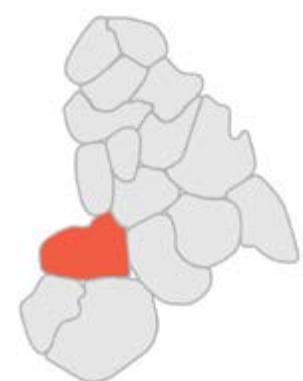
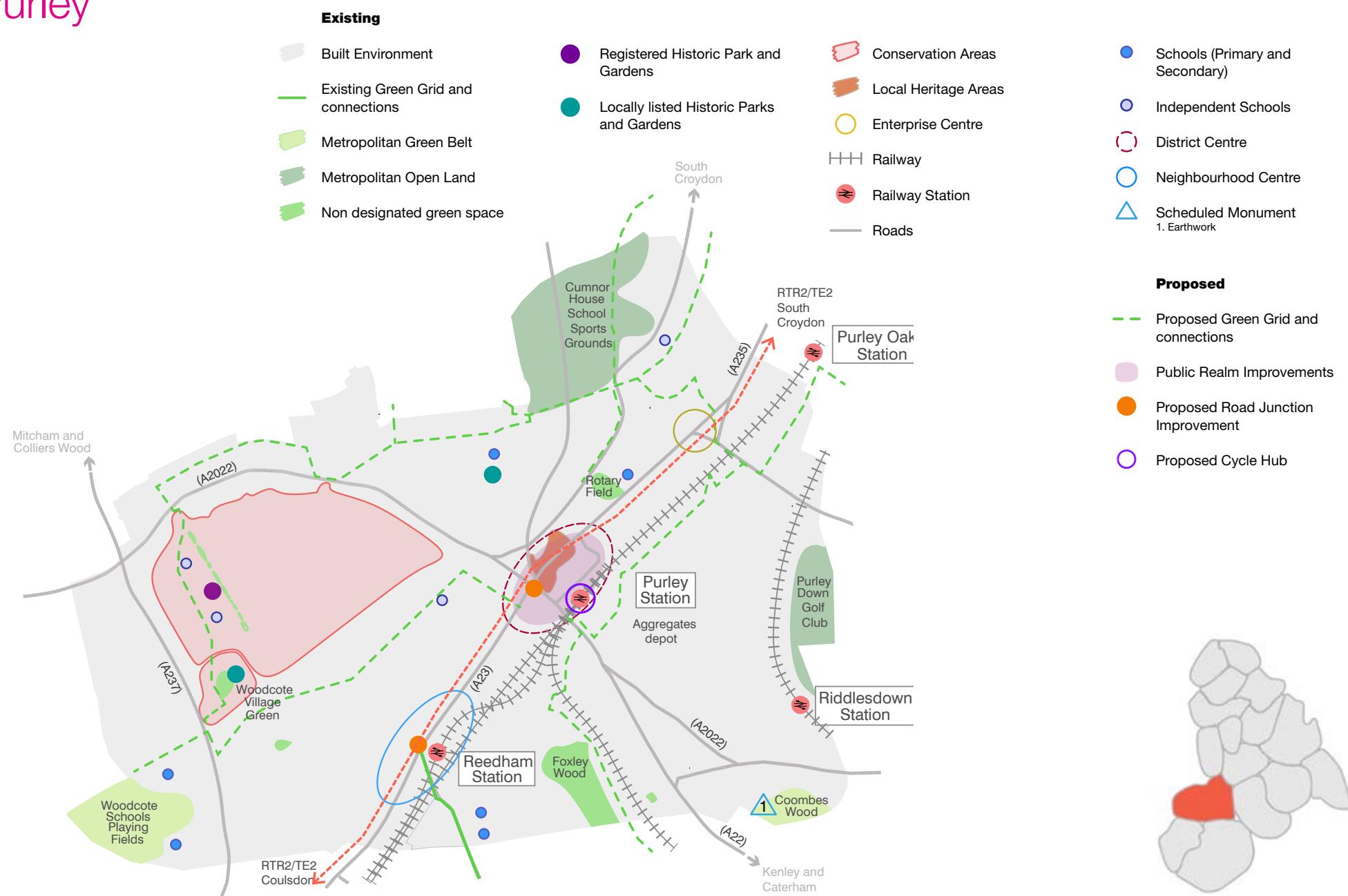


