design to assist sustainability of the development.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	66

186: Jobcentre, 17-21 Dingwall Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 9XF	0.35ha	A two storey brick built building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)		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. Residential development will help to meet the need for new homes in the borough. 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. Acoustic measures will need to be incorporated in the design to assist sustainability of the development.			2024-2029	Site has no known developer interest and the Council will need to work with landowner to bring it forward	199

190: Leon Quarter

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 9XT	0.66ha	2 storey parking area serving Leon House	Urban	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential and/or office above		Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Town Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location.			2024-2029	Site has planning permission and landowner is likely to develop the site themselves	357

192: Suffolk House, George Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1PE	0.28ha	Office building with retail units at ground level	Central	High	Large buildings with surrounding space; Linear Infrastructure; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential and/or offices above.		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 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	54

194: St George's Walk, Katharine House and Park House

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1YE	2.03ha	Cleared site with previous use of office & retail (including financial and food & drink) buildings between Katharine Street and Park Street, and listed office building	Central	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Conversion of Segas House for main town centre use. Conversion of St. George's house for main town centre use at ground floor with residential, office, and/or hotel use above. Complementary development of the rest of the site to provide mixed use development consisting of ground centre main town centre uses with residential above, including a new east-west route through the site.		The site lies within the Primary Shopping Area of Croydon Town Centre so it is suited to retail. It is situated at a distance from East Croydon station so it less suitable for office use. Residential development will help to meet the need for new homes in the borough. The Civic Space is a requirement of the Mid Croydon Masterplan. Many of the retail/catering units in St Georges Walk house independent businesses that provide low cost options and measures should be taken to enable these to continue in Croydon either within the development or elsewhere. As the site is partly within the Central Croydon Conservation Area and the setting of listed buildings including the Town Hall and Whitgift Almshouses, the development should respond to the character of the area, to preserve or enhance the significance of heritage assets. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to and proposals assessed against this. The conversion of the existing Listed Building (Segas House) on this site could help to meet the need for new homes in the borough. The existing office use is not protected. 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.			2029-34	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	820

196: Stonewest House, 1 Lamberts Place

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2BR	0.13ha	Office building with stores	Urban	Medium	Industrial Estates; Linear Infrastructure; Mixed type flats; Terraced houses and cottages; Tower Buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help meet the need for housing in the borough. The existing office use is not protected.			Post 2034	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed.	20

199: 20-22 Lansdowne Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2BX	0.775ha	Builders yard between Lansdowne Road and the railway line into East Croydon	Central	High	Industrial Estates; Large houses on relatively small plots	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising employment ground floor use with residential above.		Site is a town centre employment site. Policy SP3.2 of the Croydon Local Plan 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. The site forms part of the Brighton Mainline and East Croydon station Transformation Area.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed including consideration of the Brighton Mainline and East Croydon station.	107

Sites numbered between 201 and 250

201: Lidl, Easy Gym and car park, 99-101 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2RF	1.16ha	Supermarket, gym and car park	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2034	Site is subject to developer interest	216

203: West Croydon station and shops, 176 North End

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1UF	1.86ha	West Croydon railway station, retail units on Station Road, London Road and North End, station car park and Network Rail yard	Central	High	Transport Nodes; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Improvements to West Croydon Station, with complementary main town centre ground floor uses, with residential above.		Existing station building is a low density development and use of the site (as identified in the West Croydon Masterplan) could be increased to include residential use. Improvements to the station as a transport interchange including a cycle hub is a policy aspiration of the Croydon Local Plan strategic policy SP8 and will assist in the sustainability of the development. Acoustic measures will need to be incorporated in the design to assist sustainability of the development and measures to alleviate surface water flooding taken, especially if current areas along train tracks are developed, reducing natural drainage capacity.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	109

218: Lunar House, Wellesley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 9YD	1.34ha	Office Block	Central	High	Large buildings with surrounding space; Linear Infrastructure	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Retention and conversion to main town centre use with residential, office and/or hotel above.		In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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. Residential development will help to meet the need for new homes in the borough. Conversion should be considered in the redevelopment to increase sustainability of the site and due to the notable architecture of the building.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	358

220: 9-11 Wellesley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 0XD	0.16ha	Offices and bank	Central	High	Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Conversion to main town centre use ground floor use, with employment or educational use above.		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. The massing should be tested to ensure the settings of the Whiltgift Almshouses and Electric House and the Central Croydon Conservation Area are preserved or enhanced.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	76

234: Southern House, Wellesley Grove

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 1TR	0.87ha	24-storey office building with undercroft straddling Wellesley Grove and a two-storey period property converted to an office	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential and/or office above		In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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 public realm is required to encourage connectivity with surrounding areas to make the site more sustainable.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	199

236: Apollo House, Wellesley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 9YA	0.58ha	Office Building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Retention and conversion to main town centre use with residential, office and/or hotel above.		In accordance with Policy SP3 of Croydon Local Plan, office refurbishment/redevelopment 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. Conversion should be considered in the redevelopment to increase sustainability of the site and due to the notable architecture of the building.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	160

242: Davis House, Robert Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1QQ	0.13ha	Office building and shops	Central	High	Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use, with residential, education and/or hotel above		In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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 public realm is required to encourage connectivity with surrounding areas to make the site more sustainable.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	158

245: Mondial House, 102 George Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1PJ	0.22ha	9-storey office building	Central	High	Large buildings with surrounding space; Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential, hotel and/or office above		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 acoustic measures to reduce noise impact on the development.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	133

248: 18-28 Thornton Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green and Selhurst	CR7 6BA	0.20ha	Car sales site	Urban	Medium	Industrial Estates; Medium rise blocks with associated grounds; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	11

Sites numbered between 251 and 300**284: Asharia House, 50 Northwood Road**

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Norbury	CR7 8HQ	0.14ha	Offices, gymnasium and car park	Urban	Medium	Industrial Estates; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate reprovision of the existing community use.		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. The retention of a community facility will assist the sustainability of the site. 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 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	18

294: Croydon College Annexe, Barclay Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1PF	0.14ha	The former art block of Croydon College	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising Cultural Industries Enterprises Centre ground floor use with residential and/or office above.		This site is well suited to provide a home to the creative and cultural industries enterprise centre for Croydon Metropolitan Centre. The existing building is a community facility which is protected by Policy SP5 of the Croydon Local Plan. Residential development will help to meet the need for new homes in the borough. The Fairfield Masterplan encourages a high standard of design which will help the sustainability of the site.			2024-2029	Site is subject to developer interest and has permission	93

Sites numbered between 301 and 350**306: The Good Companions Public House site, 251 Tithe Pit Shaw Lane**

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Sanderstead	CR6 9AW	0.30ha	Cleared site	Suburban	Low	Planned estates of semi detached houses; Suburban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough.			2024-2029	Site is subject to developer interest	41

311: Mott Macdonald House, 8 Sydenham Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2EE	0.24ha	Office building	Central	High	Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential, hotel, and/or office above.		In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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. A community use could assist the sustainability of the site.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	76

316: PC World, 2 Trojan Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XL	1.03ha	Retail Warehouse and car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use, including a healthcare facility with residential above.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	184

324: Purley Oaks Depot, 505-600 Brighton Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2BG	1.03ha	Council depot	Suburban	Medium	Industrial Estates; Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
20 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.			2029-2034	In Council ownership	n/a

