Appendix 4: Core Strategy Engagement and Publicity Documents
Dear Sir/Madam,

Croydon’s Core Strategy and Site Allocations Development Plan Documents: Sustainability Appraisal Scoping Report

The London Borough of Croydon is in the process of assembling its Local Development Framework including key Development Plan Documents (DPDs) which will effectively make up a new plan for the Borough, replacing the existing Unitary Development Plan (Adopted July 2006). The Core Strategy and Site Allocations DPDs are currently being prepared.

Briefly, the Core Strategy will serve as a comprehensive strategic planning framework for planning, development and investment in Croydon and set out the:

- Planning and Development Vision for Croydon.
- Strategic Planning Objectives.
- Overall Planning and Development Strategy
- Core or Main Planning and Development Policies
- Implementation Strategy and Plan
- the Framework for Monitoring implementation and Change

The Site Allocations DPD is a document which will identify in a spatial/geographical form the allocation of all sites for new development and changes of use, including the main provisions for future housing development. The document will also identify the main planning policy and development requirements for sites. It will cover sites for all forms of development and use.

The Planning and Compulsory Purchase Act 2004 requires that a Sustainability Appraisal (SA) be undertaken of, and to inform emerging Local Development Documents. SA is a tool for ensuring that the principles of sustainable development are considered throughout plan development and for scrutinising planning policies, allocations and guidance for their broad compliance and contribution to sustainable development. The SA incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive which stipulates activities that must be undertaken to determine potential effects of certain plans and programmes on the environment.

As part of this process the first stage of the SA, a Scoping Report has been prepared. The Scoping Report documents the preliminary stages of the SA and
sets the scope of the ensuing SA process. The SEA Directive requires that the Council seek the views of the recommended Consultation Bodies on the scope and level of detail of the Environmental Report. It is also good practice to consult with a wider group of stakeholders who would have significant influence upon, or who would be influenced by the CPOs.

Consultation on the Scoping Report runs from 12/12/2008 to 30/01/2009.

You may view the report here: http://www.croydon.gov.uk/planningandrenewal/planningpolicy/ldf/corestrategy, at any of the borough libraries or at the Planning One Stop desk at Taberner House.

Comments are welcomed in response to the questions posed in the report and can be returned by emailing these to ldff@croydon.gov.uk or by post to the above address.

Yours faithfully,

Allan Webber
Head of Policy and Strategy
Imagine Croydon Core Strategy Issues and Options – Initial Report

You may be aware that the Council is currently seeking your views on the ‘Imagine Croydon’ long term visioning project. In tandem with this work, the Council has begun producing its Core Strategy. This key planning document will show how the borough should develop over the next 20 years. Whilst making sure we build enough homes, shops, jobs, schools, health, leisure and recreation facilities, it will also outline how we will protect our natural and built environment and adapt to climate change. We would welcome your comments on the Core Strategy initial issues and options consultation report by the end of September. Please send your responses on the Core Strategy consultation to the Policy & Strategy team (contact details overleaf).

South London Waste Plan – Stage 2 Consultation Report

At the same time as Croydon’s initial consultation on the Core Strategy, the boroughs of Croydon, Kingston, Merton and Sutton are consulting residents of all four boroughs on the South London Waste Plan. Following last autumn’s consultation on the issues and options, potential sites for future waste management facilities have been identified and policies to guide their development have been drafted. Please get involved and tell us what you think of the potential sites and policies. The consultation is running until Friday 16th October. Please send your responses on the South London Waste Plan consultation to the Waste Planning Project Manager (contact details overleaf).

How to be involved and join the LDF Subscriber List

Overleaf are two tables setting out the various ways you can be involved in shaping both the Core Strategy and South London Waste Plan.

Copies of the ‘Imagine Croydon Core Strategy Issues and Options - Initial Report’ and ‘South London Waste Plan - Stage 2 Consultation Report’ are available online (see websites overleaf). Paper copies, summary reports and survey forms will be made available at Access Croydon and all the borough’s libraries (alternative formats in foreign languages or for those with disabilities are available on request).
### HOW TO BE INVOLVED: CORE STRATEGY