# Purley



## Where we want to be

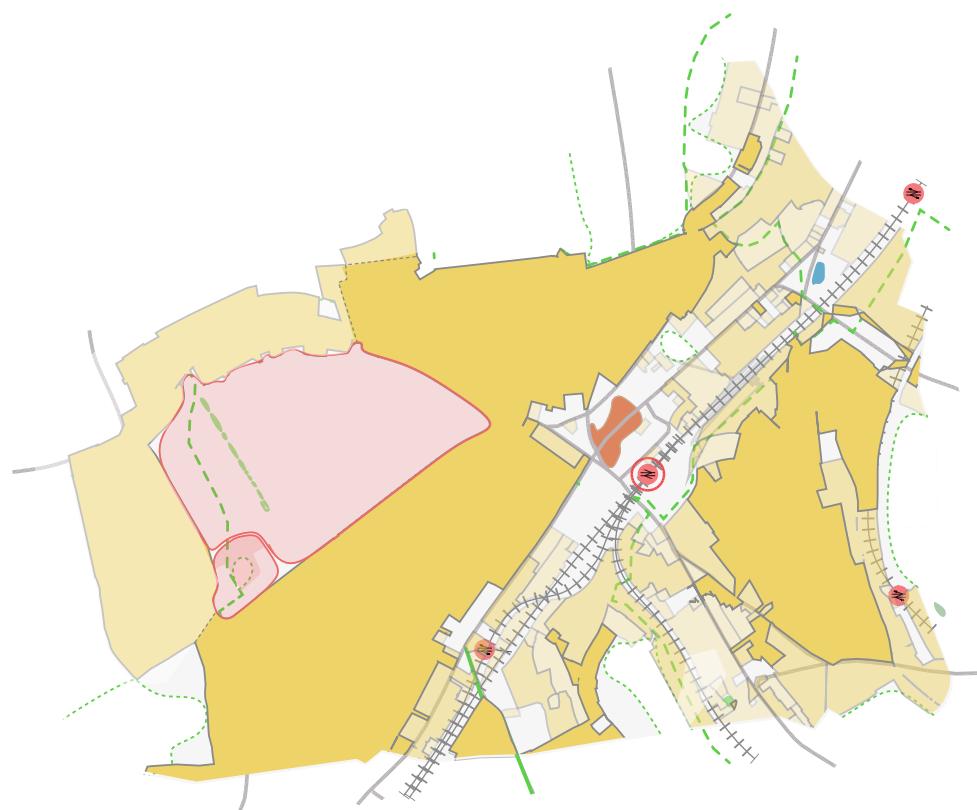
An increasingly vibrant Town Centre with improved public services, physical and social infrastructure, supported by the evolution, and on occasions change, of suburban character.

## Opportunities, constraints and change up to 2039

- A location for major growth focussed on a regenerated Town Centre and the most accessible suburban locations. The Town Centre will retain its historic character with a mixture of homes, community and cultural facilities alongside retail, services and town centre uses. High quality residential development around the Town Centre and close to stations will respect the existing residential character and local distinctiveness under Strategic Options 2 and 3, but will result in a gradual evolution of character under Strategic Option 1.
- New development will respect the existing local character and distinctiveness of Purley, referring to the Borough Character Appraisal to inform design quality, with opportunities for public realm improvements primarily focussing on the District Centre whilst seeking to improve links to open space. Any buildings and conversions should be of a high standard of design to ensure the character of the Centre and the Conservation Area are respected. The landscape-first principles of the Webb Estate and Upper Woodcote Village will be preserved and enhanced. The setting of Conservation Areas and heritage assets will also need to be preserved and enhanced in all scenarios.
- Enhanced high quality public realm, including sustainable urban drainage systems, with improved accessibility and links to open space.
- Purley Town Centre needs an attractive focal public space or urban square that presents opportunities for the community to come together and to socialise.

- A vibrant night-time economy with independent shops and restaurants in the Town Centre with community facilities in close proximity, and an improved leisure centre and swimming pool.
- The Registered Historic and Local Historic Parks and Gardens will be retained and new links provided to incorporate them into the Green Grid.
- Flood mitigation and adaptation measures along the Brighton Road and south east towards Kenley need to be considered. Purley Town Centre and the surrounding area may be suitable for a district heat network.
- Improved links to existing open spaces, along with wayfinding around Purley, and to and from the Town Centre. New bus route measures and improvements, will be developed where possible, along the Brighton Road linking Central Croydon with Purley Town Centre, along with improved cycle and pedestrian routes. Cycle facilities at Purley railway station may need to be expanded. Improve the environment for pedestrians in Purley Town Centre making it easier to move about centre. This includes improved connectivity and active frontages.
- The Purley Cross gyratory acts as a barrier in the centre of Purley as well as taking up land. Its reconfiguration could present new opportunities for Purley Town Centre.
- The council will work on the feasibility of a rapid transit route/tram extension from Croydon Town Centre to Purley (via Brighton Road) and Coulsdon in discussion with Transport for London to improve connectivity, air quality and housing growth.
- The council will work to develop future masterplan for Purley to help guide high quality sustainable growth and development of the area. This will include parameters and guidance for higher density developments and appropriate locations for this.

## Purley Growth Scenarios



- Less More
- Suburban Evolution through Infill
  - Proposed Green Grid and Connections
  - Potential Tram Extension
  - Tramway

- Existing Green Grid and Connections
- Conservation Areas
- Local Heritage Areas
- Non-residential Built Environment

- Strategic Industrial Area
- Green space (e.g. MOL)
- Area of Focussed Intensification
- Purley Way Urban Evolution

**Strategic option 1 –  
All residential growth to take place in the existing urban area.**

### Homes already under construction

210

**Number of homes in Purley in 20 years  
(the proposed Place target)**

7,260 to 9,390

### Description of the option

Three-quarters of growth in Purley will be on windfall sites. Purley's Conservation Areas will see little change. Further, the setting of Conservation Areas and Heritage Assets will need to be preserved and enhanced in all scenarios. Elsewhere there will be significant growth in much of Purley. The Town Centre has a number of site allocations where high density development can be expected. Those areas of Purley within 800m of the Town Centre (or a train station) will either see evolution of their existing character, or, in areas where homes are typically on larger plots of land, more focussed intensification which will see a gradual change of character to higher density forms of development. Elsewhere, in areas where homes are typically on larger plots of land, there will be moderate intensification resulting in a denser form of development that still relates to the existing character of the area. The council will promote extensions of the tram along the Purley Way towards Waddon, north from Purley Town Centre along the Brighton Road towards South Croydon/Central Croydon, and south from Purley Town Centre towards Coulsdon.



