Council’s suggested modifications in answer in Inspector’s Questions


Revised DM11 (changes in italics)

DM11.1 To ensure that development enhances and sensitively responds to the positive elements of existing character, including built form and spaces that define the character of places, proposals should be of high quality and respect:

a. The development pattern, layout and siting;
b. The scale, height, massing, and density;
c. The appearance, existing materials and built and natural features of the surrounding area, and
d. Where an extension or alteration is proposed, adherence with Supplementary Planning Document 2 Residential Extensions and Alterations or equivalent will be encouraged to aide compliance with the policies contained in the Local Plan

DM11.4 All proposals for new residential development will need to provide private amenity space that:

a. Is of high quality design, and enhances and respects the local character;
b. Is sited to ensure private outdoor amenity space can be adequately screened;
c. Provides functional space;
d. Provides a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter; and
e. All flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London’s population yield calculator and as set out in Table 6.1 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise or an agreement in principle has been reached by the point of determination of any planning application on the amount of affordable housing to be provided.

f. Adherence with Supplementary Planning Document 3 Designing for Community Safety or equivalent will be encouraged to aide compliance with the policies contained in the Local Plan

DM11.9 To ensure a cohesive approach is taken to the design and management of landscape within the borough the Council will require proposals to:

a. Incorporate hard and soft landscaping
b. Provide spaces which are visually attractive, easily accessible and safe for all users, and provide a stimulating environment;
c. Seek to retain existing landscape features that contribute to the setting and local character of an area;
d. Retain existing trees and vegetation including natural habitats; and
e. In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.

f. Adherence with Supplementary Planning Guidance 12 Landscape and the Croydon’s Public Realm Design Guide, or equivalent, will be encouraged to aide compliance with the policies contained in the Local Plan

DM11.10 To ensure a creative, sensitive and sustainable approach is taken to incorporating architectural lighting on the exterior of buildings and public spaces the Council will require proposals to:

a. Respect enhance and strengthen local character;
b. Seek opportunities to enhance and emphasise the key features of heritage assets and local landmark buildings; or seek to encourage the use of public spaces and make them feel safer by incorporating lighting within public spaces; and

c. Ensure lighting schemes do not cause glare and light pollution.

d. Adherence with Croydon’s Public Realm Design Guide, or equivalent, will be encouraged to aide compliance with the policies contained in the Local Plan

SP2.8. Paragraphs 6.19 and 6.20

Delete.

DM11.6. The first sentence of paragraph 6.30

To be added to the wording of the policy itself.

Redrafted policy wording to add:

**DM11.11 When considering the layout of new development, the Council will support proposals that minimise the amount of blank and inactive frontages, increase the amount of natural surveillance, and avoid dark and secluded area.**

DM.11.4 & 5. Paragraph 6.32

Amend as follows:

“Policies DM11.4 and DM11.5 apply to all new residential developments including conversions. Croydon’s local character is the leading...”

DM12.2

Redraft as follows:

To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations in the Metropolitan Centre, District and Local Centres, Shopping Parades and Restaurant Quarter Parades that:

a. Do not include wholly solid or perforated/pinhole external shutters;

b. Employ less obtrusive solutions which could include: security glazing, internal shutters, external open, tube & link grille, brick bond parallel pattern lattice type grilles and shutters, concertina or scissor grilles, removable shutters; or

c. In some instances a mix of solid and open grille shutters may be acceptable as a solution where any element of solid external shutter proposed is transparent.

DM13

Change “contributes” to “contribute”

DM13. Para 6.86

Delete by re-designating as policy DM13.3.

DM13. Para 6.91

DM16.1 (a)

To read: “a. Are located in areas identified for such buildings in Policies DM36 to DM51”.

DM40

Amend to read (changes in italics):

DM40.1 To enable development opportunities; including public realm improvements, to be undertaken in a cohesive and coordinated manner a Croydon Opportunity Area Planning Framework complemented by
masterplans with elements of design code for Fair Field, Mid Croydon, West Croydon, East Croydon and Old Town have been adopted.

DM40.2 To ensure development opportunities positively transform the local character and include public realm improvements that are undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within New Town and the Retail Core.

DM40.3 Within the Central Area as shown on the Policies Map proposals for tall buildings will be considered on their own merits, including; a detailed assessment of building form, treatment, urban design and height along with an assessment of the impacts on views, heritage assets, shading and environmental impacts.

DM40.4 Within the Edge Area as shown on the Policies Map, where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality then a tall building may be acceptable.

DM40.5 In the London Road area to ensure that proposals positively enhance and strengthen the local character and setting of Locally Listed Buildings, the development should:
  a. Complement the existing maximum height of 4 storeys;
  b. Incorporate multi-stock brick as the predominant facing material;
  c. Retain, enhance and positively reference existing setbacks of the major massing above ground floors; and

DM40.6 In the area along Sydenham and Lansdowne Road, to facilitate growth and enhance the sense of place, developments should retain and create glimpses and separation distances between buildings in order to improve openness within the edge of the town centre.

