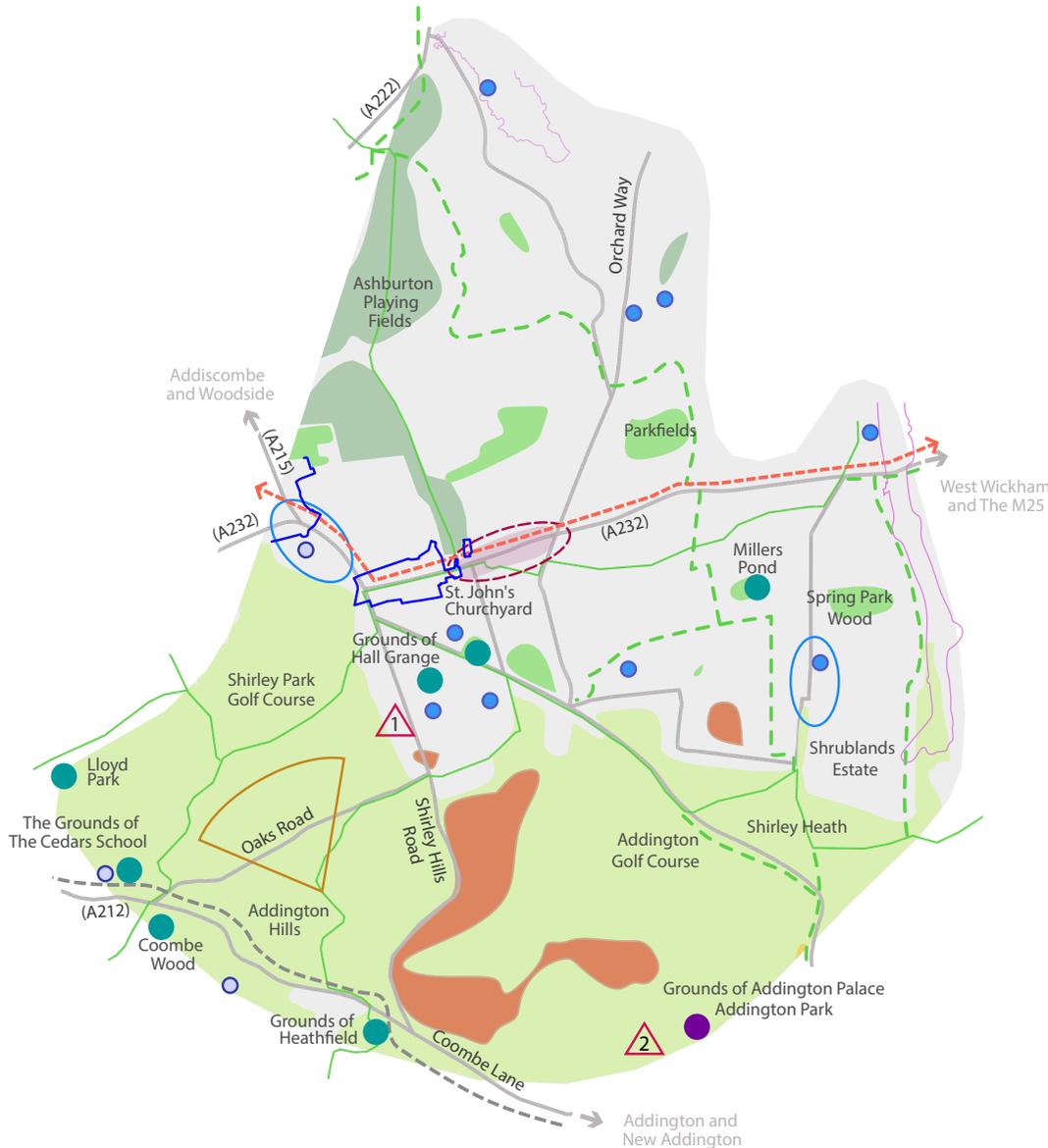
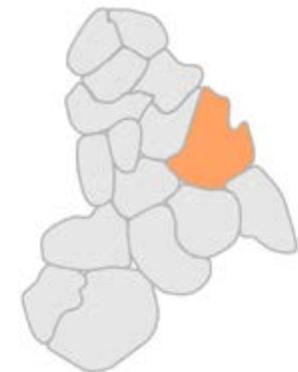


Shirley



- | Existing | Proposed |
|--|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | Public Realm Improvements |
| Metropolitan Green Belt | |
| Metropolitan Open Land | |
| Non designated green space | |
| Registered Historic Park and Gardens | |
| Locally listed Historic Parks and Gardens | |
| Local Heritage Areas | |
| Area of Focussed Intensification | |
| Croydon Panorama | |
| Tramway | |
| Roads | |
| Schools (Primary and Secondary) | |
| Independent Schools | |
| District Centre | |
| Neighbourhood Centre | |
| Local Landmarks (Numbered)
1. Shirley Windmill
2. Addington Palace | |
| Area at potential risk of flooding | |



Where we want to be

Shirley will continue to be a suburb surrounded by substantial green space with improved cycle and pedestrian links. The vibrant Local Centre, with a range of retailing and independent shops will continue to serve the local community. A mature and rejuvenated Shrublands will be served by both local shops as well as those on Wickham Road. Shirley Road and Spring Park/ Bridle Road Neighbourhood Centres will support 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, growth will mainly be of infilling with new homes that respect existing residential character and development on specific allocated sites.
- Some small scale employment will be provided in the Local Centre with predominantly independent shops supporting the local community.
- New development will be sensitive to the existing residential character and the wooded hillsides of the Place referring to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the Local Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected.
- Development in the flood zones will be guided by the policies of the Local Plan to reduce flood risk.
- Shirley will continue to be well served by open space with improved connections to the Green Grid, along with way finding, enabling increased walking and cycling.
- With improved access and links where possible, the existing connectivity and good public transport of Shirley will be maintained.
- The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to West Wickham/Hayes in discussion with Transport for London, to improve connectivity, air quality and housing growth.

Shirley Growth Scenarios

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

Homes already under construction

18

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

360 to 460

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.



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

18

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

360 to 450

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.



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

18

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

360 to 450

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.



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
87	Shirley Community Centre	Mixed use development with residential and replacement community facility that provides at least equivalent functionality to the existing centre	20 to 25	✓
89	Amenity land on Fir Tree Gardens	Residential	15 to 20	✓
90	Car park of The Sandrock public house	Residential	Up to 25	✓
128	Land at, Poppy Lane	Residential development	51 to 107	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable
504	Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future	26 to 68	

Possible Local Green Spaces

Within Shirley 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
Millers Pond	Friends of Miller's Pond use, maintain and enhance Millers They have raised money through crowdfunding to enhance the park with a new path close to the pond. They have organised and held Millers Pond Fun Day for the benefit of many local organisations such as Girl Guides, Brownies, Townswomens Guilds, who advertise their groups in the local Spring Park Activity News magazine. They have raised money from these Fayres to buy bird/bat boxes and bug hotels for insects to encourage bio-diversity.
Playing field and wood Shirley Oaks	This space is used for local events and fayres. It is a community hub and an area that the whole village uses as a focal point.
Shirley Recreation Ground	Local Cub/Beaver groups use this park. Hosts local places of interest - home of Flower Fairies. The Conservation Volunteers, TCV, are based here. It attracts people from all over the country to learn special skills in a natural environment, required for conservation work.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Spring Park Wood	The Friends of Spring Park Woods have kept paths open, planted many trees and created hedgerows for nesting birds, put up bird boxes and bat boxes. Recreated the bluebell sights which were overgrown. Monitored any garden waste, The woods are used to play 'wide games' with local scout group. Local Brownie group uses wood on different occasions throughout the year to make observations about the changing of the seasons, the wildlife and to appreciate the vast variety of fauna and flora in the woodland. It has also used the pond for pond dipping activities and the grassland to play rounders in the Summer. They have done scavenger hunts, treasure trails, bark rubbings, leaf identification, mini beast hunts, natural collages, wild flower spotting, bird spotting and orienteering activities in this woodland.
Temple Avenue Copse	A volunteer group helps to keep the copse clear and tidy for the benefit of all.