326: Ambassador House, 3-17 Brigstock Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	CR7 7JG	0.56ha	Various retail units at ground level and offices above (with some community use)	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		Office use is not protected in this location which is within the Primary Shopping Area (so retail is a preferred use at ground floor level). The community use in Ambassador House is protected by Policy SP5. Residential development would help to meet the need for homes in the borough. The building is built above the London to Brighton railway line and so conversion is likely to be preferable to new build because of cost of building above Network Rail infrastructure. To assist sustainability the development must incorporate acoustic measures to reduce noise impact of the development. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.			2024-2029	Site has planning permission	66

332: Superstores, Drury Crescent

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XT	1.45ha	Retail Warehouses and car park	Urban	Medium	Large buildings with well defined building line and adjacent to other buildings; Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use, including a healthcare facility and a primary school with residential above, to support the establishing of a new Local Centre at Waddon Marsh.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. 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 site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	265

337: Zodiac Court, 163 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2RJ	0.71ha	Residential building with ground floor commercial units	Urban	High	Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising community use at ground floor with residential above.		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'			2024-2029	Site has no known developer interest and the Council will need to work with landowner to bring it forward.	45

347: Tesco, 8 Purley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2HA	3.80ha	Tesco store & associated car park	Urban	High	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		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. 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 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	420

348: Homebase & Matalan stores, 60-66 Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Broad Green & Selhurst)	CR0 3JP	2.84ha	Retail stores and associated car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		Potential for a new Local Centre in the Valley Park area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	685

349: Harveys Furnishing Group Ltd, 230-250 Purley Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XG	0.46ha	Retail stores and car parks	Urban	Medium	Industrial Estates; Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	146

Sites numbered between 351 and 400**351: Furniture Village, 222 Purley Way**

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XG	0.71ha	Retail warehouse & car park	Urban	Medium	Industrial Estates; Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. The site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	124

355: Decathlon, 2 Trafagar Way

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley Way (Waddon)	CR0 4XT	1.30ha	Decathlon Store & car park	Urban	Medium	Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use including a healthcare facility, with residential above.		Potential for a new Local Centre in the Waddon Marsh area is identified in the Purley Way Transformation Area and Croydon Local Plan. 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, community uses and retail. 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 site is located within the boundary of the Purley Way Transformation Area and development proposals should broadly align with the detailed Masterplan.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	260

357: Norwood Heights Shopping Centre, Westow Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Crystal Palace & Upper Norwood	SE19 3AH	1.46ha	Sainsbury's supermarket and smaller retail units	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre use with residential and/or office above subject to the adequate re-provision of the existing community use.		Site is a relatively low density site within the Primary Shopping Area of Crystal Palace District Centre which has potential for redevelopment. Residential development will help to meet the need for new homes in the borough. The site is within the Upper Norwood Triangle Conservation Area and immediate setting of the listed war memorial alongside other heritage assets. The development should respond to the character of the area to preserve or enhance the significance of the heritage assets. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	135

374: Reeves Corner former buildings, 104-112 Church Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1RD	0.08ha	Vacant Land with designated Secondary Retail Frontage	Urban	High	Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		Residential development 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. The site is within the Church Street Conservation Area and the setting of a number of listed and locally listed buildings including the Grade I Listed Croydon Minster. The development should respond to the character of the area, to preserve and enhance the significance of heritage assets. The Council's relevant Conservation Area Guidance and Management Plans will need to be adhered to.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	21

375: Northern part of, 5 Cairo New Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1XP	0.91ha	Church in former Factory building	Urban	High	Institutions with associated grounds; Linear Infrastructure	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential redevelopment subject to the adequate re-provision of the existing community use.		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.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	45

393: Whitgift Centre, North End

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1UB	7.75ha	Shopping Centre, four office towers and two multi-storey car parks	Central	High	Shopping centres, precincts	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.		Planning permission for this site has recently expired. However, the landowners and their delivery partners are working closely with the Council and other stakeholders, to formulate a revised deliverable scheme for this strategic part of borough. This will form 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.			2024-2029	The planning permission has recently expired. The landowner is working with a range of stakeholder to formulate a revised scheme.	1080

396: Praise House, 145-149 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2RG	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.	Urban	High	Industrial Estates; Retail Estates & Business & Leisure Parks; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate re-provision of the existing 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 development of the site is not likely to be completed before 2026.			2024-2029	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	72

Sites numbered between 401 and 450

400: **Bensham House**, 324-338 Bensham Lane

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Thornton Heath	CR7 7EQ	0.25ha	Large office / factory building	Urban	Medium	Industrial Estates; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	47

404: **Vistec House**, 185 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2RJ	0.69ha	6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road	Urban	High	Large buildings with well-defined building line and adjacent to other buildings; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2024-2029	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves.	79

405: Royal Oak Centre

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2PG	0.5ha	Single storey block with leisure and other uses	Urban	Medium	Industrial Estates; Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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. The Shopping Parade on the southern part of the site is proposed for de-designation 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 accessibility rating.			2029-2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	50

407: 797 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green and Selhurst	CR7 6AW	0.15ha	Six storey office building and car park at least part vacant	Urban	Medium	Large buildings with surrounding space; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2024-2029	Site has planning permission	101

411: Palmerston House, 814 Brighton Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2BR	0.07ha	Office Building	Urban	High	Large buildings with surrounding space, Medium rise blocks with associated grounds	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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.			2029-2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	8

417: Stonemead House, 95 London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2RF	0.14ha	Vacant office building	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		The redevelopment or conversion of the building could help to meet the need for new homes.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	11

Sites numbered between 451 and 500**471: Masonic Hall car park, 1- 1B Stanton Road**

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green & Selhurst	CR0 2UN	0.15ha	Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park.	Urban	High	Large houses on relatively small plots; Terraced houses and cottages	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
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 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward.	11

486: The Beehive Public House, 47 Woodside Green

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
South Norwood & Woodside	SE25 5HQ	0.15ha	Amenity land & car park	Urban	Medium	Compact houses on houses on relatively small plots; Terraced houses and cottages; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development.		Residential development will help to meet the need for new homes in the borough.			2024-2029	Site has no known developer interest and the Council will need to work with landowner to bring it forward	22

489: Corinthian House, 17 Lansdowne Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2BX	0.21ha	Locally listed office building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Conversion to main town centre use with residential, office and/or hotel above.		As a locally listed building redevelopment is not an acceptable option. In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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.			Post 2034	Site has no known developer interest and the Council will need to work with landowner to bring it forward	49

490: 95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 4DA	1.07ha	Public car park, demolished houses, retail units with residential above	Urban	Medium	Planned estates of semi detached houses; Transport Nodes; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Primary school and residential development		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. Residential development will help to meet the need for new homes in the borough.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	52

493: Pinnacle House, 8 Bedford Park

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2AP	0.31ha	Office building	Central	High	Institutions with associated grounds; Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising employment ground floor use with residential and/or office above.		In accordance with Policy SP3 of the Croydon Local Plan, office refurbishment/redevelopment 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.			2029-2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	158

499: Croydon University Hospital Site, London Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Broad Green and Selhurst	CR7 7YE	8.17ha	Various hospital and medical associated buildings along with a staff car park on Bensham Lane	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	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development subject to the adequate re-provision of the existing health care use.		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 there being no loss of services provided by the hospital both in terms of quantity and quality.			Post 2034	Site is part of a partners' Estate Strategy	345