**Strategic option 2 –  
Major redevelopment of the Purley Way area to reduce some  
pressure off residential growth in the existing urban area.**

**Homes already under construction**

210

**Number of homes in Purley in 20 years  
(the proposed Place target)**

5,400 to 7,060

**Description of the option**

About two-third's of growth in Purley will be on windfall sites. Purley's Conservation Areas will see little change. Elsewhere there will be growth in more accessible areas of Purley<sup>44</sup>. The Town Centre has a number of site allocations where high density development can be expected. In areas where homes are typically on larger plots of land, and that are more accessible<sup>45</sup>, there will be moderate intensification resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other areas of Purley there will be less change. The council will promote extensions of the tram along the Purley Way towards Waddon, north from Purley Town Centre along the Brighton Road towards South Croydon/ Central Croydon, and south from Purley Town Centre towards Coulsdon.

44 Those areas within 800m of Purley Town Centre or a train station

45 Ibid

- |   |  |   |                              |
|---|--|---|------------------------------|
| Less      More<br>Suburban Evolution through Infill<br>Proposed Green Grid and Connections<br>Potential Tram Extension<br>Tramway | Existing Green Grid and Connections<br>Conservation Areas<br>Local Heritage Areas<br>Non-residential Built Environment | Strategic Industrial Area<br>Green space (e.g. MOL)<br>Area of Focussed Intensification<br>Purley Way Urban Evolution | Potential Green Belt Release |
|---|--|---|------------------------------|



Less More

Suburban Evolution through Infill

Proposed Green Grid and Connections

Potential Tram Extension

Tramway

Existing Green Grid and Connections

Conservation Areas

Local Heritage Areas

Non-residential Built Environment

Strategic Industrial Area

Green space (e.g. MOL)

Area of Focussed Intensification

Purley Way Urban Evolution

## Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.

### Homes already under construction

210

### Number of homes in Purley in 20 years (the proposed Place target)

5,400 to 7,060

### Description of the option

About two-third's of growth in Purley will be on windfall sites. Purley's Conservation Areas will see little change. Elsewhere there will be growth in more accessible areas of Purley<sup>46</sup>. The Town Centre has a number of site allocations where high density development can be expected. In areas where homes are typically on larger plots of land, and that are more accessible<sup>47</sup>, there will be moderate intensification resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other areas of Purley there will be less change. The council will promote extensions of the tram along the Purley Way towards Waddon, north from Purley Town Centre along the Brighton Road towards South Croydon/ Central Croydon, and south from Purley Town Centre towards Coulsdon.

46 Those areas within 800m of Purley Town Centre or a train station

47 Ibid

## Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation.	30 to 171	
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential	20 to 111	
61	Car park, 54-58 Whytecliffe Road South	Residential use with retention of car parking spaces	21 to 119	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable
64	112a and 112b Brighton Road	Residential, with leisure uses (up to existing floor space)	14 to 52	✓
130	1-9 Banstead Road	Residential	77 to 100	
324	Purley Oaks Depot, 505-600 Brighton Road	20 Gypsy and traveller pitches	47 to 175	
325	Telephone Exchange, 88-90 Brighton Road	Conversion of existing building to residential use if no longer required as a telephone exchange in the future	19 to 77	
347	Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development	172 to 990	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)	Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development and health facility, and the retention and reconfiguration of existing uses and their floor space with no net loss of flood storage capacity	64		495	Dairy Crest dairy, 823-825 Brighton Road	Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear	n/a	
410	100 Brighton Road	Mixed use residential and retail development	10 to 37		683	Purley Back Lanes, 16-28 Pampusford Road	Residential development and public car park including new industrial units to replace those currently on the site	Up to 91	
411	Palmerston House, 814 Brighton Road	Residential redevelopment	4 to 18						
490	95-111 Brighton Road and 1-5, 9-15 and 19 Old Lodge Lane	Primary school (on up to 0.4ha of the site) and residential development, to be brought forward in one phase, and limited retail / food and drink (up to existing floor space)	35 to 130	<i>Proposed use and site boundary changed</i>					

## Possible Local Green Spaces

Within Norbury the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
<b>Foxley Wood and Sherwood Oaks</b>	<p>Friends of Foxley enhances and manages Foxley Wood for the benefit of local residents and visitors. It works in partnership with the London Borough of Croydon and in consultation with local groups. It manages the wood on behalf of the council in accordance with a 5 Year Management Plan and the activities include path resurfacing, renewing benches and tables, renewing steps, tree planting, creating specialised habitats, wildlife surveying, keeping the network of paths open, cutting firewood, working with other organisations on specific projects and playing a very active role in cattle and sheep grazing regimes. Over the years the Friends of Foxley have organised guided walks, bat walks, corporate work days, and activities for uniformed groups and have held 2 open days.</p> <p>Schools use the site for outings with the children as part of the curriculum.</p> <p>Scout events (tracking, stalking, camp skills, bivouacs) also take place on this space.</p>

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
<b>Rotary Field Recreation Ground</b>	<p>The field was a gift to the people of Purley. It is used for many community events including funfairs and circuses, the Purley Festival, annual vintage car show arranged by the local Rotary Club, open air cinemas. Used by Christ Church C of E Primary School for their events and to teach children about nature.</p>
<b>Woodcote Village Green</b>	<p>The Village Green is a War memorial and hosts the annual Remembrance day service.</p>