Other green areas to be protected by the Local Plan review

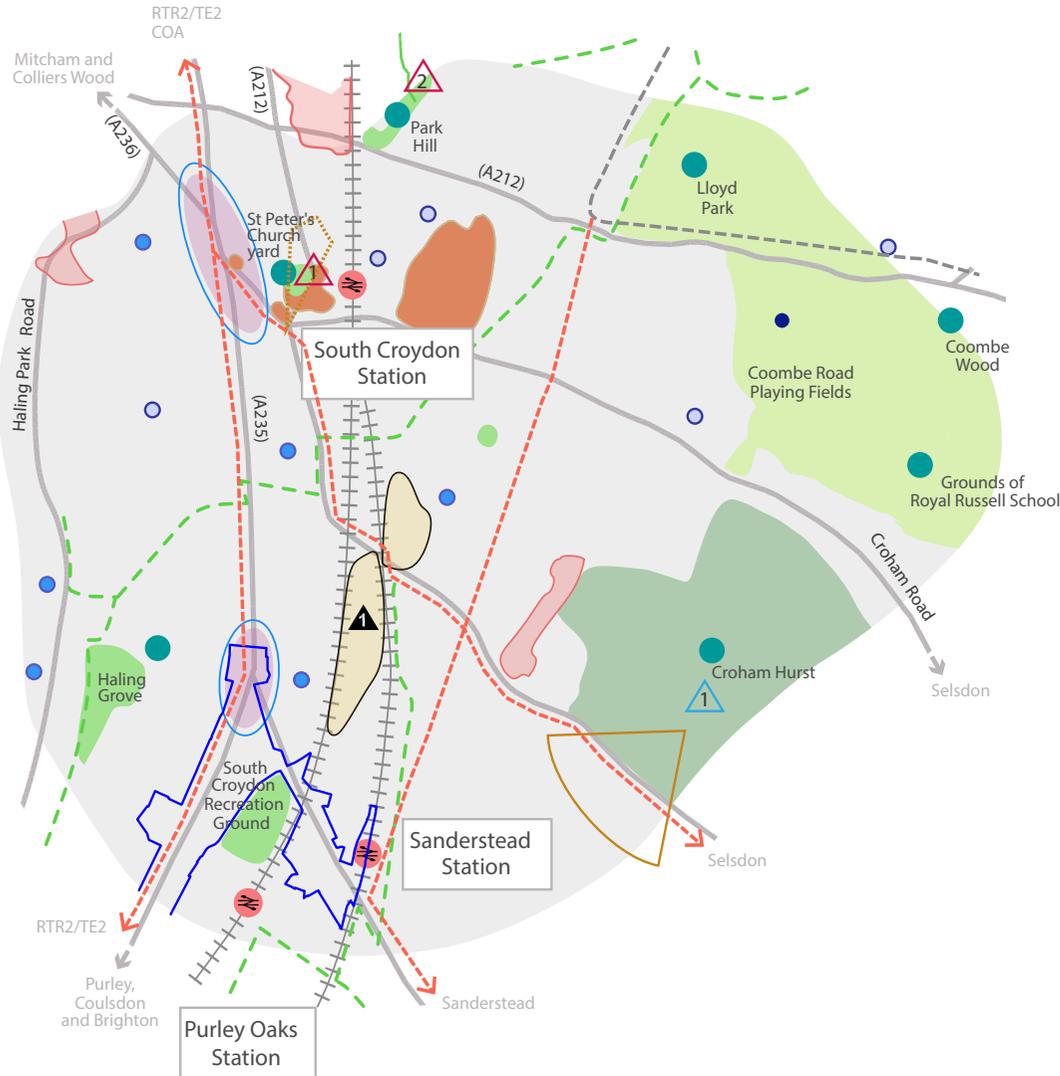
A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Glade Wood	Local natural open space
Balancing Pond and Land to rear of Honeysuckle Gardens	Neighbourhood parks and play spaces
Parkfields Recreation Ground	Town Park
St John's Church	Cemetery or church yard

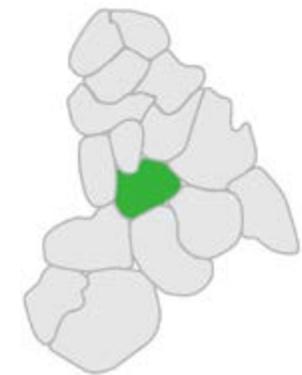
Help shape the future of the Place of Shirley

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

South Croydon



- | | | |
|-----------------|--|--|
| Existing | | Local Landmarks (Numbered)
1. St Peter's Church
2. Park Hill Water Tower |
| | Built Environment | |
| | Existing Green Grid and connections | |
| | Metropolitan Green Belt | |
| | Metropolitan Open Land | |
| | Non designated green space | |
| | Locally listed Historic Parks and Gardens | |
| | Conservation Areas | |
| | Local Heritage Areas | |
| | Area of Focussed Intensification | |
| | Local Designated View | |
| | Croydon Panorama | |
| | Industrial Area | |
| | Tier 1 Strategic Industrial Location | |
| | Railway | |
| | Tramway | |
| | Railway Station | |
| | Roads | |
| | Schools (Primary and Secondary) | |
| | Independent Schools | |
| | Neighbourhood Centre | |
| | Scheduled Monument
1. St Peter's Church | |
| Proposed | | |
| | Proposed Green Grid and connections | |
| | Public Realm Improvements | |
| | Potential Primary School Site | |



Where we want to be

South Croydon will continue to be a highly accessible Place with good connections to open space providing an introduction to the suburban south. The character of the area will be improved through support for the wide range of independent shops and restaurants along South End and its two Local Centres. South End/Parker Road/St Peter's Church 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

- The main focus for sustainable growth of the suburbs will be in the Brighton Road area with a mix of windfall and infill development that respects the existing residential character and local distinctiveness and includes flood mitigation measures.
- Croham Manor Road conservation area comprises a unified group of high quality 1920s-1930s suburban housing, set in a mature landscape. The spacious setting and high quality architecture of the group will be preserved and enhanced.
- Selsdon Road (including Carlton Road), will remain an important Separated Industrial Location⁵¹ for the borough and will continue to be protected. Elsewhere employment will be concentrated in the two Local Centres and along the Brighton Road.
- Through enabling development, potential exists to implement flood mitigation and adaptation measures along the Brighton Road.

- Improved connections to the Green Grid will be sought to increase opportunities for walking and cycling in the area, along with improved walking and cycling facilities along the Brighton Road.
- The existing connectivity and good public transport of South Croydon will be maintained and enhanced where possible, with the quality, capacity and reliability of bus services improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. The potential of Selsdon Road Industrial Location to act as a railhead to transfer freight to rail will be supported.
- The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to Purley along the Brighton Road through South Croydon and also to Sanderstead and Selsdon, in discussion with Transport for London, to improve connectivity, air quality and housing growth.

⁵¹ Separated Industrial Locations are some of Croydon's most important industrial areas. There should be strong protection for industrial and warehousing uses in Separated Industrial Locations.