Sites numbered between 501 and 1000

504: Stroud Green Pumping Station, 140 Primrose Lane

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Shirley	CR0 8YY	0.72ha	Thames Water pumping station (which is a Locally Listed Building) and surrounding land	Suburban	Medium	Green Infrastructure; Industrial Estates; Planned estates of semi detached houses	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Conversion of pumping house for 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 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. The locally listed building should be converted in a sensitive manner that responds to its special interest. Development in the grounds would need to demonstrate that it can be accommodated in a manner that responds to the locally listed building and preserves or enhances its setting.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	24

683: Purley Back Lanes, 16-28 Pampisford Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Purley	CR8 2NE	0.62ha	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.	Urban	High	Large houses on relatively small plots; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Replacement industrial floorspace, a new public car park, and residential development.		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.			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	60

945: Waitrose, 110-112 Brighton Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Coulsdon	CR5 2NB	0.27ha	Waitrose supermarket	Urban	Medium	Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising main town centre ground floor use with residential above.		Residential development would help to meet the need for new homes in the borough. The site has an existing retail use.			Post 2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed.	39

948: 230 Addington Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Selsdon	CR2 8LL	0.11ha	Disused art deco dance hall last used as a car repair garage	Suburban	Medium	Suburban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Residential development		Residential development will help to meet the need for new homes in the borough. Retail development will help to re-establish the primary shopping area of the district centre given the site's Main Retail Frontage designation.			2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	26

950: Norfolk House, 1-28 Wellesley Road

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 2AE	0.68ha	Retail/commercial and hotel uses of 2 - 11 storeys. Wellesley Road elevation is within a Main Retail Frontage, and George Street elevation is within a Secondary Retail Frontage. Part of the site is locally listed.	Central	High	Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising conversion of Norfolk House to create main town centre ground floor use with residential, hotel, and/or office above.		The site is located in an area where mixed use development is acceptable and redevelopment of the site would rejuvenate this key site. The Locally Listed Building should be retained and converted. Development on the site should seek to respond to the special architectural and historic interest of the Locally Listed Building			Post 2034	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	135

952: 103 - 111A High Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character		
Croydon Opportunity Area	CR0 1QG	0.08ha	Three storey mixed use site comprising of town centre uses on ground floor (including retail) and commercial and residential on upper floors	Central	High	Town centre uses, close to tall office buildings that are being converted to residential uses, adjacent to a flyover		
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes	
Mixed use residential with commercial floor space		Located within a highly sustainable location and high developer interest in site, who are intending to formulate and submit a mixed use scheme for site..			2022-2027	Site is subject to developer interest	37	

Site New 1: Citylink, George Street

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character		
Croydon Opportunity Area	CR0 5LR	0.25ha	Office building with hotel and retail units at ground level.	Central	High	Large buildings with surrounding space, Linear Infrastructure, Urban Shopping Areas		
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes	
Mixed use development with town centre ground floor use with residential and/or office above.		In accordance with Policy SP3 of Croydon Local Plan, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is close to East Croydon station.			2024-2029	Site has planning permission	361	

Site New 2: Development Site, Regina Road Housing Estate

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character		
South Norwood & Woodside	SE25 4TW	2.5ha	Housing Estate	Suburban	Medium	Compact houses on relatively small plots; Terraced houses and cottages;		
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes	
Estate renewal for residential development with retention of community facilities.		Residential development will help to meet the need for new homes in the borough.			2024-2029	In Council ownership	260	

Site New 3: Croydon Park Hotel

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR9 5AA	0.67ha	Croydon Park Hotel	Central	High	Large buildings with surrounding space	
Description of option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes		
Mixed use development with town centre ground floor use with residential and/or office above.			Residential development will help to meet the need for new homes in the borough.	2024-2029	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	447	

Site New 4: Centrale

Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character	
Croydon Opportunity Area	CR0 1UB	5.30 ha	Shopping Centre with adjacent residential, commercial, hotel and retail buildings.	Central	High	Shopping centres, precincts	
Description of option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes		
Masterplanned redevelopment to create an improved primary shopping area for Croydon Metropolitan Centre, as set out in Policy SP13.			Post 2034	This will form 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. Proposals should seek to include and improve ecological, cycling and pedestrian networks. Proposals should include nature-led SuDS schemes.	Site is subject to developer interest	438	

Appendix 8 – Delivery matrix

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP1 - The Places of Croydon	New developments that contribute to an enhanced sense of place and improved local character	Croydon Council Developers Landowners Neighbourhood Forums Public bodies Neighbouring local authorities Businesses Service Providers	A range of policies to promote high quality new development through the pre-application and development management process. Future policies will be guided by the borough Character Appraisal, other place-based evidence and the LDF, including the Croydon Local Plan's Detailed Policies and Proposals and future Neighbourhood Plans.	2019-2040	All Places	Review Croydon Local Plan and borough Character Appraisal Provide further assistance to Neighbourhood Plans to help implement policy
	Growth in homes, jobs and services	Croydon Council Developers Landowners Service providers Infrastructure providers Neighbourhood Forums Registered Providers Service providers Businesses	Other policies forming part of the Local Development Framework Croydon Opportunity Area Planning Framework	2019-2040	Primarily in Croydon Opportunity Area, including approximately a third of the borough's residential growth, with Waddon, Purley, and Broad Green & Selhurst, and Thornton Heath and Coulsdon, accommodating medium and moderate residential growth and, to a more limited extent in the other Places	Review Croydon Local Plan Provide further assistance to Neighbourhood Plans to help implement policy Work with infrastructure providers to deliver infrastructure necessary to support Places of Croydon

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP2 - Homes	A total of 34,145 new homes between 2019 and 2040	Developers Landowners Registered providers Croydon Council GLA	Allocating land for new homes in the Croydon Local Plan's Detailed Policies and Proposals and to guide development of new homes Working with developers and landowners through the development management process to secure the best use of land in Croydon	2019-2040	All Places	Review policy in Croydon Local Plan Review Community Infrastructure Levy requirements Apply planning obligations requirements more flexibly
	8,000 homes on allocated sites outside of Croydon Opportunity Area including preferred unit mix (tenure and size)	Croydon Council GLA Developers Landowners	Croydon Council will allocate sites for new homes in the Detailed Proposals of the Croydon Local Plan in partnership with GLA, developers and landowners	2019-2040	All Places except Croydon Opportunity Area	Delivered in Croydon Local Plan
	14,500 homes on allocated sites inside Croydon Opportunity Area including preferred unit mix (tenure and size)	Croydon Council GLA Developers Landowners	Croydon Council will allocate sites for new homes in Croydon Local Plan's Detailed Policies and Proposals in partnership with GLA, developers and landowners	2019-2040	Croydon Opportunity Area	Delivered in Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	70% of all new affordable homes over the plan period to be social or affordable rented homes (with a minimum of 10,395 in total) and 30% of new affordable homes to be intermediate affordable homes for low cost shared home ownership, intermediate rent or starter homes (with a minimum of 6,237 new homes)	Developers and Croydon Council working in partnership with Registered Providers	Planning obligation agreements with developers Croydon Council New Build Programme Registered Providers build programmes	2019-2039	All Places	Review policy in Croydon Local Plan and in particular the requirements for on-site provision of affordable homes Apply other planning obligations requirements more flexibly Work with Registered Providers to seek other funding sources for affordable homes
	Mechanism for calculating commuted sums for affordable housing	Croydon Council	Non-statutory guidance on Planning Obligations and Community Infrastructure Levy	2019-2040	All Places	Non-statutory guidance on Planning Obligations