## Other green areas to be protected by the Local Plan review

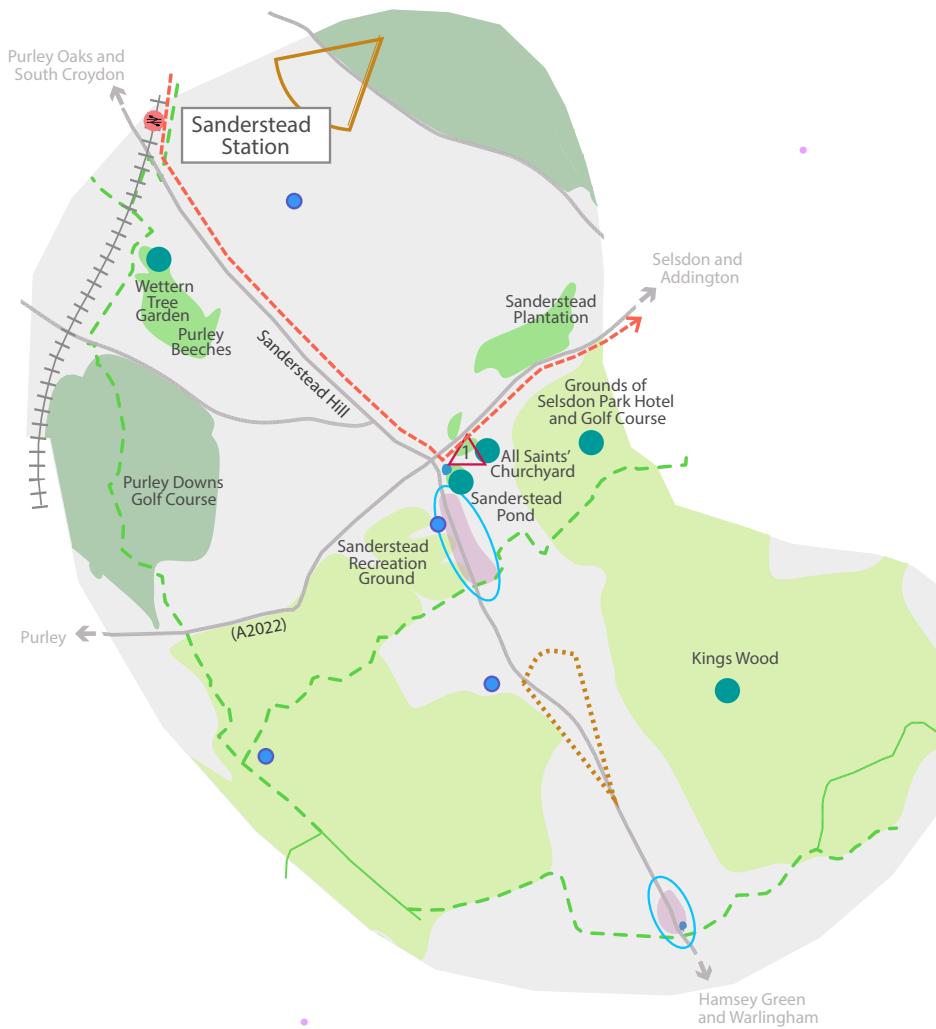
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Allder Way Playground	Neighbourhood parks and play spaces
Copse Hill Spinney	Neighbourhood natural open space
Lower Barn Road Green	Neighbourhood parks and play spaces
Roke Play Space	Neighbourhood parks and play spaces

## Help shape the future of the Place of Purley

- P1. How should Purley change to help meet the need for homes and infrastructure in the borough?
- P2. What other potential development sites in Purley should the Local Plan review allocate for development?
- P3. Do you think any proposed sites in Purley should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- P4. What community facilities in Purley are important to you?
- P5. What new community facilities are required in Purley?
- P6. Are there any green spaces in Purley that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- P7. Are there any other green areas in Purley (that are not informal green spaces, linear open spaces, Metropolitan Open Land or Green Belt) that should be protected? Please explain why.

# Sanderstead

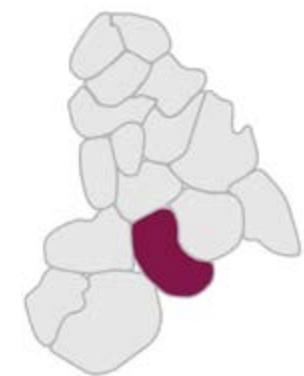


## Existing

- Built Environment
- Existing Green Grid and connections
- Metropolitan Green Belt
- Metropolitan Open Land
- Non designated green space
- Locally listed Historic Parks and Gardens
- Local Designated View
- Croydon Panorama
- Railway
- Railway Station
- Roads
- Schools (Primary and Secondary)
- District Centre
- Neighbourhood Centre
- Local Landmarks (Numbered)  
1. All Saints' Churchyard