South Croydon Growth Scenarios

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

Homes already under construction

819

Number of homes in South Croydon in 20 years (the proposed Place target)

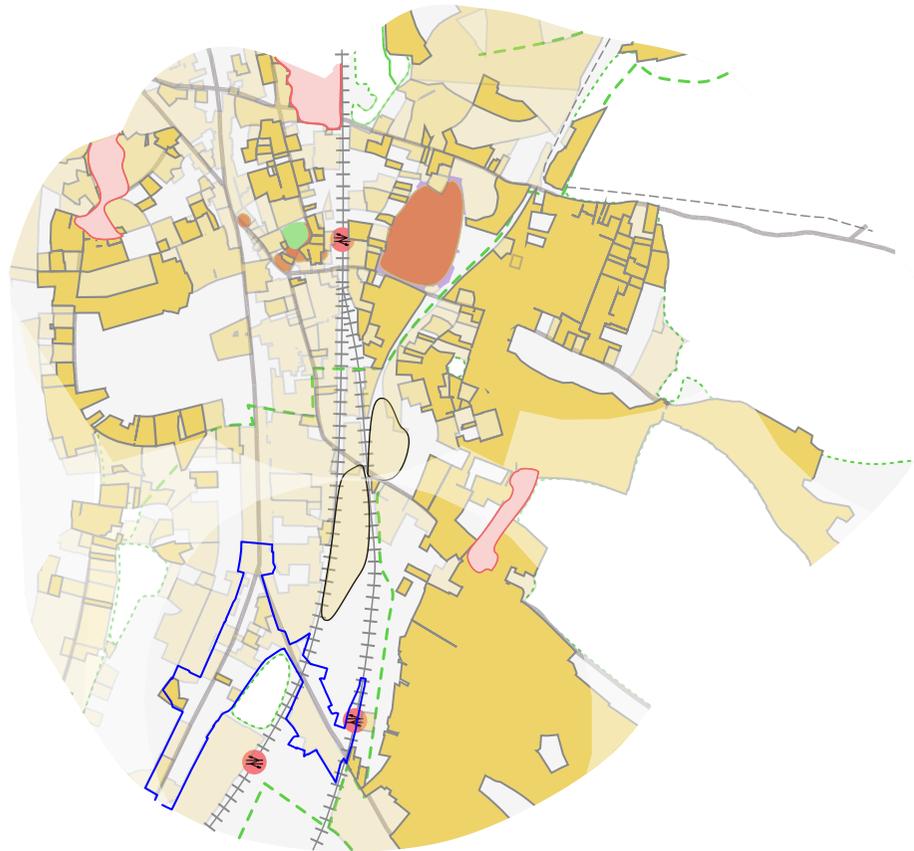
890 to 1,070

Description of the option

About three-quarters of growth will be on windfall sites. Some areas in the east of South Croydon, where homes are typically on larger plots and are in the most accessible locations⁵², will see some focussed intensification, resulting in a gradual change in character to denser forms of development. Focussed intensification will also take place along the Brighton Road south of the Brighton Road (Sanderstead Road) Local Centre. 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 South Croydon there will be some evolution within the existing character of the area in the most accessible locations⁵³, and less change elsewhere. The council will seek tram extensions along the Brighton Road from Central Croydon to Purley, and from Sandilands to Sanderstead and Selsdon, both passing through South Croydon.

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

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



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

819

Number of homes in South Croydon in 20 years (the proposed Place target)

680 to 810

Description of the option

About two-thirds of growth will be on windfall sites. Focussed intensification will also take place along the Brighton Road south of the Brighton Road (Sanderstead Road) Local Centre, resulting in a gradual change in character to denser forms of development. Some areas in the east of South Croydon, where homes are typically on larger plots and are in the most accessible locations⁵⁴, 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 South Croydon, including Conservation Areas, there will be less change. The council will seek tram extensions along the Brighton Road from Central Croydon to Purley, and from Sandilands to Sanderstead and Selsdon, both passing through South Croydon.

⁵⁴ 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

819

Number of homes in South Croydon in 20 years (the proposed Place target)

680 to 810

Description of the option

About two-thirds of growth will be on windfall sites. Focussed intensification will also take place along the Brighton Road south of the Brighton Road (Sanderstead Road) Local Centre, resulting in a gradual change in character to denser forms of development. Some areas in the east of South Croydon, where homes are typically on larger plots and are in the most accessible locations⁵⁵, 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 South Croydon, including Conservation Areas, there will be less change. The council will seek tram extensions along the Brighton Road from Central Croydon to Purley, and from Sandilands to Sanderstead and Selsdon, both passing through South Croydon.

⁵⁵ 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 |
| | 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 |
| | | | | | Potential Green Belt Release |

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)
101	Toby Carvery, Brantwood Road	Residential development	13 to 35	✓
114	Garage courts at 18 Bramley Hill	Residential	20 to 50	✓

Possible Local Green Spaces

Within South Croydon 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
Haling Grove	The Eleanor Shorter Fund and Friends of Haling Grove have made investments in this space. Friends of Haling Grove organise events such as Dog Shows, Halloween, St Nicholas Eve and Christmas events.
St Peter's Churchyard	St Peter's holds events in the Churchyard every year including a garden fete in June open to all, and often attended by the local Kickboxing Club who give demonstrations at the summer fayre. It is also used for afternoon teas. The church recently held 'A big Lunch' event on 1 June for the local community in the churchyard on the lower lawn near the Heathfield entrance.

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
Normanton Meadow	Neighbourhood parks and play spaces
South Croydon Recreation Ground	Town Park

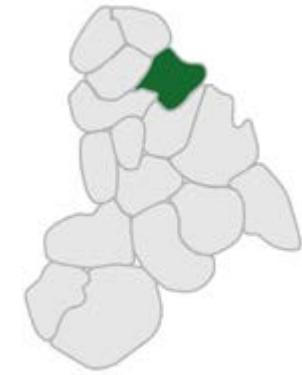
Help shape the future of the Place of South Croydon

- SC1. How should South Croydon change to help meet the need for homes and infrastructure in the borough?
- SC2. What other potential development sites in South Croydon should the Local Plan review allocate for development?
- SC3. Do you think any proposed sites in South Croydon should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- SC4. What community facilities in South Croydon are important to you?
- SC5. What new community facilities are required in South Croydon?
- SC6. Are there any green spaces in South Croydon that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- SC7. Are there any other green areas in South Croydon (that are not informal green spaces, linear open spaces or Green Belt) that should be protected? Please explain why.

South Norwood and Woodside



- | Existing | Proposed |
|--|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | Public Realm Improvements |
| Metropolitan Green Belt | Proposed Road Junction Improvement |
| Metropolitan Open Land | Proposed Cycle Hub |
| Non designated green space | Potential Primary School Site |
| Locally listed Historic Parks and Gardens | |
| Conservation Areas | |
| Local Heritage Areas | |
| Water | |
| Local Designated View | |
| Railway | |
| Tramway | |
| Railway Station | |
| Roads | |
| Schools (Primary and Secondary) | |
| District Centre | |
| Neighbourhood Centre | |
| Enterprise Centre | |
| Scheduled Monument
1. Moated Site | |
| Local Landmarks (Numbered)
1. Clock Tower
2. Selhurst Park, Crystal Palace Football Club | |



Where we want to be

South Norwood and Woodside will be a revitalised residential neighbourhood, benefiting from train services to Docklands, the City, and a good connection to Croydon Town Centre. The Town Centre will be subject to heritage-led enhancement and revival, and will offer a mixture of homes, community and cultural facilities and a range of retailing, including many independent shops.

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, heritage and local distinctiveness.
- Woodside Green and Portland Road (Watcombe Road/Woodside Avenue) Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function. Community facilities will be encouraged to locate in close proximity to the Town Centre and opportunities to provide workspaces, which could be creative industry based, will be sought in the vicinity of Portland Road.
- Opportunities for public realm improvements will be primarily focussed on the South Norwood Town Centre and Norwood Junction in line with the improvements outlined in the published Community Plan and will respond to the character and significance of this conservation area.
- The Place's diverse open spaces include South Norwood Lake and Country Park. Links will be provided, where possible, to Central Croydon and Waterlink Way as part of the National Cycle Network. New Green Grid links will improve connectivity wherever possible, whilst improving access to nature and support increased biodiversity.

- The tram system in Croydon will be further supported by promoting new links to Crystal Palace and Bromley through South Norwood and Woodside. Measures to provide better quality, more frequent and reliable bus services will be investigated.
- The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to Crystal Palace via South Norwood in discussion with Transport for London to improve connectivity, air quality and housing growth.