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Framework for provision of homes including approach to mix of homes across borough	Croydon Council will set framework	Croydon Local Plan's Detailed Policies and Proposals	2019-2040	All Places	Delivered in Croydon Local Plan
	Framework for provision of homes including minimum design and amenity standards for family homes					
	Provision of affordable homes	Developers and Croydon Council working in partnership with Registered Providers	Planning obligation agreements with developers Croydon Council New Build Programme Registered Providers build programmes	2019-2040	All Places	Review policy in Croydon Local Plan Update Affordable Housing Viability Assessment Review Housing Strategy
	36 new pitches for Gypsy and Travellers	Croydon Council	Croydon Council allocates land for new pitches in the Croydon Local Plan's Detailed Policies and Proposals. Provision of pitches on a site dependent either on a private development or a Registered Provider.	2019-2040	All Places	Review Croydon Local Plan Re-appraise availability of land in borough to identify new sites for Gypsy and Traveller pitches Work with Registered Providers and public sector land owners in Croydon to identify other potential for new pitches

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP3 - Employment	Innovation and investment into the borough will be increased	Croydon Council Coast to Capital Local Enterprise Partnership Developers Landowners	Croydon Council will allocate land for employment activities and Enterprise Centres in the Croydon Local Plan's Detailed Policies and Proposals Coast to Capital LEP will assist with promotion	2019-2040	Croydon Opportunity Area and Coulsdon	Review policy in Croydon Local Plan Review Economic Development Strategy Apply planning obligations requirements more flexibly
	A network of Enterprise Centres	Croydon Council Coast to Capital Local Enterprise Partnership Studio space providers Landowners	Croydon Council will allocate land Coast to Capital LEP will assist with promotion Studio space providers will provide Enterprise Centres	2019-2040	Croydon Opportunity Area, Purley, Crystal Palace & Upper Norwood and South Norwood/ Portland Road	Review policy in Croydon Local Plan Review Economic Development Strategy

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Protection of industrial and warehousing land and premises	Croydon Council	Croydon Council will use the Development Management process to protect existing industrial and warehousing land and premises from change of use or redevelopment to non Class B uses	2019-2040	All Places	Review policy in Croydon Local Plan Review Economic Development Strategy Work with Croydon Council's Economic Development service to promote industrial areas
	Workshop/studios for Class B industrial uses in town centre locations	Croydon Council Developers Landowners Coast to Capital Local Enterprise Partnership	Policy encouraging development in these locations Coast to Capital LEP will assist with promotion	2019-2040	Croydon Metropolitan Centre and all District and Local Centres	Review policy in Croydon Local Plan Review Economic Development Strategy Work with the Croydon Council's Economic Development service to promote workshop space
	Remodelled Fairfield Halls	Croydon Council Fairfield Halls	Croydon Council Capital Programme College Green Masterplan	2012-2020	Fairfield Halls	Review Croydon Council Capital Programme Seek other sources of funding for remodelling
	Use of empty buildings and cleared sites by creative industries and cultural organisations	Croydon Council Voluntary sector partners Private sector partners Landowners Property Agents	Where Croydon Council is the land owner it will seek to ensure this happens. Where the Council is not the land owner, it will use its Development Management function to promote this activity.	2019-2040	All Places	Review policy in Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Town centre health checks	Croydon Council GLA	Undertake town centre health checks in partnership with GLA and relevant neighbouring boroughs to consider the vitality of existing town centres and in accordance with Policy 2.15 of the London Plan, also consider the case for identifying new centres.	2019-2040 (every 3 to 5 years)	All Places except Kenley & Old Coulsdon	Review policy in Croydon Local Plan
	Define the boundaries of Primary Shopping Areas	Croydon Council	In the Croydon Local Plan's Detailed Policies and Proposals	2011-2017	Croydon Metropolitan Centre and all District and Local Centres	Delivered in Croydon Local Plan 2018
	Focus town centre uses in Croydon Metropolitan Centre, District and Local Centres	Croydon Council London borough of Lambeth London borough of Bromley				

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Reduced levels of vacancy amongst Class A units within Croydon Metropolitan Centre and the District and Local Centres	Croydon Council Retailers Property Agents	Business Improvement Districts stimulating developer interest and promoting the centres Regular town centre 'health checks' and the Croydon Monitoring Report will instigate a boundary review if the number of vacant shops units becomes a sustained and significant issue	2019-2040	Croydon Metropolitan Centre and all District and Local Centres	Review policy in Croydon Local Plan
	Up to 30,500m ² of new and refurbished office floor space in Croydon Metropolitan Centre and up to 7,000m ² of new and refurbished office floor space in District Centres	Croydon Council GLA Developers Landowners Coast to Capital Local Enterprise Partnership	The Croydon Local Plan promotes a flexible approach to development in Croydon Metropolitan Centre with Opportunity Area Planning Framework promoting conversion of surplus office space to other uses Promoting refurbishment of remaining office buildings and development of new floor space Coast to Capital LEP will assist with promotion	2019-2040	Croydon Metropolitan Centre Croydon Metropolitan Centre and all District Centres	Review policy in Croydon Local Plan Review Opportunity Area Planning Framework Review Economic Development Strategy Apply planning obligations requirements more flexibly Increased promotion of office space in Croydon

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Healthy and vibrant Croydon Metropolitan Centre and the surrounding area	Croydon Council Retailers Businesses Landowners	Policies to promote a wide range of complementary town centre uses and bring forward the upgrading of retail and office stock. This is supplemented by the Croydon Opportunity Area Planning Framework, the relevant Masterplans, and the Croydon Local Plan's Detailed Policies and Proposals and a Public Realm Framework.	2019-2039	Croydon Opportunity Area	Review Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP4 - Local Character	High quality new development which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.	Croydon Council Developers	A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to promote high quality new development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans.	2019-2040	All Places	Review policy in Croydon Local Plan
	Vacant buildings/sites will be utilised for temporary activities	Croydon Council Developers Voluntary sector partners Private sector partners Landowners Property agents	Where Croydon Council is the land owner it will seek to ensure this happens. Where the Council is not the land owner, it will use its Development Management function to promote this activity.	2019-2040	All Places	Review policy in Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improved quality public realm	Croydon Council Developers Landowners	Croydon Local Plan's Detailed Policies and Proposals sets out a range of policies detailing the standards to which public realm improvements must adhere. This is supplemented by the Croydon Opportunity Area Planning Framework, Public Realm Framework and the relevant Masterplans. The Community Infrastructure Levy will part fund public realm improvements.	2019-2040	All Places	Review Croydon Local Plan Review Regulation 123 list (identifying infrastructure that Community Infrastructure Levy will fund) and consider funding public realm improvements via planning obligations instead
	Heritage assets will be protected and utilised	Croydon Council Landowners Developers Historic England Amenity Societies	Croydon Local Plan's Detailed Policies and Proposals includes a range of policies setting out the extent and nature of protection for Croydon's heritage assets as well as guidance on ensuring the continued use of heritage assets. This is supplemented by the Croydon Opportunity Area Planning Framework, Conservation Area Appraisals and Management Plans and the relevant Masterplans.	2019-2040	All Places	Review Croydon Local Plan and Development Management processes