## Proposed

- Proposed Green Grid and connections
- Public Realm Improvements



## Where we want to be

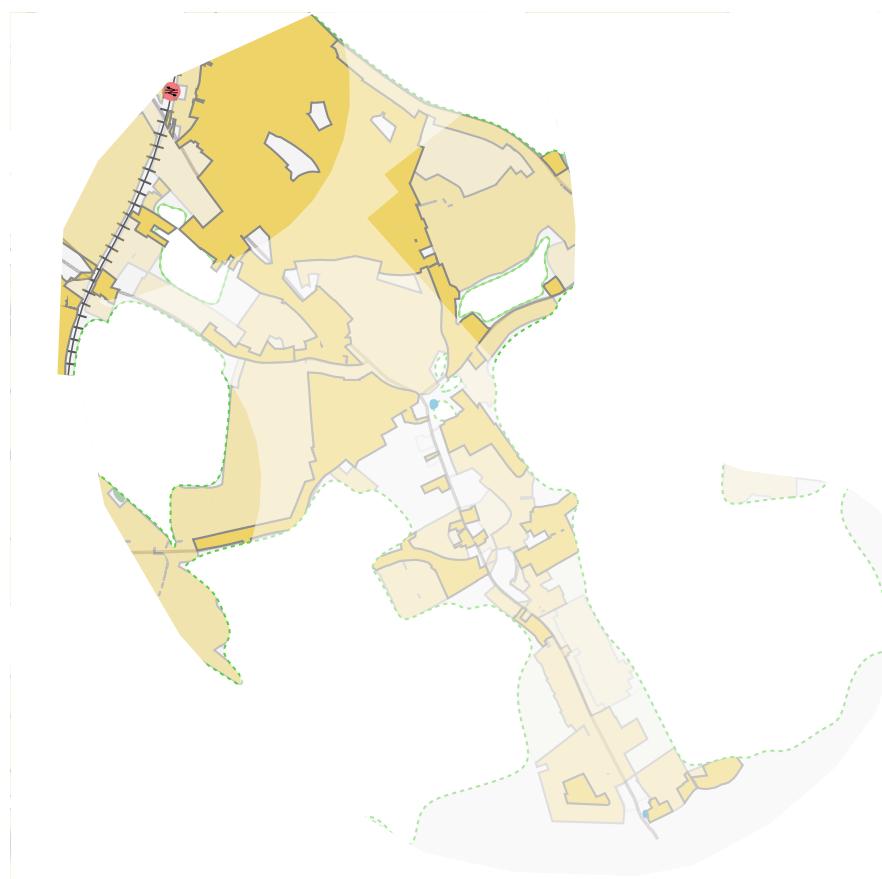
Sanderstead will continue to be a predominantly 1930s suburb, with a character focussed on the pond and church, surrounded by substantial green space with improved cycle and pedestrian links, served by the Sanderstead and Hamsey Green Local Centres. Most growth will be focussed in the north of the Place in those locations nearest to Sanderstead station.

## Opportunities, constraints and change up to 2039

- An area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness. In the north of Sanderstead, in areas closest to Sanderstead station, there is potential for more intense development where homes are located on larger plots of land.
- There is potential for an urban extension on land in Green Belt off Mitchley Hill and Borrowdale Drive.
- Employment opportunities will be concentrated in the two Local Centres with predominantly independent shops supporting the local community.
- Any opportunities for public realm improvements will focus on the two Local Centres of Sanderstead and Hamsey Green.
- As a key link in the east part of the Green Grid network of the borough, links to existing green spaces from the residential areas will be improved with further connections added where possible.

- Local residents will enjoy better quality, more frequent and reliable bus services connecting with Central Croydon. Travel plans will look to ease congestion at peak times in the Local Centre by encouraging walking, cycling or public transport especially for school journeys.
- Any buildings and conversions should be of a high standard of design to ensure the characters of the Centres are respected.
- The council will work on the feasibility of a rapid transit route/tram extension from Croydon Town Centre to Sanderstead station and Sanderstead, in discussion with Transport for London, to improve connectivity, air quality and housing growth.

## Sanderstead Growth Scenarios



Less      More

Suburban Evolution through Infill

Proposed Green Grid and Connections

→ Potential Tram Extension

Tramway

— Existing Green Grid and Connections

Conservation Areas

Local Heritage Areas

Non-residential Built Environment

Strategic Industrial Area

Green space (e.g. MOL)

— Area of Focussed Intensification

— Purley Way Urban Evolution

**Strategic option 1 –  
All residential growth to take place in the existing urban area.**

**Homes already under construction**

30

**Number of homes in Sanderstead in 20 years  
(the proposed Place target)**

1,670 to 2,070

**Description of the option**

Most development in Sanderstead will be on windfall sites. Some areas in the north of Sanderstead, where homes are typically on larger plots and are in the most accessible locations<sup>48</sup>, will see some focussed intensification, resulting in a gradual change in character to denser forms of development. Elsewhere, areas with homes on larger plots will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Within Conservation Areas there will be little change. In other parts of Sanderstead there will be some evolution within the existing character of the area. The council will seek a tram extension from Central Croydon to Sanderstead station & Sanderstead.

48 Locations which have a PTAL of 3 or above or are within 800m of a train station.



Less More

Suburban Evolution through Infill

Proposed Green Grid and Connections

Potential Tram Extension

Tramway

Existing Green Grid and Connections

Conservation Areas

Local Heritage Areas

Non-residential Built Environment

Strategic Industrial Area

Green space (e.g. MOL)

Area of Focussed Intensification

Purley Way Urban Evolution

**Strategic option 2 –  
Major redevelopment of the Purley Way area to reduce some  
pressure off residential growth in the existing urban area.**

**Homes already under construction**

210

**Number of homes in Sanderstead in 20 years  
(the proposed Place target)**

1,170 to 1,450

**Description of the option**

Most development in Sanderstead will be on windfall sites. Some areas in the north of Sanderstead, where homes are typically on larger plots and are in the most accessible locations<sup>49</sup>, will see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Sanderstead, including Conservation Areas, there will be less change. The council will seek a tram extension from Central Croydon to Sanderstead station & Sanderstead.