South Norwood and Woodside Growth Scenarios

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

Homes already under construction

95

Number of homes in South Norwood and Woodside in 20 years (the proposed Place target)

560 to 620

Description of the option

All development in South Norwood and Woodside will be on windfall sites. Outside of Conservation Areas, there will be some evolution within the existing character of the area. There will be little change within Conservation Areas. The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to Crystal Palace via South Norwood Town Centre in discussion with Transport for London to improve connectivity, air quality and housing growth.



**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

95

**Number of homes in South Norwood and Woodside in 20
years (the proposed Place target)**

450 to 480

Description of the option

All development in South Norwood and Woodside will be on windfall sites. There will be less change in South Norwood and Woodside. The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to Crystal Palace via South Norwood Town Centre in discussion with Transport for London to improve connectivity, air quality and housing growth.



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

95

Number of homes in South Norwood and Woodside in 20 years (the proposed Place target)

450 to 480

Description of the option

All development in South Norwood and Woodside will be on windfall sites. There will be less change in South Norwood and Woodside. The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to Crystal Palace via South Norwood Town Centre in discussion with Transport for London to improve connectivity, air quality and housing growth.



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)
51	Land and car park between Belgrave Road and Grosvenor Road	Residential and community use	102	✓

Possible Local Green Spaces

Within South Norwood and Woodside 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
Heavers Farm Meadow and allotments	The Friends of Heavers Farm maintain this space. A path has been built, some parts tidied up and rubbish cleared.
Portland Road Community Garden	The space is maintained & managed by local community group, People for Portland Road. They have managed the space to be a mini wood with additional trees, wild-flower planting & seating with a stage & is regularly used by a variety of people in the community.
South Norwood Recreation Ground	Hosts South Norwood Community Festival every year.
Woodside Green	Woodside's war memorial is at one end of the triangular shaped space. It was erected after the first world war. An annual memorial service is held there every year on remembrance Sunday.

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
Apsley Road Playground	Neighbourhood parks and play spaces
Brickfields Meadow	Town Park

Help shape the future of the Place of South Norwood and Woodside

SNW1. How should South Norwood and Woodside change to help meet the need for homes and infrastructure in the borough?

SNW2. What other potential development sites in South Norwood and Woodside should the Local Plan review allocate for development?

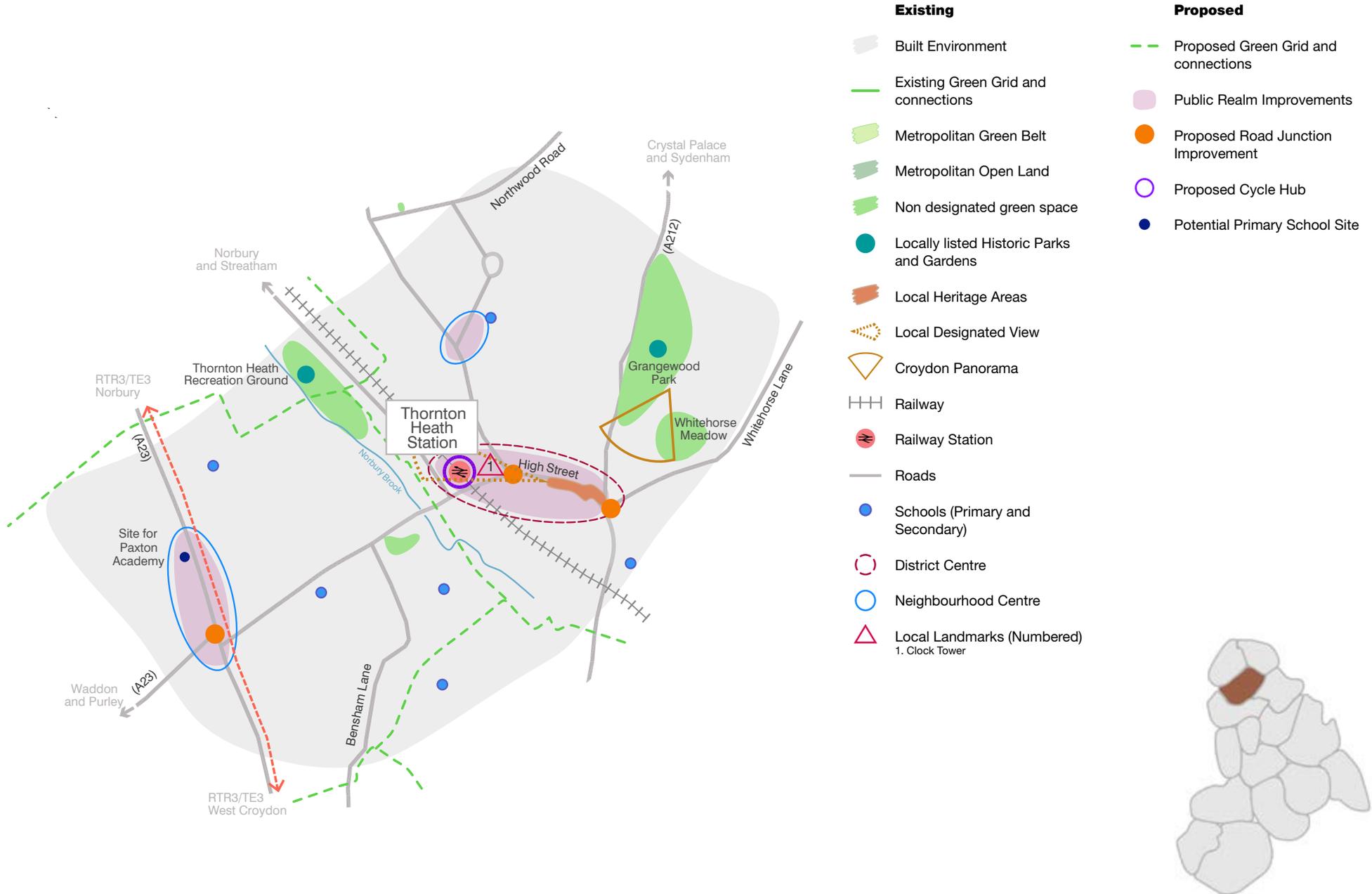
SNW3. What community facilities in South Norwood and Woodside are important to you?

SNW4. What new community facilities are required in South Norwood and Woodside?

SNW5. Are there any green spaces in South Norwood and Woodside that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.

SNW6. Are there any other green areas in South Norwood and Woodside (that are not informal green spaces, linear open spaces or Metropolitan Open Land) that should be protected? Please explain why.

Thornton Heath



Where we want to be

Thornton Heath's Town Centre will be a mix of homes, town centre uses, community and cultural facilities reflecting the local diversity of the population and a range of retailing including many independent shops. The Local Centres at Thornton Heath Pond and Beulah Road will continue to have a strong evening economy. Brigstock Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function to meet modern needs. The Town Centre will be firmly connected with Green Grid links that follow the Norbury Brook through Thornton Heath Recreation Ground, together with further green links to Grangewood Park and west onto Mitcham Common.

Opportunities, constraints and change up to 2039

- The main focus for sustainable growth of the suburbs will be along the London Road corridor and in Thornton Heath Town Centre. Elsewhere there will be opportunities for windfall sites, limited infilling, and new homes that respect existing residential character and local distinctiveness.
- Croydon University Hospital will evolve and, as the borough's principal health centre, will remain Thornton Heath's largest employer. The Town and Local Centres will continue to support the community, providing employment and services. Community facilities will be encouraged to locate in close proximity.
- Development in flood zones will be guided by the policies of the Plan to reduce flood risk.
- To improve access to nature and the quality of the local open spaces, opportunities to de-culvert Norbury Brook in Thornton Heath Recreation Ground will be considered as part of a parks improvement project, but will need to be assessed against the need to provide space for sport and recreation.