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP5 - Community Facilities and Education	Developments that provide healthy living by including walking and cycling, good housing design, sufficient open space and opportunity for recreation and sound safety standards, and the retention of existing community facilities	Croydon Council Developers	Croydon Local Plan's Detailed Policies and Proposals Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review policy in Croydon Local Plan
	New development will be expected to contribute to the provision of infrastructure needed to support growth in accordance with the priorities identified by the Infrastructure Delivery Plan	Croydon Council Developers Service providers Infrastructure providers NHS	Croydon Local Plan's Detailed Policies and Proposals Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review policy in Croydon Local Plan Review Infrastructure Delivery Plan (including priorities) Work with service providers to promote more co-locating of facilities
	Community Infrastructure Levy	Croydon Council	Collecting Community Infrastructure Levy from new development	Introduced in 2013	All Places	Review Community Infrastructure Levy charging schedule
	The provision and improvement of places of worship	Local faith organisations/ groups with the support of Croydon Council	Croydon Local Plan's Detailed Policies and Proposals	2019-2040	All Places	Review policy in Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	The temporary occupation of empty buildings for community uses	Croydon Council Landowners Developers Voluntary sector Property agents	Croydon Local Plan's Detailed Policies and Proposals	2019-2040	All Places	Review policy in Croydon Local Plan
	Sites for additional schools	Croydon Council Free Schools Academies	Croydon Local Plan's Detailed Policies and Proposals Education Estates Strategy	2019-2040	All Places	Review policy in Croydon Local Plan, School Estates Strategy Work with neighbouring local authorities to find school places in areas with spare capacity outside of borough
	Children's Centres and pre-school facilities will be enhanced and updated	Croydon Council Private Sector	Capital Funding (Public & Private)	2019-2040	In areas with deficiency in access to these facilities	Review policy in Croydon Local Plan Reassess School Estates Strategy
	Children's' Centres and pre-school facilities will be provided			2019-2040		

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP6 - Environment and Climate Change	Development of district energy networks in areas of high heat density within the borough	Croydon Council Developers Energy Providers	Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with developers through the development management process to work towards provision of district energy networks in the borough	2011-2021	Croydon Opportunity Area	Review Croydon Local Plan
			Community Infrastructure Levy could part fund development of network	2019-2040	Places with high heat density or areas where future development will increase heat density	
	Installation of sustainable drainage systems (SuDS) for all new development including conversions	Croydon Council Developers Freeholders of residential and commercial property Thames Water Sutton and East Surrey Water	Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with partners and developers through the development management process to work towards provision of SuDS to fulfil the requirements of the Flood Water Management Act 2010	2019-2040	All Places	Review Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Safeguarding groundwater Source Protection Zones	Croydon Council The Environment Agency Thames Water Sutton and East Surrey Water	Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with the Environment Agency through the development management process to ensure groundwater and aquifers are protected	2019-2040	All Places	Review Croydon Local Plan
	De-culvert sections of the River Wandle, Norbury Brook and Caterham Bourne	Croydon Council Developers The Environment Agency GLA Thames Water Neighbouring local authorities	Funding and planning obligations have been secured to de-culvert sections of the River Wandle within Wandle Park and the adjoining New South Quarter development. A pre-feasibility assessment has been carried out for sections of the Norbury Brook within Norbury Park, with further assessment required of the initial options. Capital funding, CIL, planning obligations and enabling development are required.	River Wandle (2011-2031), Norbury Brook and Caterham Bourne (2013-2031)	Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Purley, Kenley and Old Coulsdon	Review policy in Croydon Local Plan
	Enhanced access improvements for the boroughs ponds, open water and water heritage sites	Croydon Council Developers The Environment Agency GLA	Development management process and progress of the Downlands and Wandle Valley Green Grid Area Frameworks	2019-2040	Places with ponds and open water	Review Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas	Croydon Council Developers The Environment Agency GLA Thames Water Sutton and East Surrey Water Neighbouring local authorities	Development management process, progress of the London Downlands and Wandle Valley Green Grid Area Frameworks and detailed policy/guidance within the Croydon Local Plan's Detailed Policies and Proposals to fulfil requirements of the Flood Water Management Act 2010	2019-2040	All Places	Review Croydon Local Plan
	Preferred locations in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated	Croydon Council Royal borough of Kingston upon Thames London borough of Merton London borough of Sutton Developers South London Waste Partnership	Private sector delivery will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan and South London Waste Plan DPD	(plan period for the South London Waste Plan DPD) and 2019-2040	Broad Green and Selhurst, Waddon, South Croydon, Purley, Coulsdon, Addington	As set out in South London Waste Plan
	Protection and enhancement of aggregates recycling facilities	Croydon Council	The South London Waste Partnership will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan and South London Waste Plan DPD	2019-2040	Purley	Review policy in Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP7 - Green Grid	Improved access and links between and through green spaces. Deliver the All London Green Grid through development of the London Downlands and Wandle Valley Green Grid Area Frameworks Accessible open spaces.	Croydon Council GLA Other local authorities City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Thames Water Historic England Sustrans Downland Countryside Management Project Developers Landowners	Croydon Local Plan's Detailed Policies and Proposals Croydon Council will work with partners to progress work on the Downlands and Wandle Valley Green Grid Area Frameworks Development management processes, masterplans, capital funding, planning obligations and Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improve the quality, function and offer of open spaces across the borough	Croydon Council City of London Voluntary Sector Partners Private Sector Partners Landowners	Croydon Local Plan's Detailed Policies and Proposals Masterplans, capital funding, planning obligations and Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan
	Street tree planting and installation of green roofs/ walls to assist urban cooling and new publicly accessible open spaces	Croydon Council Developers Transport for London Voluntary Sector Partners Private Sector Partners Landowners	Croydon Local Plan's Detailed Policies and Proposals Requirements for BREEAM will assist the delivery of this policy Transport for London Local Implementation Plans Public Realm Framework	2019-2040	All Places	Review Croydon Local Plan Review Design/ Landscape Guidance

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Protection and enhancement of sites of biological and geological diversity.</p> <p>Improved quality of current sites through habitat management.</p> <p>Increase in size of wildlife areas of existing sites.</p> <p>The creation of new areas for wildlife.</p> <p>Reduction in the pressure on sensitive wildlife sites by improving the buffer areas around sites and the naturalisation of landscapes.</p>	<p>Croydon Council</p> <p>GLA</p> <p>City of London</p> <p>Natural England</p> <p>South London Partnerships</p> <p>London Wildlife Trust</p> <p>Groundwork</p> <p>Wandle Valley Forum</p> <p>Wandle Valley Regional Park Trust</p> <p>Wandle Trust</p> <p>The Environment Agency</p> <p>National Trust</p> <p>Thames Water</p> <p>Historic England</p> <p>Downland Countryside Management Project</p> <p>Developers</p> <p>Landowners</p> <p>'Friends of' Group</p> <p>British Trust of Conservation Volunteers</p>	<p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>Development management processes, masterplans, capital funding, planning obligations, Community Infrastructure Levy and projects within the emerging Biodiversity Action Plan</p>	2019-2040	All Places	<p>Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Protection and enhancement of allotments, community gardens, green spaces, and woodland.</p> <p>Food growing, tree planting and forestry including the temporary utilisation of cleared sites.</p> <p>Incorporation of growing spaces at multiple floor levels, including edible planting in residential schemes.</p> <p>Flexible landscaping so that spaces may be adapted for growing opportunities.</p>	<p>Croydon Council</p> <p>GLA</p> <p>City of London</p> <p>Natural England</p> <p>South London Partnerships</p> <p>London Wildlife Trust</p> <p>Groundwork</p> <p>Wandle Valley Forum</p> <p>Wandle Valley Regional Park Trust</p> <p>Wandle Trust</p> <p>The Environment Agency</p> <p>National Trust</p> <p>Downland Countryside Management Project</p> <p>Developers</p> <p>Landowners</p> <p>'Friends of' Groups</p> <p>British Trust of Conservation Volunteers</p> <p>Allotment Societies</p>	<p>Croydon Local Plan's Detailed Policies and Proposals</p> <p>Capital Growth initiative, capital funded projects, Community Infrastructure Levy, the development management process, masterplans and projects within the emerging Biodiversity Action Plan</p>	2019-2040	All Places	<p>Review Croydon Local Plan, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP8 - Transport and Communication	Enhancement of the borough's sub-regional transport role	Croydon Council Developers Transport for London Network Rail Landowners Developers Neighbouring local authorities	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Local Implementation Plan Capital Funded Projects Masterplans Planning Obligations Community Infrastructure Levy Influencing national rail policy Input into Rail Utilisation Study	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework
	Management of urban growth in areas with good transport links and co-locating facilities in order to reduce the need to travel	Croydon Council Transport for London Landowners Developers Neighbouring local authorities	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals	2019-2040	All Places	Review Croydon Local Plan