49 Locations which have a PTAL of 3 or above or are within 800m of a train station.



**Strategic option 3 – Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.**

#### Homes already under construction

30

#### Number of homes in Sanderstead in 20 years (the proposed Place target)

1,170 to 1,450

(plus 680 to 780 new homes on an urban extension on Green Belt land at Borrowdale Drive/Mitchley Hill)

#### Description of the option

Pressure will be taken away from existing residential areas because of limited release of Green Belt land for development at Borrowdale Drive/Mitchley Hill. However, some areas in the north of Sanderstead, where homes are typically on larger plots and are in the most accessible locations<sup>50</sup>, will still see some moderate intensification, resulting in a denser form of development that still relates to the existing character of the area. Elsewhere, areas with homes on larger plots will see some evolution within the existing character of the area. In other parts of Sanderstead, including Conservation Areas, there will be less change. The council will seek a tram extension from Central Croydon to Sanderstead station & Sanderstead.

50 Locations which have a PTAL of 3 or above or are within 800m of a train station.

Less More

Suburban Evolution through Infill

Existing Green Grid and Connections

Strategic Industrial Area

Potential Green Belt Release

Proposed Green Grid and Connections

Conservation Areas

Green space (e.g. MOL)

Potential Tram Extension

Local Heritage Areas

Area of Focussed Intensification

Tramway

Non-residential Built Environment

Purley Way Urban Evolution

## Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided

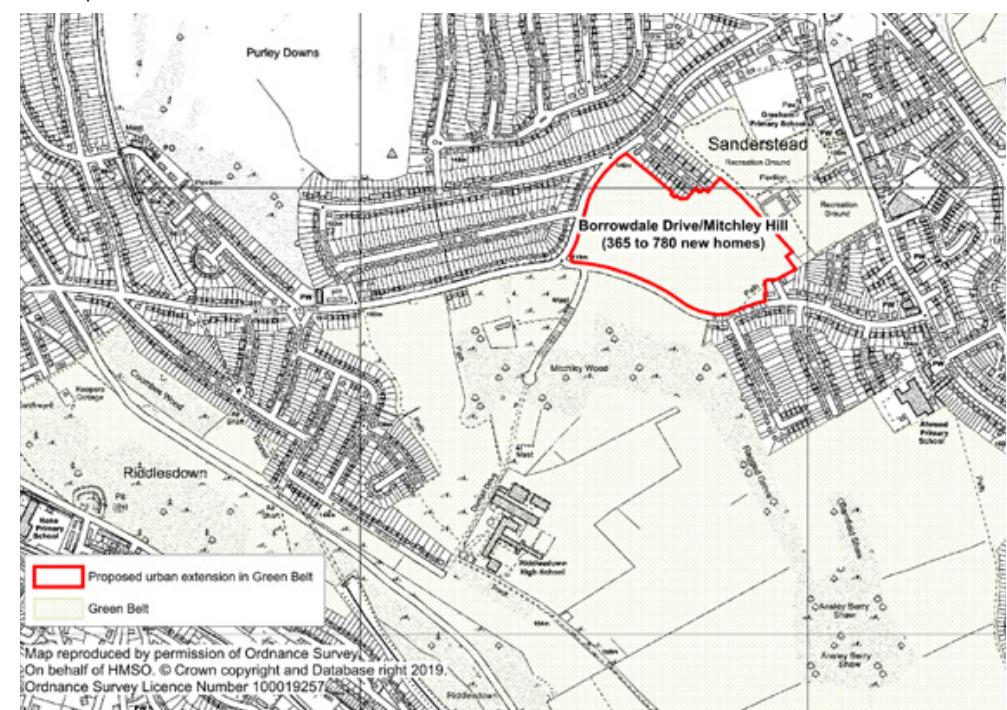
Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
70	Sanderstead Recreation Ground, Limpsfield Road	Expansion of Gresham Primary School	n/a	✓
71	2 Red Gables Beech Avenue	Residential development	23 to 47	✓
79	Waitrose	Mixed use residential and retail development, subject to impact on designated views	26 to 54	✓
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail	8 to 24	

## Proposed urban extension on Green Belt land

The urban extension proposed in Strategic Spatial Option 3 is only a 12 to 20 minute walk from Riddlesdown station and an 8 to 13 minute walk from Sanderstead Local Centre, with no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, if Green Belt land is to be released for development. Paragraph 138 of the National Planning Policy Framework says that '*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport*'.

At this stage no detailed work has been done on what development on the site would look like. If an urban extension on Green Belt land becomes part of the preferred option for development in the next draft of the Local Plan review, then further work would need to be done on how the site would be developed.

A map of the site is shown below.



## Possible Local Green Spaces

Within Sanderstead the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
Green outside post office, Elmfield Way	The park has been used to host local events such as tea parties.
Purley Beeches	8th Purley Scouts have their colony base very near the Beeches (at St Mary's) and use the Beeches for various activities, from woodcraft to orienteering, summer picnics, water play and many more. It is a nice large space that can accommodate groups of beavers, cubs and scouts without infringing on other local activities.
Sanderstead Pond (and Green)	The local scout group, 16th Purley, the beavers, cubs and scouts all use the Gruffy weekly for activities. They also run the annual Gruffy Fayre which is seen locally as the 'village fair'. This fayre has been running for nearly 50 years.
Wettern Tree Garden	The Wettern Tree Garden has a unique collection of trees and shrubs, bequeathed to Croydon by Mr Wettern.