- Cycling to Thornton Heath railway station will be supported with additional cycle facilities provided.
- Thornton Heath Town Centre needs an improved gateway from the train station, a new public square and public realm improvements.
- The council will explore with Transport for London the feasibility of a new rapid transit route/tram extension to Norbury via the London Road through Thornton Heath.

Thornton Heath Growth Scenarios

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

Homes already under construction

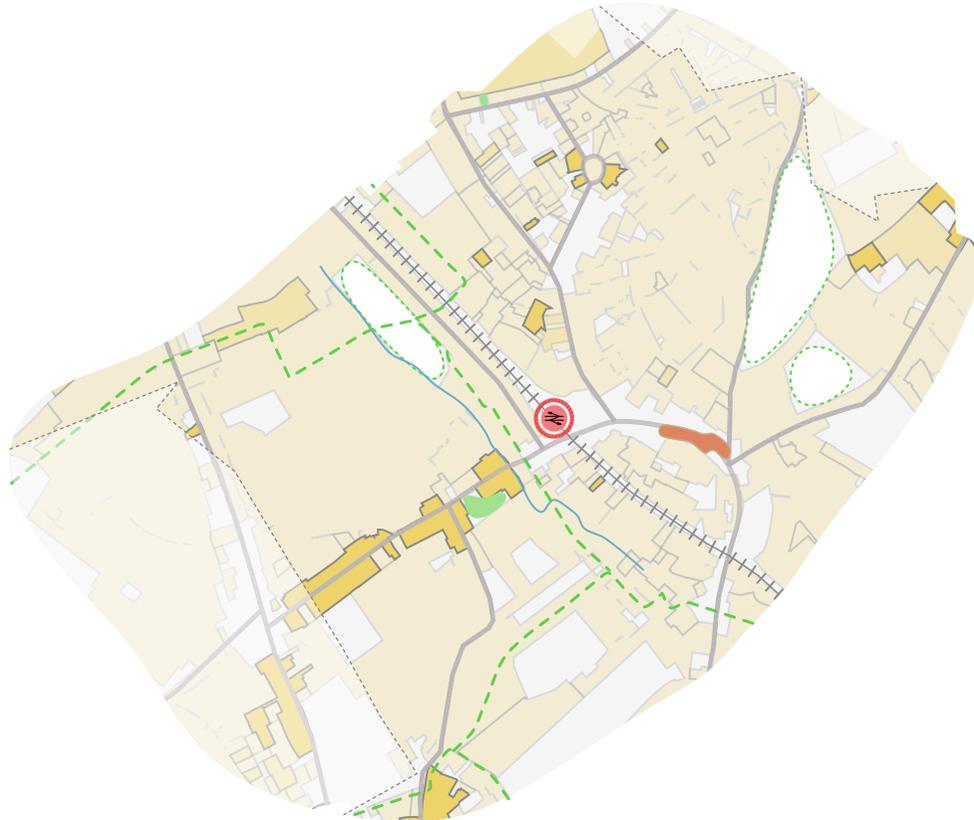
172

Number of homes in Thornton Heath in 20 years (the proposed Place target)

1,450 to 1,880

Description of the option

Outside of Thornton Heath Town Centre and Conservation Areas there will be some evolution within the existing character of the area. Thornton Heath Town Centre will see some moderate intensification with denser development that is in keeping with its character. There will be little change within Conservation Areas. The council will explore with Transport for London the feasibility of a new rapid transit route/tram extension to Norbury via London Road through Thornton Heath.



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

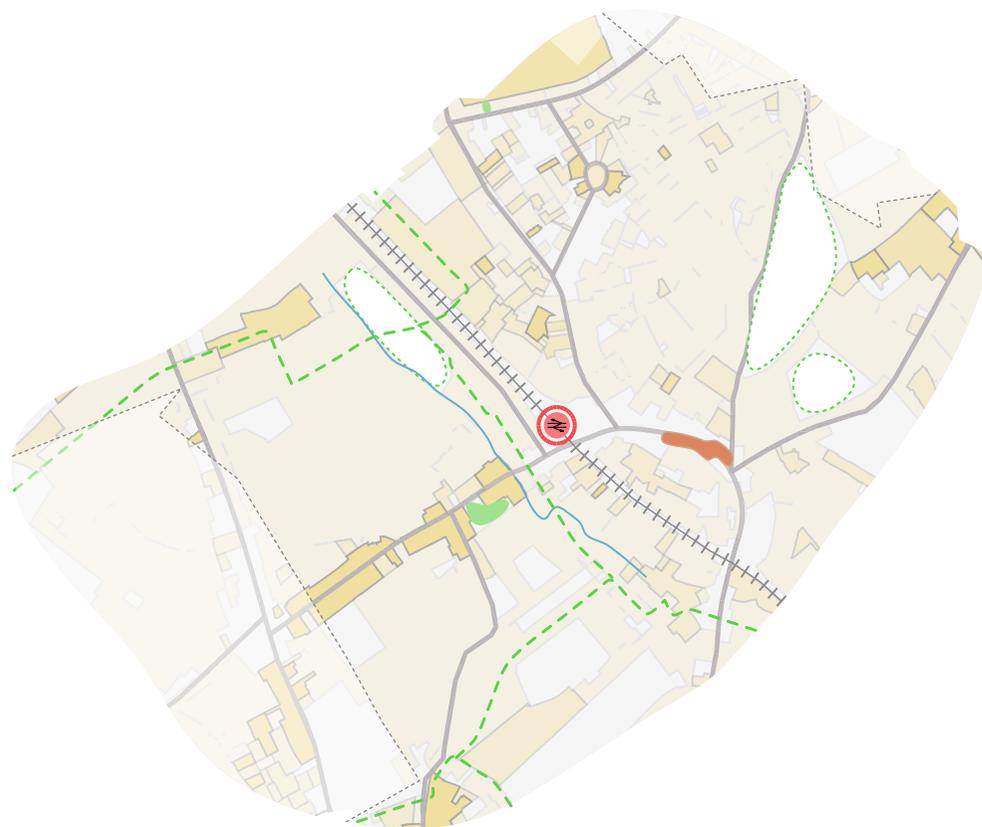
172

Number of homes in Thornton Heath in 20 years (the proposed Place target)

1,340 to 1,740

Description of the option

Thornton Heath Town Centre will see some moderate intensification with denser development that is in keeping with its character. Elsewhere there will be less change. The council will explore with Transport for London the feasibility of a new rapid transit route/tram extension to Norbury via London Road through Thornton Heath.



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

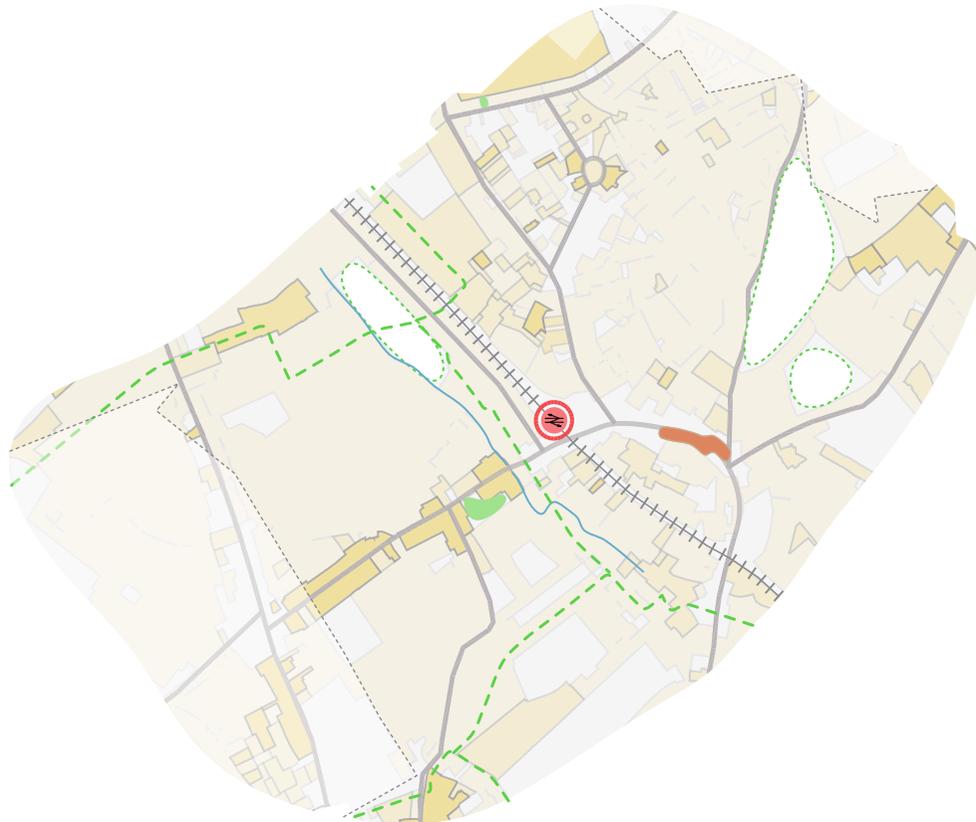
172

Number of homes in Thornton Heath in 20 years (the proposed Place target)