Please reply to the Policy & Strategy Team, Croydon Council

<table>
<thead>
<tr>
<th>Website</th>
<th><a href="http://www.croydon.gov.uk/corestrategy">www.croydon.gov.uk/corestrategy</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:info@croydon.gov.uk">info@croydon.gov.uk</a></td>
</tr>
<tr>
<td>Consultation Portal</td>
<td><a href="http://consult.croydon.gov.uk">http://consult.croydon.gov.uk</a></td>
</tr>
<tr>
<td>Imagine Croydon Wiki</td>
<td><a href="http://www.imaginecrafty.com">www.imaginecrafty.com</a></td>
</tr>
<tr>
<td>Facebook Group</td>
<td>Search for “Croydon - Third City”</td>
</tr>
<tr>
<td>Mobile</td>
<td>Text &quot;VISION&quot; in 6080</td>
</tr>
<tr>
<td>Post</td>
<td>Policy and Strategy, 10th Floor North West Quadrant, Taberner House, Park Lane, Croydon CR9 1JT</td>
</tr>
<tr>
<td>By hand</td>
<td>Access Croydon Reception, Taberner House</td>
</tr>
<tr>
<td>Telephone</td>
<td>For further information call 020 8407 1385</td>
</tr>
<tr>
<td>Core Strategy drop-in surgeries (3pm-5pm)</td>
<td>26th July Thornton Heath CALAT Centre 4th August New Addington CALAT Centre 16th August Ashburton CALAT Centre 25th August South Norwood CALAT Centre</td>
</tr>
<tr>
<td>Planning officers will be available to discuss your views and provide further information on the Core Strategy. If you cannot make any of these times and dates officers would be happy to present at any forthcoming meetings in order to give you an opportunity to make your views heard face to face. Please email <a href="mailto:david.carlisle@croydon.gov.uk">david.carlisle@croydon.gov.uk</a> to arrange a meeting with your group.</td>
<td></td>
</tr>
</tbody>
</table>

### HOW TO BE INVOLVED: SOUTH LONDON WASTE PLAN

Please reply to the Waste Planning Project Manager, Kingston Council

<table>
<thead>
<tr>
<th>Website</th>
<th><a href="http://www.croydon.gov.uk/wasteplan">www.croydon.gov.uk/wasteplan</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:southernlondonwasteplan@ibk.kingston.gov.uk">southernlondonwasteplan@ibk.kingston.gov.uk</a></td>
</tr>
<tr>
<td>Consultation Portal</td>
<td><a href="http://southlondonwasteplan.icemhcuse.co.uk">http://southlondonwasteplan.icemhcuse.co.uk</a></td>
</tr>
<tr>
<td>Post</td>
<td>The Waste Planning Project Manager, Planning Policy Team, Guildhall II, The Royal Borough of Kingston Upon Thames, High Street, Kingston Upon Thames, KT1 1EU</td>
</tr>
<tr>
<td>By hand</td>
<td>Access Croydon Reception, Taberner House</td>
</tr>
<tr>
<td>Telephone</td>
<td>For further information call 020 8647 5375</td>
</tr>
<tr>
<td>Workshops (please register with the email and telephone details provided above)</td>
<td>Croydon 7th September, 7pm at Croydon Clocktower Merton 9th September, 7pm at Civic Centre, Morden Kingston 15th September, 7pm at Guildhall, Kingston Sutton 28th September, 7pm at Civic Offices, Sutton</td>
</tr>
<tr>
<td>Invite us to attend a meeting of your group or organisation before 2 October. Please book early to avoid disappointment.</td>
<td></td>
</tr>
</tbody>
</table>

Yours faithfully

David Carlisle
(Assistant Planner – Planning and Building Control)
Dear Sir/Madam,

**Towards a Preferred Core Strategy – Local Development Framework**

The second stage of consultation on Croydon’s emerging Core Strategy is now available for comment. The report looks at what, where and how much new development should take place in the different Places of Croydon to help achieve the long-term vision for the Borough.

The formal consultation period runs from the *8th February until the 21st March*. As local experts, your views are incredibly important, so please do get involved, either at the local events, or by one of the following methods:

- **Website:** [www.croydon.gov.uk/corestrategy](http://www.croydon.gov.uk/corestrategy)
- **Consultation portal:** [http://consult.croydon.gov.uk](http://consult.croydon.gov.uk)
- **Email:** idc@croydon.gov.uk
- **Post:** Policy and strategy, 18th floor Northwest Corner, Taberner House, Park Lane, Croydon CR9 1JU
- **Facebook group:** Search for “Croydon – Third City”

There are a series of four ‘drop in’ consultation exhibitions scheduled open from 10am to 3.30pm, even if you only have 10 minutes to spare please come along and have your say:

- **27 February** Maple Room, Fairfield Halls, Park Lane
- **6 March** Christchurch Hall, Brighton Road, Purley
- **13 March** Phoenix Community Centre, Westow Street, Upper Norwood
- **20 March** Selsdon Hall, Adlington Road, Selsdon

You can access the Core Strategy and all it’s supporting documentation online at [www.croydon.gov.uk/corestrategy](http://www.croydon.gov.uk/corestrategy). Hard copies are available at the borough’s libraries and Access Croydon (Taberner House). If you require alternative formats please call the Policy and Strategy Team on 020 8407 1385.