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improvement in the borough's Wi-Fi, fibre optic broadband and mobile broadband	Croydon Council Tele-communications Suppliers Utilities Providers Landowners Developers	In partnership with private investors, utilities providers and tele-communication partners	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework
	Improved permeability, connectivity and way finding with enhanced crossings, footpaths, strategic walking routes and links through green spaces	Croydon Council Developers Transport for London Neighbouring local authorities	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Accessible, safe, and convenient direct routes to transport interchanges, schools and community facilities	Croydon Council Developers Landowners Transport for London Network Rail Neighbouring local authorities	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework
	Enhanced and expanded cycle network with new routes through development sites Segregated/ priority cycle lanes	Croydon Council Transport for London Sustrans Developers Network Rail GLA Neighbouring local authorities	All London Green Grid Area Frameworks including Green Grid projects London Plan Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework, East/ West Croydon Masterplans, and Downlands and Wandle Valley Green Grid Area Frameworks

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Cycle alighting and parking at public transport interchanges including cycle hubs at East and West Croydon stations Improved cycle facilities at the borough's schools, colleges and railway stations	GLA Croydon Council Transport for London Developers Landowners Network Rail	Croydon Local Plan's Detailed Policies and Proposals London Plan Local Implementation Plan Opportunity Area Planning Framework Capital Funded Projects	2019-2040	All Places	Review Croydon Local Plan
	Extra capacity on the Tram network and reduced congestion Promotion of extensions of Tramlink	Croydon Council GLA Transport for London Neighbouring local authorities	Relieving bottlenecks on the network and increased frequencies of tram services Extra carriage in each tram Working with Transport for London to facilitate extension of tram network including safeguarding of land Additional funding from Planning Obligations and Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework
	Improved interchange facilities, pedestrian links and increased capacity at East and West Croydon railway stations and to East Croydon and the area north for Brighton Main Line Railway Access and movement improvements in areas next to rail stations	Croydon Council Transport for London Developers Landowners Network Rail	Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework, and East/ West Croydon Masterplans

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	New bus stops/standing at West Croydon Improvements to orbital bus routes Improved bus interchange in the Croydon Opportunity Area and improvements to bus stops and stands across the borough	Croydon Council Transport for London Network Rail	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan and Opportunity Area Planning Framework, and East/West Croydon Masterplans
	Electric Vehicle infrastructure	Croydon Council Transport for London Neighbouring local authorities	Croydon Local Plan's Detailed Policies and Proposals Croydon Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan
	Improved taxi ranks/ waiting and coach parking interchanges at East and West Croydon	Network Rail Developers Landowners Croydon Council	Croydon Opportunity Area Planning Framework Masterplans Planning Obligations	2019-2040	All Places	Review Croydon Local Plan Review Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improved conditions for pedestrians, cyclists, public transport and freight at pressure points in the street network, including key junctions	Croydon Council Transport for London Sustrans Network Rail Neighbouring boroughs	Croydon Opportunity Area Planning Framework Croydon Local Plan's Detailed Policies and Proposals Masterplans Local Implementation Plan Capital Funded Projects Planning Obligations Community Infrastructure Levy	2019-2040	All Places	Review Croydon Local Plan
BML SP1	Transformed East Croydon Station and Brighton Main line corridor improvements	Croydon Council Network Rail Transport for London	A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans	2025-2040	Brighton Main Line transformation area Croydon Place	Review policy in Croydon Local Plan
NEQ SP1	Transformed North End Quarter	Croydon Council Developers Transport for London	A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans	2025-2040	North End Quarter and Croydon Place	Review policy in Croydon Local Plan
PW SP1	Transformed Purley Way corridor and industrial area	Croydon Council Transport for London	A range of policies in the Croydon Local Plan's Detailed Policies and Proposals to direct and promote high quality development. This will be supplemented by the Purley Way masterplan SPD	2025-2040	Broad Green and Waddon	Review policy in Croydon Local Plan

Appendix 9 – Monitoring framework

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP1.0	To deliver the strategy in accordance with SP1.0	Indicators as below for topic areas	34,145 homes, 10,500 jobs	All Places
SP1 - The Places of Croydon	New development in the borough to contribute to enhancing a sense of place and improving the character of the area	The percentage of approved applications for major developments in the borough where Policy SP1.2 is cited as a reason for granting permission	100%	All Places
	Growth in homes, jobs and services will be directed to places with good concentrations of existing infrastructure or areas where there is capacity to grow with further sustainable infrastructure investment within the plan period	Net additional development (either unit or floor space) by use class and by Place	There should be a higher proportion of growth in Croydon Opportunity Area, including approximately a third of the borough's residential growth with Waddon, Purley, Broad Green & Selhurst, Thornton Heath and Coulsdon accommodating medium and moderate residential growth	

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP2 - Homes	34,145 new homes	The number of new homes completed in the borough	Annual average of 2,079 homes between 2019 and 2029. Annual average of 1,214 homes between 2030 and 2040.	All Places
		Completion of the Croydon Local Plan's Detailed Policies and Proposals	Completion of the Croydon Local Plan's Detailed Policies and Proposals allocating land for at least 8,000 homes outside of Croydon Opportunity Area and 14,500 homes within the Opportunity Area	All Places
	A choice of homes being built in the borough to address the borough's need for affordable homes	The number of new homes completed in the borough by tenure	70% of all new affordable homes developed in the borough over the plan period will be low-cost rented homes. With the percentage broken down as; a minimum of 40% delivered as Social Rent with the remaining 30% delivered as London Affordable Rent.	All Places
			30% of all new affordable homes in the borough developed over the plan period to be intermediate affordable housing.	All Places
		Amount of money from commuted sums received and number of affordable homes provided from this income	The total sum of affordable homes provided on site, on donor sites and via commuted sums should result in the equivalent of the borough-wide minimum provision on all sites with 10 or more new homes	All Places
	A choice of homes being built in the borough to address the borough's need for homes of different sizes	The number of new homes completed in the borough by size of home	30% of new homes to have 3 or more bedrooms	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	New homes meet the needs of the residents over a lifetime	The percentage of homes achieving the minimum standards set out in the Mayor's Housing Supplementary Planning Guidance and National Technical Standards (2015) (or equivalent)	100%	All Places
		The percentage of wheelchair homes completed in the borough	10%	All Places
	Meeting the need for gypsy and traveller pitches	The number of authorised pitches for Gypsies and Travellers in the borough	36 authorised pitches for Gypsies and Travellers by 2033	All Places
SP3 - Employment	Innovation and investment will be encouraged	The number of Innovation (based on Standard Industrial Classification (SIC) code with exact definition to be developed), jobs in the borough	An increase of 10% by 2031 from the 2012 baseline	All Places
	Strong protection for the borough's stock of industrial/warehousing premises	The amount of floor space in industrial/warehousing use in Tiers 1 to 4 Locations	No net loss of floor space for industrial and warehousing activity across the 4 tiers – greater flexibility in Tier 4 and Tier 2 will lead to loss of industrial/warehousing floor space. This should be offset by Tier 3 additions and by intensification in Tier 1.	All Places
	Growth and expansion of the creative and cultural industries sector in Croydon	The number of Creative & Cultural Industries (detailed SIC code definition to be developed) jobs in the borough	An increase of 10% by 2031 from the 2012 baseline	All Places
		Delivery of the Creative & Cultural Industries and Enterprise Centres	All 4 Enterprise Centres to be delivered by 2021 to enable growth needed to reach 2031 target	Croydon Opportunity Area, Crystal Palace & Upper Norwood, Purley, South Norwood & Woodside