1,340 to 1,740

Description of the option

Thornton Heath Town Centre will see some moderate intensification with denser development that is in keeping with its character. Elsewhere there will be less change. The council will explore with Transport for London the feasibility of a new rapid transit route/tram extension to Norbury via London Road through Thornton Heath.



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)
103	585-603 London Road	Mixed use development for residential and hotel (up to existing floor space).	22 to 81	✓
105	Strand House, Zion Road	Residential development, subject to impact on designated views	12 to 67	✓
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use	25 to 55	
149	Tesco, Thornton Heath	Mixed-use development including retail and residential	45 to 254	✓
248	18-28 Thornton Road	Residential development	9 to 34	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities	26 to 145	
468	Grass area adjacent to, 55 Pawsons Road	Residential development	13 to 45	
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part, subject to there being no loss of services provided by the hospital in terms of both quantity and quality.	77 to 290	

Possible Local Green Spaces

Within Thornton Heath 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.

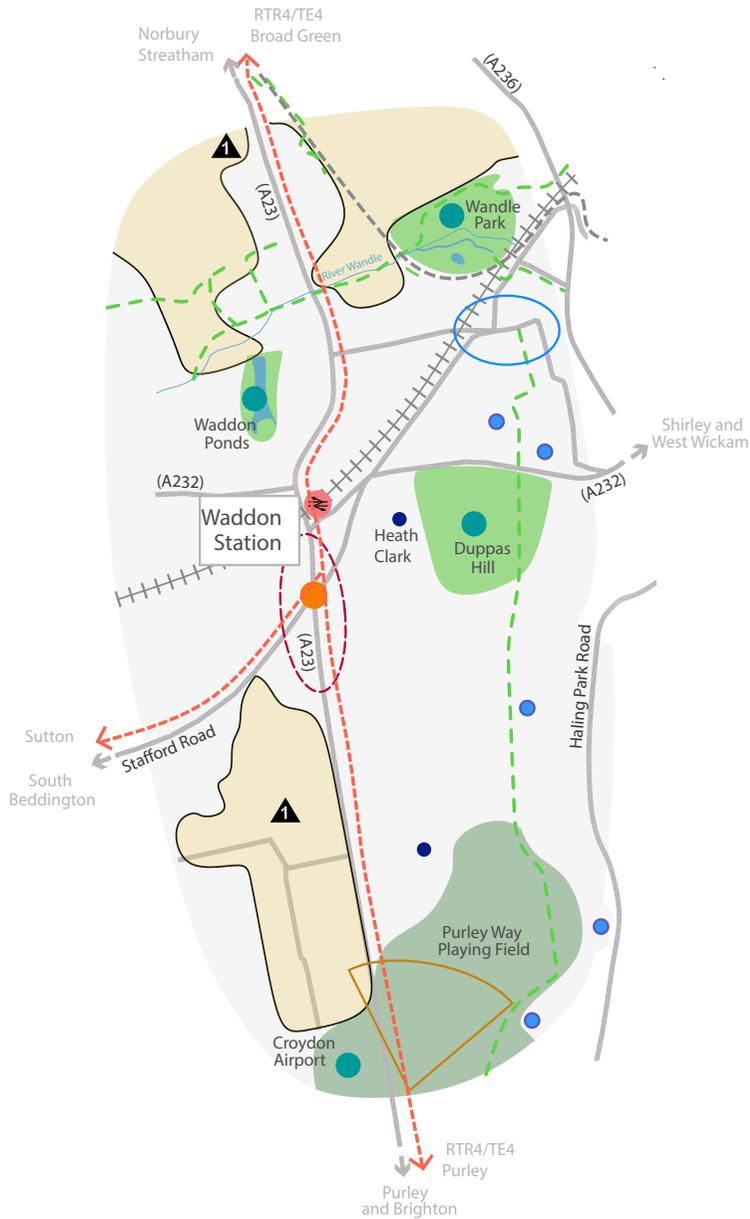
Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Grangewood Park	Grangewood Park is part of the historic Great North Wood. It is a quiet, secluded oasis in the heart of a busy local area, and has the benefit of a fantastic Friends group of volunteers who work with the local council and other bodies to raise money for park facilities and give their time for gardening, litter picking and a range of community events throughout the year, such as community cinema, events with the Wildlife Trusts, the Friends of Grangewood Park picnics and seasonal events (e.g. Halloween, Christmas). It also hosts Forest School sessions.
Thornton Heath Recreation Ground	A local gardening group helps maintain this park. The garden now involves a project involving school children, people with learning difficulties and older people

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Trumble Gardens	Thornton Heath action committee have events for the community. Also Age UK use the area for outdoor activities for the over 50s. This park was created as a memorial for the second world war from space which was caused by bombing.
Whitehorse Meadow	The Friends of Whitehorse Meadow group have been involved in community clean ups and often trim back over growing brambles from the pathways.

Help shape the future of the Place of Thornton Heath

- TH1. How should Thornton Heath change to help meet the need for homes and infrastructure in the borough?
- TH2. What other potential development sites in Thornton Heath should the Local Plan review allocate for development?
- TH3. Do you think any proposed sites in Thornton Heath should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- TH4. What community facilities in Thornton Heath are important to you?
- TH5. What new community facilities are required in Thornton Heath?
- TH6. Are there any green spaces in Thornton Heath that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- TH7. Are there any other green areas in Thornton Heath (that are not informal green spaces, linear open spaces or Metropolitan Open Land) that should be protected? Please explain why.

Waddon



- | Existing | Proposed |
|---|-------------------------------------|
| Built Environment | Proposed Green Grid and connections |
| Existing Green Grid and connections | Proposed Road Junction Improvement |
| Metropolitan Open Land | Potential Primary School Site |
| Non designated green space | |
| Water | |
| Locally listed Historic Parks and Gardens | |
| Local Designated View | |
| Croydon Panorama | |
| Office Retention Zone | |
| Central Croydon Masterplan | |
| Enterprise Centre | |
| Railway | |
| Tramway | |
| Railway Station | |
| Roads | |
| Schools (Primary and Secondary) | |
| District Centre | |
| Neighbourhood Centre | |



Where we want to be

Waddon will comprise both a growing residential community and protected industrial location. Waddon Road/Abbey Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. Waddon will retain its high levels of accessibility. Simultaneously the area will benefit from improved community provision for walking and cycling routes with an expanded Green Grid network connecting the Wandle Valley Regional Park with Croydon Town Centre. The retail areas along Purley Way (A23) will evolve into a series of interconnected mixed-use developments.