DM40.7 Within Croydon Opportunity Area allocate sites for development as set out in Table 11.9.

Policies Map

New one to be added to illustrate the amended DM40.

DM18.1 & Para 6.139

Delete para as restates policy DM18.1

DM18

Add:

“DM 18.3 Public access to all viewpoints to Local Designated Views and all Croydon Panoramas should be maintained.”

Delete Para 6.140 as ‘repetition of policy DM18.2.

DM18.1 & Paras 6.151 - 6

Delete the paras 6.151-4 & 6 as repetition of DM18.1

Amend para 6.155:

“All development that relates directly to heritage assets or affects their setting must be of a high quality design that enhances their special character. and must pay special attention to the area’s established height, scale, massing, building lines, detailing and materials. New development will be discouraged from copying existing buildings but rather must be informed by and well integrated with the established character of the area.”

DM20

Delete as repeats Policy SP5.3.

DM20.2a Para 7.8

Reword (changes in italics):

“7.8 The protection of community facilities will not apply to Main Retail Frontages, Secondary Retail Frontages, Shopping Parades and Restaurant Quarter Parades as these are locations where Class A uses are the preferred uses. Policies DM5, DM7 and DM8 permit the extension and change of use of units in these designations (with the exception that change of use is not permitted in Main Retail Frontages). In order to allow any unit converted to a community use in one of these locations to revert to a Class A use the
protection of community uses does not apply within one of these designations. As Policies DM5, DM7 and DM8 permit the change of use of units in these designations to a community use there should be a supply of units within the same area to replace a lost community use if it is needed.”

SP2.4(a)

Amend to read:

‘To deliver affordable housing in the borough, on sites of ten or more dwellings, the Council will:

(a) Negotiate to achieve up to 50% affordable housing subject to viability.’

DM27. Para 9.15-17

Delete

DM30. Para 9.30

Delete

Para 9.37

Replace by:

“The loss of preserved trees or trees that make a contribution to the character of the area is occasionally unavoidable. In these instances the council will be guided by BS5837: Trees in relation to design, demolition and construction, Recommendations, 2012 when determining which trees can be removed, although, it is accepted that trees are only one consideration when addressing the competing needs of development. In such cases where trees are to be removed, the council may impose a condition to require its replacement either, if practicable and acceptable on-site, and if not possible nor acceptable on-site, in another location where it might contribute to the amenity and biodiversity of the local area. When replacing trees proposals should meet the requirements of Policy DM11.8.”

Para. 10.15 & 10.23

Merge as para 10.15 reading as follows:

“The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In many schemes in areas such as the Croydon Opportunity Area and District Centres where there is a minimum Public Transport Accessibility Level 35 rating of 5, the Council will consider developments with a reduced amount of parking. If a reduced amount of car parking is provided then a corresponding proportionate increase in car club or pool car spaces will need to be provided to compensate for the reduction in private car parking. This will need to be at a rate of one car club or pool car space for every twenty private car parking spaces that haven’t been provided. This is to ensure that reduced overall levels of car parking do not result in increased pressure on street parking, particularly in those areas without Controlled Parking Zones.”

Para. 10.27

Delete as duplicates Table 10.1.

Para. 10.28, page 123

Re-number as para 10.32

Proposal Sites Technical Paper (LBC-09-1000)

In para. 11.17, replace should “comprise of” by “consist of”.

In para. 11.36 “riser’s” should read “risers”.

Delete paragraph 11.53.

Re-number para. 11.69 (page 147) as 11.59

DM37.1(e)
“riser’s” should read “risers”?

SP2.5(b)& (c). Para. 4.10

Amend to read:

“4.10 When assessing the viability of development the Council will consider:

a. The Residual Land Value of the site when considered against the Existing Use Value unless there is an alternative use for the site which would comply with the policies of the development plan and could be implemented, in which case the Residual Land Value will be compared against the Alternative Use Value of the site; and

b. Whether affordable housing has been designed out of the development (for example where there are not enough cores (lift shafts and stair wells) for both affordable rented and private market homes to co-exist or unnecessary basement car parks).”

Policy SP6.4(b). Para 6.67
Delete.

Homes Technical Paper
Add Table set out in answer to Question 15.

DM1. Para 4.16 (1st sentence)

Either it should point out that the NPPF Glossary excludes private residential gardens in built up areas from the definition of previously developed land

or delete it.

DMI. Para 4.17

Amend “borough’s” to “boroughs”

DMI.

Delete the heading “What the evidence says” and the second paras 4.18 and 4.19.

DM11(c)
Delete as duplicates DM11.6

DM11.8
Should be DM11.9
Delete paras. 4.25 and 4.30.

DM. Para. 4.46
Reallocate as Policy DM3.3.

DM8
Amend to read:

“The designated Restaurant Quarter Parades will ensure the vitality and viability of the borough’s Restaurant Quarter is maintained and increased and that it continues to serve local communities by ensuring new development proposals and changes of use are in accordance with Table 5.7.”