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Development of new and refurbished office floor space in Croydon Metropolitan Centre and District Centres	Amount of vacant Class B1 floor space within Croydon Opportunity Area and the District Centres	Vacancy level no greater than 8% by 2031 and thereafter	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath
		Net increase in office floor space by 2031	Up to 92,000m ² by 2031 new and refurbished floor space in Croydon Metropolitan Centre and 7,000m ² new and refurbished floor space in District Centres	
	Retail vitality and viability of Croydon Metropolitan Centre, District and Local Centres	Amount of vacant Class E floor space within District and Local Centres	Vacancy level no greater than 8% by 2031 and thereafter	All Places except Kenley & Old Coulsdon and Waddon

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP4 - Local Character	Development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities	The percentage of approved applications for major developments in the borough where Policy SP4.1 or Policy SP4.2 are cited as a reason for granting permission	100%	All Places
		The percentage of approved applications for major developments in the Croydon Opportunity Area where Policy SP4.4 is cited as a reason for granting permission	100%	Croydon Opportunity Area
	Tall buildings to take account of local area	The percentage of approved applications for tall buildings in the borough where Policies SP4.5 and SP4.6 are cited as a reason for granting permission	100%	All Places
	Resist the loss of, strengthen the protection of and promote improvements to heritage assets and their settings	Changes to designation of heritage assets	No net loss	All Places
		Change in number of heritage assets at risk in borough	No increase in number of heritage assets at risk in borough	
	SP5 - Community Facilities and Education	Provision for sufficient places for children's education in the borough	Capacity of pre-school, primary and secondary schools/centres compared to the need for places for children's education	A 5% excess of capacity over need at all times
The temporary occupation of a number of empty buildings and cleared sites by community organisations		The percentage of empty buildings in new developments or changes of use of cleared sites used by community organisations in the borough	Net increase in percentage of empty buildings in use for community organisations	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP6 - Environment and Climate Change	Reduction in CO ₂ emissions	Development of a district heating network	Development of a district heating network in Croydon Metropolitan Centre	Croydon Opportunity Area
		% of major developments incorporating a site-wide communal heating system and network connection	100%	All Places
	High standards of sustainable design and construction	Percentage of dwellings and commercial buildings meeting the new National Technical Standards and London Plan requirements (or equivalent) or BREEAM 'Excellent'	100% of new development to achieve the new National Technical Standards and London Plan requirements (or equivalent) or BREEAM 'Excellent'	All Places
	Sustainable drainage systems (SuDS) for all development	Percentage of new dwellings and commercial buildings meeting the requirement for SuDS to be installed	100% of new dwellings and commercial buildings to meet the requirement for SuDS to be installed	All Places
	Clean aquifers and groundwater	Number of developments granted permission against Environment Agency advice per year	All new development to comply with Environment Agency Source Protection Zone policy	All Places
	Reestablishment of waterways	Metres of de-culverted waterways per year	Net increase in de-culverted waterways	Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Kenley & Old Coulsdon and Purley
	Improved adaptation to flood events	Number of flood storage schemes and highways improvement schemes implemented per year	Establishment of safe corridors and flood storage space in the borough's Critical Drainage Areas (as identified in the Surface Water Management Plan)	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Moving towards self-sufficiency in managing waste	Diversion of biodegradable waste from landfill	Working towards the Mayor's zero municipal waste to landfill target by 2025	All Places
	Increased recycling rates	Recycling and composting of household waste and recovery of municipal waste	Working towards the Mayor's zero waste to landfill target by 2031 Recycling targets will be reviewed for the period 2020-2031 to be in conformity with local, regional and national targets	All Places
SP7 - Green Grid	Improved pedestrian, cycle and equestrian access between and through green spaces	Number of new Green Grid links established per year	Net gain each year	All Places
	Urban greening (including green roofs and walls) to ameliorate the urban heat island effect	Number of new street trees planted in the public highway in Croydon, Square metres of new green roofs/walls installed per year	Reduction in the urban Heat Island Effect by meeting Mayoral targets: Increase tree cover by 5% by 2025 from 2009 levels	All Places
	Enhanced biodiversity and geological diversity Expanded and improved wildlife areas and the creation of new wildlife areas	Percentage of borough designated as deficient in access to nature	Maintain baseline populations/coverage whilst seeking increases	All Places
		Populations of selected species/ Biodiversity Action Plan priority species		
Plant diversity/Biodiversity Action Plan priority habitats – Total extent and condition				
Protected areas - Total extent of protected areas and condition of Sites of Special Scientific Interest				

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Enhanced allotments, community gardens, and woodland	New growing spaces provided per year (including new allotment plots and growing areas provided in new development)	All residents to be within 15 minute walk time of good quality provision (Minimum site sizes: 0.4ha or 0.025ha per plot)	All Places
	Increases in local food growing, tree planting and forestry			
	Growing areas, edible planting and flexible landscaping designed into new developments to increase food production			

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP8 - Transport and Communication	Reduction in travel by car and increase in travel by public transport, cycling and walking through development concentrated in high PTAL areas	Proportion of new development by use class and floor space or unit numbers by PTAL area	Majority of new development to be located in PTALs 4, 5, 6a or 6b	All Places
	Fast and reliable Wi-Fi, fibre optic broadband and mobile broadband	Bandwidth of broadband in Croydon Metropolitan Centre and District Centres	Bandwidth comparable to the City, Canary Wharf and Stratford	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath
	Improved conditions for walking and enhanced pedestrian experience	Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	All Places
		Number of improved crossings in Croydon Opportunity Area, District Centres and around schools	An increase year on year	
		Number of pedestrian streets created from underused side streets and delivery lanes in Croydon Opportunity Area and District Centres	An increase year on year	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside and Thornton Heath