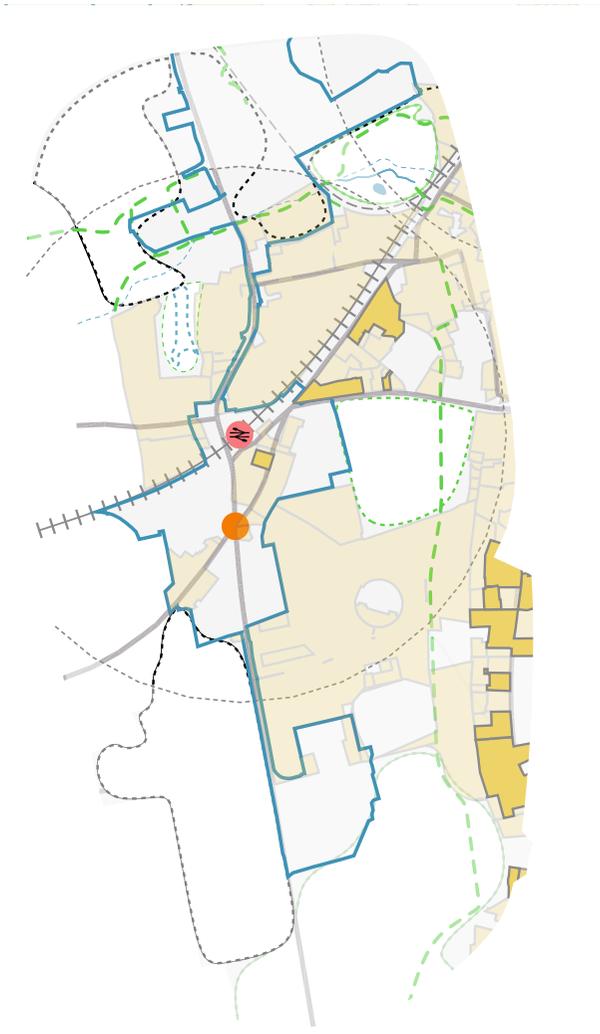
Opportunities, constraints and change up to 2039

- An area of major new high quality residential and mixed use development will be concentrated on the Purley Way masterplan area, and a possible Local Centre close to Five Ways ensuring strong links with the existing community, particularly on the Waddon Estate.
- Purley Way, a Strategic Industrial Location⁵⁶, and the industrial heartland of the borough, will remain an important centre of employment activity. A Purley Way Masterplan will be developed to demonstrate where and how the co-location of residential and other uses can occur without prejudice to the amenity and function of both land uses.
- The borough will invest in new community and education facilities, such as a proposed football 'hub' facility at Purley Way Playing Fields, supplementing the high quality indoor leisure offer at Waddon Leisure Centre.

- Opportunities for public realm improvements will focus on Five Ways (linked to the Five Ways junction improvements), where a possible Local Centre could be located. Improved connections to Croydon Town Centre and Wandle Valley Regional Park via Wandle Park and Waddon Ponds will be sought, improving and expanding the Green Grid to promote strategic east/west and north/south links.
- Opportunities to improve the functioning of the A23 and junction improvements at Five Ways will be complete by 2023.
- To encourage walking and cycling, high quality connections within an attractive environment will be sought to reduce the severance effect of the Purley Way road, railway and tram lines.
- The council will explore with Transport for London, the feasibility of a new rapid transit route/tram extension to Purley (via Purley Way) and Sutton.

.....
 56 Strategic Industrial Locations are the most important industrial areas in London as identified by the Mayor of London in the London Plan. There should be strong protection for industrial and warehousing uses in Strategic Industrial Locations.

Waddon Growth Scenarios



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

Homes already under construction

95

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

500 to 610

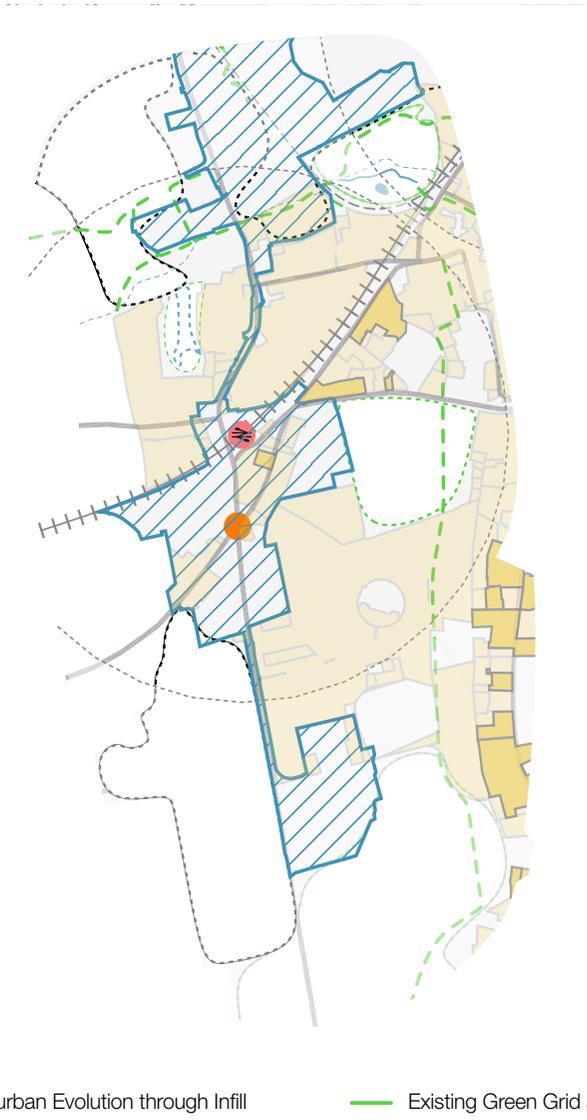
(plus 2,110 to 3,250 homes in the Purley Way Transformation Area)

Description of the option

Throughout Waddon, Conservation Areas will see little change. Away from the Purley Way Regeneration Area there will be some evolution of the more accessible residential areas⁵⁷, respecting the existing character. Other areas will see less change. In the Purley Way Regeneration Area the retail parks will be redeveloped into a new neighbourhood, mixing retail, leisure and new homes. The council will explore with Transport for London, the feasibility of rapid transit routes/tram extensions along the Purley Way through Waddon, linking Ampere Way and Purley, as well as to Sutton.

⁵⁷ Those areas with a PTAL of 3 or above or within 800m of a train station or tram stop





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

95

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

400 to 480

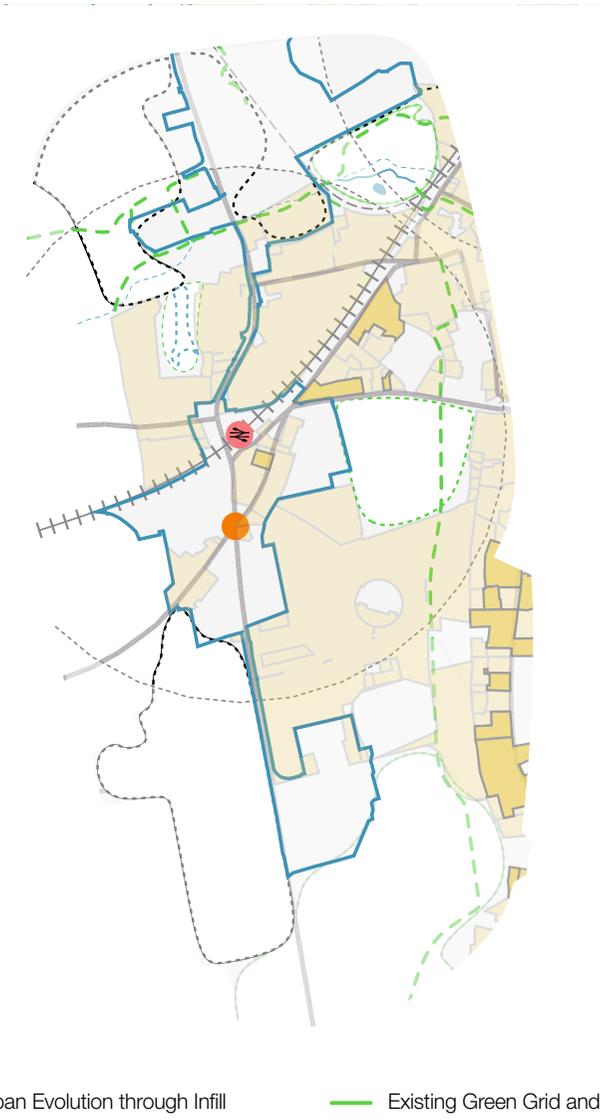
(plus 6,860 to 8,740 homes in the Purley Way Transformation Area)

Description of the option

Away from the Purley Way Regeneration Area there will be less change. In the Purley Way Regeneration Area the retail parks will be redeveloped into a major new neighbourhood consisting of very high density developments that mix retail, leisure and new homes. The council will explore with Transport for London, the feasibility of rapid transit routes/tram extensions along the Purley Way through Waddon, linking Ampere Way and Purley, as well as to Sutton.