Possible Local Green Spaces	Reasons why the space is demonstrably special and is of particular significance to the community it serves
	<p>It is a local space used for community events as well as the annual Sanderstead Horticultural Summer Show. It has also been used for outdoor theatre productions by the Sanderstead Drama Club.</p> <p>Local Brownies group use Wettern Tree Gardens to do activities and walks. Beavers and Scouts have always utilised this space for educational purposes and fun hide and seek.</p>

## Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
All Saints Churchyard, Sanderstead	Cemetery or church yard
All Saints Graveyard, Sanderstead	Cemetery or church yard

## Help shape the future of the Place of Sanderstead

- SA1. How should Sanderstead change to help meet the need for homes and infrastructure in the borough?**
- SA2. What other potential development sites in Sanderstead should the Local Plan review allocate for development?**
- SA3. Do you think any proposed sites in Sanderstead should be removed from the Local Plan review? If so, which one(s)? Please explain why.**
- SA4. What community facilities in Sanderstead are important to you?**
- SA5. What new community facilities are required in Sanderstead?**
- SA6. Are there any green spaces in Sanderstead that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.**
- SA7. Are there any other green areas in Sanderstead (that are not informal green spaces, linear open spaces, Metropolitan Open Land or Green Belt) that should be protected? Please explain why.**

# Selsdon

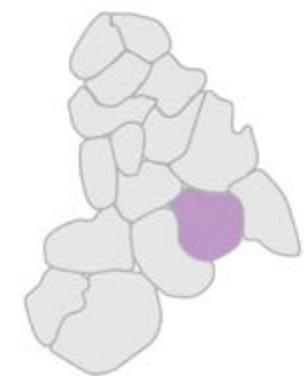


## Existing

- Built Environment
- Existing Green Grid and connections
- Metropolitan Green Belt
- Metropolitan Open Land
- Non designated green space
- Registered Historic Park and Gardens
- Locally listed Historic Parks and Gardens
- Local Designated View
- Tramway
- Roads
- Schools (Primary and Secondary)
- Independent Schools
- District Centre
- Neighbourhood Centre

## Proposed

- Proposed Green Grid and connections
- Public Realm Improvements



## Where we want to be

Selsdon Town Centre will continue to provide a range of services for the residential population in a suburban setting with good links to its green open spaces and countryside. Selsdon Park Road/Featherbed Lane Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

## Opportunities, constraints and change up to 2039

- An area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling with new homes that respect existing residential character and local distinctiveness.
- Selsdon Town Centre will continue to be the main focus for employment, with the adjacent Selsdon Park Hotel also providing local job opportunities. Community facilities will be focussed on the Town Centre, where public realm improvements will be located.
- Links to existing green spaces from the residential areas will be improved where possible with additional connections to strategic green links enabling more opportunities for walking and cycling in the area.
- With a tram stop to the north edge of Selsdon, local bus services, connections and access will be maintained, but with improved walking and cycling routes where possible, via improvements to the Green Grid. The community will enjoy better quality, more frequent and reliable bus services connecting with Central Croydon. Travel plans will look to ease congestion at peak times in the Town Centre by encouraging walking, cycling or public transport especially for school journeys.
- The council will work on the feasibility of a rapid transit route/tram extension from Croydon Town Centre to Selsdon in discussion with Transport for London to improve connectivity, air quality and housing growth.

## Selsdon Growth Scenarios



Less      More

Suburban Evolution through Infill

— Proposed Green Grid and Connections

→ Potential Tram Extension

— Tramway

— Existing Green Grid and Connections

■ Conservation Areas

■ Local Heritage Areas

■ Non-residential Built Environment

Strategic Industrial Area

○ Green space (e.g. MOL)

■ Area of Focussed Intensification

■ Purley Way Urban Evolution

**Strategic option 1 –  
All residential growth to take place in the existing urban area.**

**Homes already under construction**

40

**Number of homes in Selsdon in 20 years  
(the proposed Place target)**

870 to 1,070

**Description of the option**

Most development in Selsdon will be on windfall sites. Those areas within 800m of Selsdon Town Centre or a tram stop will see some evolution of their existing character (apart from in Conservation Areas, which will see little change). Elsewhere there will be less change. The council will investigate the feasibility of a rapid transit route/tram extension with Transport for London to support housing growth, as well as improve connectivity and air quality to improve quality of life for all.



**Strategic option 2 –**  
**Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.**

### Homes already under construction

40

### Number of homes in Selsdon in 20 years (the proposed Place target)

580 to 710

### Description of the option

Most development in Selsdon will be on windfall sites. There will be less change to the existing character of Selsdon. The council will investigate the feasibility of a rapid transit route/tram extension with Transport for London to support housing growth, as well as improve connectivity and air quality to improve quality of life for all.

- Less      More
- Suburban Evolution through Infill
  - Proposed Green Grid and Connections
  - Potential Tram Extension
  - Tramway
  - Existing Green Grid and Connections
  - Conservation Areas
  - Local Heritage Areas
  - Non-residential Built Environment

- Strategic Industrial Area
- Green space (e.g. MOL)
- Area of Focussed Intensification
- Purley Way Urban Evolution
- Potential Green Belt Release



Less      More

Suburban Evolution through Infill

Existing Green Grid and Connections

Strategic Industrial Area

Potential Green Belt Release

Proposed Green Grid and Connections

Conservation Areas

Green space (e.g. MOL)

Potential Tram Extension

Local Heritage Areas

Area of Focussed Intensification

Tramway

Non-residential Built Environment

Purley Way Urban Evolution

### Strategic option 3 –

**Limited release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area.**

#### Homes already under construction

40

#### Number of homes in Selsdon in 20 years (the proposed Place target)

580 to 710

(plus 1,300 to 1,540 new homes on an urban extension on Green Belt land at Gravel Hill)

#### Description of the option

There will be less change to the existing character of Selsdon. This is because some pressure is taken away from existing residential areas because of limited release of Green Belt land for development, including an urban extension at Gravel Hill. The council will investigate the feasibility of a rapid transit route/tram extension with Transport for London to support housing growth, as well as improve connectivity and air quality to improve quality of life for all.

## Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

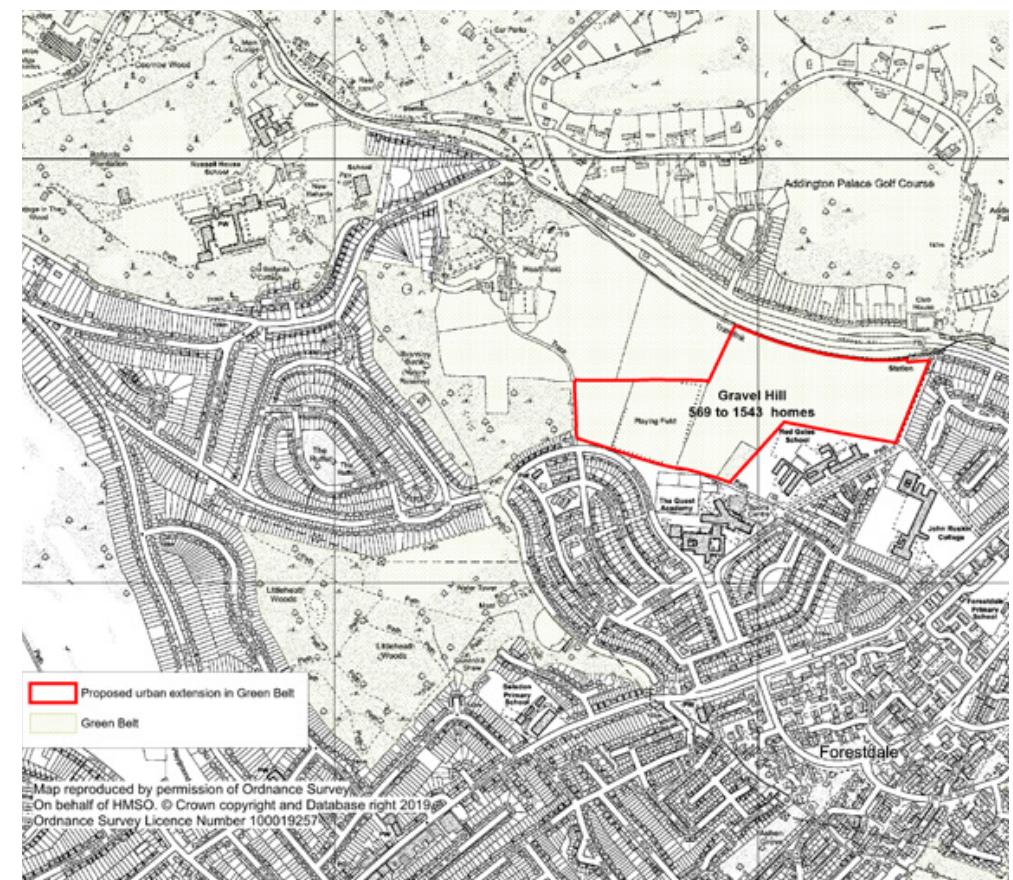
Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
85	The Forestdale Centre	Residential development incorporating a new shopping parade with retail, finance, and food & drink	16 to 41	✓

## Proposed urban extension on Green Belt land

The proposed urban extension proposed in Strategic Spatial Option 3 is adjacent to the tram line with Gravel Hill tram stop being located at the north eastern corner of the site. There are also no other designations that preclude development, so is one of the most sustainable Green Belt sites in Croydon, were Green Belt sites to be released for development. Paragraph 138 of the National Planning Policy Framework says that '*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.*

At this stage no detailed work has been done on what development on the site would look like. If an urban extension on Green Belt land becomes part of the preferred option for development in the next draft of the Local Plan review, then further work would need to be done on how the site would be developed.

A map of the site is shown below.



## Possible Local Green Spaces

Within Selsdon the following green space has been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
<b>Freelands Avenue on junction with Tedder Road</b>	This green land is used for communities to have fun days on. Fêtes are held here by Monks Hill Residents Association. The last fête was on Saturday 1st June 2019 when the Mayor and Mayoress of Croydon attended.
<b>Palace Green</b>	The grassed area in the centre of Palace Green is used as a community space for annual community barbecue.

## Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
<b>Ashen Grove</b>	Local natural open space
<b>Selsdon Recreation Ground</b>	Town Park
<b>The Ruffet</b>	Local natural open space

## Help shape the future of the Place of Selsdon

- SE1.** How should Selsdon change to help meet the need for homes and infrastructure in the borough?
- SE2.** What other potential development sites in Selsdon should the Local Plan review allocate for development?
- SE3.** Do you think the proposed development site in Selsdon should be removed from the Local Plan review? If so, please explain why.
- SE4.** What community facilities in Selsdon are important to you?
- SE5.** What new community facilities are required in Selsdon?
- SE6.** Are there any green spaces in Selsdon that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- SE7.** Are there any other green areas in Selsdon (that are not informal green spaces, linear open spaces, Metropolitan Open Land or Green Belt) that should be protected? Please explain why.