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	New and improved cycle infrastructure	Cycling trips as percentage of all London residents' trips by borough origin	London Mayor's objective of an increase in cycle journeys	All Places
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)		
		Establishment of cycle hubs at East and West Croydon stations	New cycle hubs at East and West Croydon stations	Croydon Opportunity Area
	Extra capacity on Tram network	Tram capacity improvement projects per year	Increase in tram capacity per year	Tram routes and tram depots
		Tram extensions	Opening of extension	
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	
	Improvements to bus services in Croydon	New bus stand and stopping facilities at West Croydon	Introduction of new bus stand and stopping facilities	Croydon Opportunity Area
		Estimated total annual vehicle delay on Transport for London's network of interest	Year on year reduction and top 10 of the 33 London boroughs	All Places
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Improve air quality and decarbonise private transport	Number of electric vehicle charging points available in the borough	Increase in electric charging points each year	All Places
		Greenhouse gas emissions for transport, showing principal sources and per capita emissions for resident population	London Mayor's emissions reduction	
	Improved conditions for all modes at pressure points in the street network and at key junctions	Average vehicle speeds (flow-weighted) during the weekday peaks on locally managed 'A' roads by local authority	Top 10 of the 33 London boroughs	All Places
BML SP1	Transformed East Croydon Station and Brighton Main line corridor improvements	A new station and surroundings, improved Brighton main line train route.	A new station	6,300 new homes alongside a substantially reconfigured set of local centres and an improved set of green spaces and active travel options. Croydon Place
NEQ SP1	Transformed North End Quarter	Redeveloped North End Quarter delivering homes, jobs and associated infrastructure and facilities.	1,250 new homes, town centre uses, including retail floorspace focussed along North End and commensurate to a Metropolitan Centre.	Croydon Place
PW SP1	Transformed Purley Way corridor and industrial area	Redeveloped Purley Way delivering homes, jobs and associated infrastructure and facilities.	6,300 new homes, one neighbourhood centre and three local centres.	Broad Green and Waddon

Appendix 10 removed

Appendix 11 – Housing Trajectory

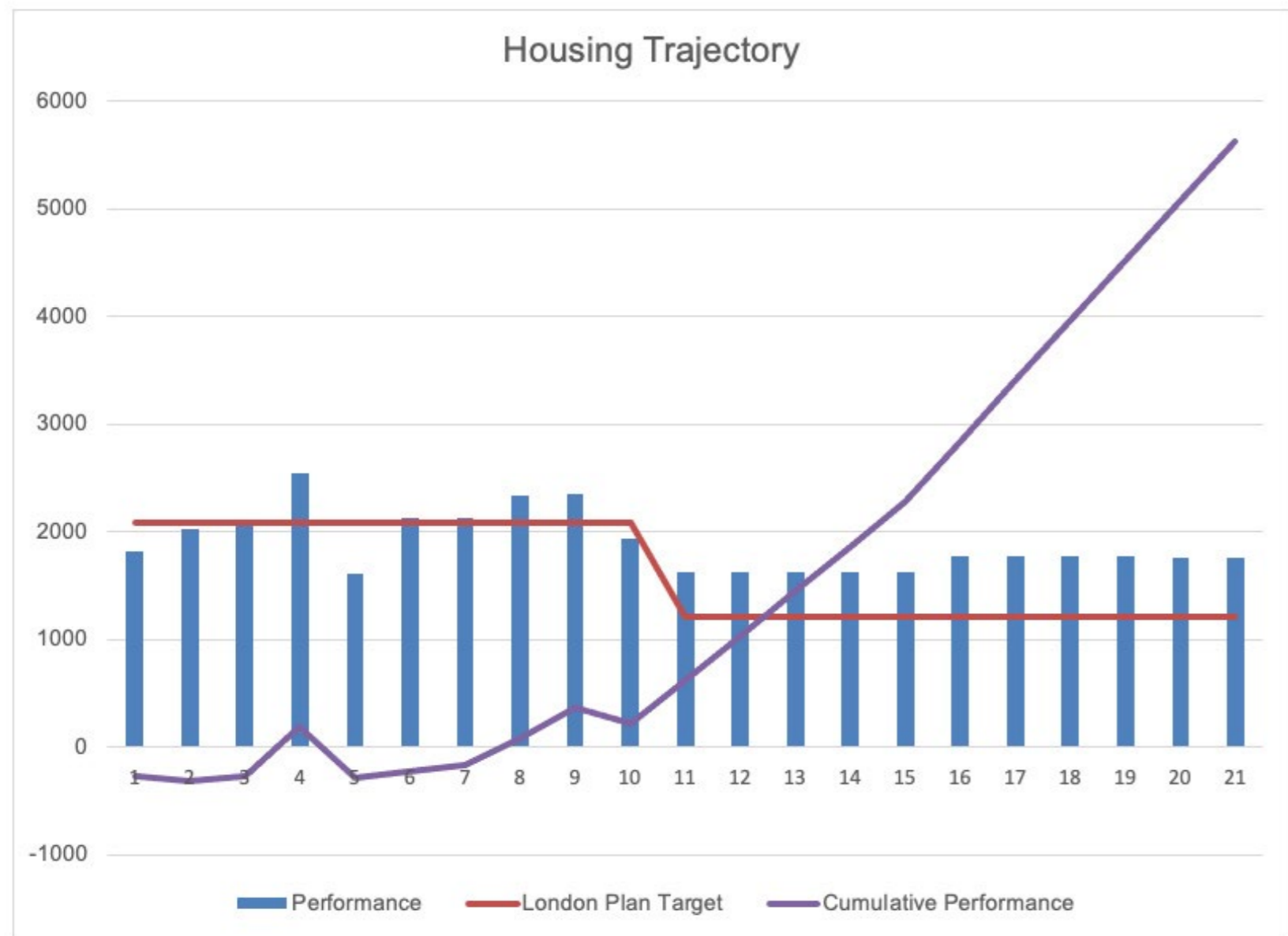
Housing Supply (To be factually updated at submission)

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	2036/37 Yr 13	2037/38 Yr 14	2038/39 Yr 15	2039/40 Yr 16	Total
London Plan Target	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	1214	1214	1214	1214	1214	1214	1214	1214	1214	1215	34145
Completions	1815	2029	2121	2540																		8505
Allocations					764	1291	1290	1291	1296	1290	987	987	986	981	983	1138	1137	1137	1130	1124	1120	18932
Unallocated, Extant Permissions					844	844	844															2532
Windfall								1051	1051	641	641	641	641	641	641	641	641	641	641	641	641	9794
Performance	1815	2029	2121	2540	1608	2135	2134	2342	2347	1931	1628	1628	1627	1622	1624	1779	1778	1778	1771	1765	1761	
Performance V Target	-264	-50	42	461	-471	56	55	263	268	-148	414	414	413	408	410	565	564	564	557	551	546	
Cumulative Performance	-264	-314	-272	189	-282	-226	-171	92	360	212	626	1040	1453	1861	2271	2836	3400	3964	4521	5072	5618	

Footnotes

1. Unallocated extant permission has incurred a 5% discount for non-implementation, in line with our 5YHLS note. Total quantum has been split evenly over 3 years.
2. Windfalls- This was based on a London Plan Policy H2 small sites target of 641 (*17 years) dwellings per annum . This is not based on past trends of windfall completions on sites below 0.25ha, which indicatively suggest a supply of 750 per annum.
3. No assumptions have been applied to take account of potential windfall sites above 0.25ha.

Housing Trajectory – Plan monitor manage



Croydon Local Plan

Published by: London Borough of Croydon, Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA
www.croydon.gov.uk/localplan
ldf@croydon.gov.uk
Tel: 020 8407 1385

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www.croydon.gov.uk