Yours faithfully,

**Mike Kiely**
**Director – Planning and Building Control**
Dear Sir/Madam,

Public Consultation on ‘Towards a Preferred Core Strategy’ Supplement, the Infrastructure Delivery Plan and the East and West Croydon Masterplans - 6th September to the 18th October.

The consultation on a supplement to Croydon’s emerging Core Strategy ‘Towards a Preferred Core Strategy’ will take place between 6th September and 18th October 2010. The document provides further information on housing, jobs, transport and culture which was not available when the main document was consulted upon in February and March 2010. We will also be consulting on an Infrastructure Delivery Plan which describes the services and facilities needed to support the Core Strategy and to achieve the long-term vision for the Borough. At the same time we are seeking your views on the East Croydon and West Croydon Masterplans, which coordinate development around Croydon’s two major transport hubs.

There are a series of four ‘drop in’ consultation days and two exhibitions. In addition there are an extra two ‘drop in’ sessions for the masterplans. As local experts your views are incredibly important, so please do get involved, either at the local events listed below or by one of the following methods:

Tell us your views online at our consultation portal:
http://consult.croydon.gov.uk

Email your views:
list@croydon.gov.uk
east.croydon@croydon.gov.uk
west.croydon@croydon.gov.uk

Post your views:
Spatial Planning, 18th floor, Taberner House, Park Lane, Croydon, CR9 1JT.

Leave a comment on our new blog:
http://lbcspatialplanning.wordpress.com

Join in the discussion on our Facebook group:
Search for “Croydon - Third City”

Make a comment on our Youtube channel:
www.youtube.com/Croydonisation
Visit a drop-in consultation event and speak to the planners (10am - 3.30pm):
- Saturday 11 September, Purley Baptist Church Hall, Banstead Road, Purley.
- Saturday 18 September, Phoenix Centre, Westow Street, Crystal Palace.
- Saturday 25 September, Maple Room, Fairfield Halls, Croydon.
- Saturday 2 October, Selsdon Hall, Addington Road, Selsdon.

Visit our exhibitions as part of the Open House London weekend:
- No 1 Croydon, (formerly the NLA Tower), Addiscombe Road, East Croydon between 9am - 5pm on both Saturday 18 and Sunday 19 September,
- Taberner House, Park Lane (Croydon Council headquarters) between 11am - 3pm on Saturday 18 September (further info www.londonopenhouse.org).

Visit our extra drop-in sessions specifically for the masterplans:
- Friday 8 October, between 10am - 5pm at St Michael and All Angels Church, Poplar Walk, (West Croydon Masterplan).
- Saturday 16 October between 10am - 3.30pm at the Fairfield Room, Fairfield Halls (East Croydon Masterplan).

You can access the previous Core Strategy consultation reports and all supporting documentation (including evidence base) online at www.croydon.gov.uk/corestrategy.

The Core Strategy Supplement, Infrastructure Delivery Plan (IDP), and East & West Croydon Masterplans will be available from 6 September online. Hard copies will be available at the borough’s libraries and Access Croydon (Taberner House). If you require alternative formats please call the Spatial Planning Team on 020 9407 1385.

Following consultation the council will consider all the responses received and consider whether the Core Strategy and IDP need to be revised or amended. In due course, and no later than the next stage, the Pre-Submission consultation stage, we will publish a consultation response report on all previous submissions including those on Towards a Preferred Core Strategy (February 2010) and ‘Imagine Croydon Issues and Options – Initial Report’ (July 2009). The consultation report will be submitted to the Secretary of State alongside the Draft Core Strategy for examination next year.

Following the consultation period we will be publishing separate reports on the consultation responses on the East & West Croydon Masterplans.

Yours faithfully,

Mike Kiely
Director – Planning and Building Control
Core strategy issues & options initial report July 2009

Core strategy

All PDFs of the consultation report and summary report are at the bottom of this page available for download.

In addition to the Imagine Croydon long term visioning project (follow the associated link to Imagine Croydon for details) the council has begun producing its core strategy which sets out how the borough should develop over the next 20 years. It will make sure we build enough homes, shops, jobs, schools, health, leisure and recreation facilities, and it will also outline how we will protect our natural and built environment and adapt to climate change.