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



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

95

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

400 to 480

(plus 2,110 to 3,250 homes in the Purley Way Transformation Area)

Description of the option

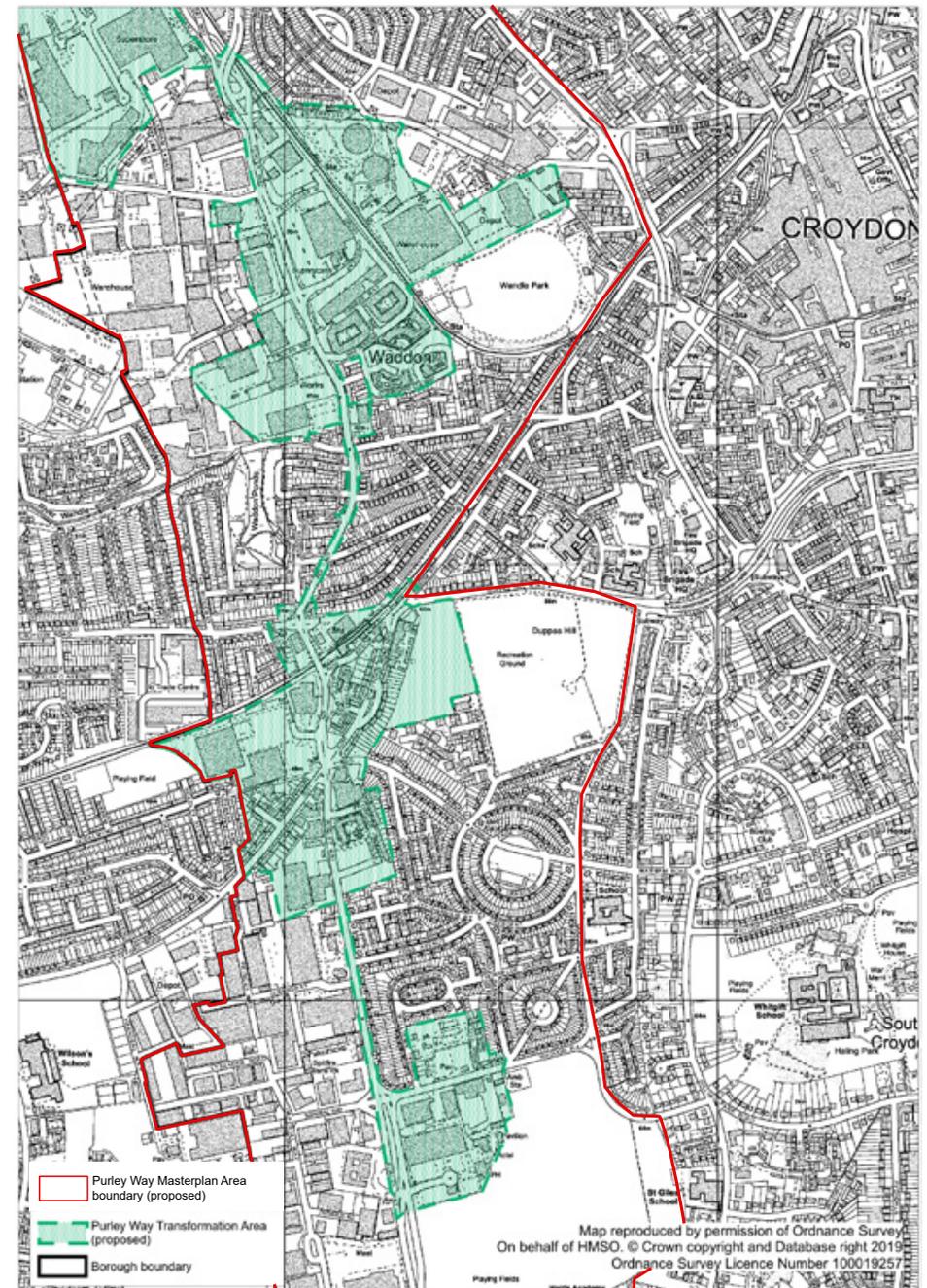
Thornton Heath Town Centre will see some moderate intensification with denser development that is in keeping with its character. Elsewhere there will be less change. The council will explore with Transport for London the feasibility of a new rapid transit route/tram extension to Norbury via London Road through Thornton Heath.

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

Purley Way Transformation Area

Part of the Purley Way Masterplan Area and proposed Purley Way Transformation lies within Waddon. The Council is proposing to prepare a masterplan for the area with landowners, developers, local residents, Transport for London, the Mayor of London and other interested parties. This will guide the transformation of the Purley Way area into a mix of new homes, shops, and industry and help to create a new neighbourhood in Croydon.

In total up to 12,000 new homes will be predominately focussed in the Transformation Area across the Places of Broad Green & Selhurst and Waddon (under Strategic Spatial Option 2). As much of the Purley Way area is home to industrial and warehousing uses that need to be protected, new homes are proposed only on sites within the Transformation Area shown on the map opposite.



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)
11	Croydon Garden Centre, 89 Waddon Way <i>(a site within the Purley Way transformation area)</i>	Residential development	35 to 94	
16	Heath Clark, Stafford Road <i>(a site within the Purley Way transformation area)</i>	Secondary School and residential development subject to access from Stafford Road	62 to 128	
25	Morrisons Supermarket, 500 Purley Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community	251 to 1028	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
48	294-330 Purley Way <i>(a site within the Purley Way transformation area)</i>	Mixed use development comprising retail store, commercial space and residential units	115 to 233	
110	Old Waddon Goods Yard, Purley Way <i>(a site within the Purley Way transformation area)</i>	Mixed use development incorporating residential, retail and food & drink (with the retail and food & drink elements limited to the current amount of floor space)	39 to 221	✓
125	Sainsburys, Trafalgar Way <i>(a site within the Purley Way transformation area)</i>	Mixed use residential and retail development (with retail floor space limited to no more than currently exists on the site)	38 to 141	✓
152	Parklife, Purley Way playing fields	Multi-purpose leisure facilities	n/a	✓

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
316	PC World, 2 Trojan Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	47 to 175	
332	Superstores, Drury Crescent <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	66 to 246	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
349	Harveys Furnishing Group Ltd, 230-250 Purley Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment	21 to 78	
350	Wing Yip, 544 Purley Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community	69 to 260	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
351	Furniture Village, 222 Purley Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community	32 to 120	
355	Decathlon, 2 Trafalgar Way <i>(a site within the Purley Way transformation area)</i>	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	59 to 221	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
946	Stubbs Mead Depot, Factory Lane <i>(a site within the Purley Way transformation area)</i>	Mixed residential and employment (industry and warehousing)	157 to 440	

Possible Local Green Spaces

Within Waddon 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
Layton Crescent	The Layton and Page Crescents' large green spaces have hosted community events in the past and community Christmas Lights.

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 area to be protected by Local Plan review	Type of other green space
Duppas Hill	Town Park
Waddon Ponds	Town Park

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Croydon Local Plan Review: Issues and Options 2019

November 2019

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