The core strategy issues and options initial report sets out the key development issues and options for the borough that will be addressed in the core strategy. It is important for the future of Croydon that the people who live and work here contribute to the development of this important planning policy document. Over the next few months we will be asking you to tell us what you think of Croydon, the area where you live or work, how it could be improved and what you like about it. Your views really matter so please get in touch.

Evidence base

For further information on the evidence base which supports the Core Strategy please click here.

How to be involved

The easiest way to be involved and to be kept up to date with planning consultations is to join our Local Development Framework (LDF) subscriber list. Contacts on the subscriber list will receive invitations to events, progress updates and notification when new planning consultations are taking place. You can sign up to the LDF subscriber list by sending your contact details to the policy and strategy team (see contact details below) or click on the LDF subscriber list link under ‘do it online’ on this page.

You can make representations online at the Consult Croydon site or you may want to fill out an Imagine Croydon online survey (follow the associated links on this page) or leave comments on the ‘Croydon - Third City’ facebook group page.
Sustainability appraisal

Under the Planning and Compulsory Purchase Act 2004 the council is required to undertake a sustainability appraisal of emerging planning policy documents and begins the process for the core strategy with the scoping report which you can download from this page. Consultation on the scoping report was completed in January 2009 and a summary of responses is available to download below. These responses will inform the next stages in the preparation of the core strategy.

Downdloads

Download Acrobat Reader here

- Core Strategy CS1 initial SA Report FINAL (508K)
- Core Strategy Issues & Options Initial Report Part 1 (4212K)
- Core Strategy Issues & Options Initial Report Part 2 (4372K)
- Core Strategy Issues & Options Initial Report Part 3 (5178K)
- Core Strategy Issues & Options Initial Report summary (2217K)
- Core Strategy and Site Allocations Scoping Report MAP1 REPORT Chapters 1-5 (1122K)
  - Chapter 1 - Chapter 5 (section 4 - Economic baseline) inclusive
- Core Strategy and Site Allocations Scoping Report MAP1 REPORT Chapters 1-5 (2141K)
  - Chapter 5 (section 4 - Economic baseline) End inclusive
- Core Strategy and Site Allocations Scoping Report FINAL Appendices (789K)
  - Appendices
- 2007-08 Scoping Responses Summary (233K)
Core strategy - towards a preferred core strategy

Local Development Framework - Further Regulation 25 Consultation Report

Please see the bottom of the page for download links of the full report, interim sustainability appraisal (full report available soon - please call for more details). For more information on the feedback we have received on the report please contact the policy and strategy team.

The next step on from last year’s successful Imagine Croydon campaign gave people the chance to comment on the planning policy that sets out how the area should develop over the next 15 to 20 years. Called the core strategy, it looks at what, where, when and how much new development should go on in the different places of Croydon to help us achieve the long-term vision.

The formal consultation period for the core strategy ran until 21 March 2010 and incorporates the views of our local experts - you. If you’d like to be kept up-to-date with our consultations and informed about planning issues and events you can join our LDF subscribers’ list (follow the link under do it online). You may also like to join the Facebook group 'Croydon - Third City'.

Contact Details

Contact name
Contact LDF
Department
Policy & Strategy
Telephone 020 8407 1385 ext. 81385
Email LDF@croydon.gov.uk

Downloads

Download Acrobat Reader here
Core Strategy - Further Regulation 25 Report (6188K)

Towards a Preferred Core Strategy - Interim SA Report - Appendices (554K)
Towards a preferred Core Strategy CS2 Interim SA Report FINAL (533K)
Interim Sustainability Appraisal (692K)
Core strategy supplement & IDP consultation

The council's emerging core strategy document will guide the borough's development over the next 20 years. The consultation has now closed.

Visit our Croydon - Third City Facebook Group.

Leave a comment on our new blog:
http://lbcspatialplanning.wordpress.com

Contact Details

Contact Name: Spatial Planning
Telephone: 020 8407 1365
Email: spatialplanning@croydon.gov.uk
Address: 2nd floor, North east quadrant
Tate Modern House
Park Lane
Croydon CR9 1JT
Website: http://www.facebook.com/group.php?gid=1225637932

Downloads

Download Acrobat Reader here
IDP Consultation (911K)
Core Strategy Supplement 2010 (4228K)
Core Strategy Supplement 22/12 (5635K)
Core Strategy Supplement - Large Print version (5619K)
Core Strategy Sustainability Appraisal CS16 (575K)
Have your say

Alongside development of the Imagine Croydon long term vision the council is producing the Core Strategy — a key document that sets out the spatial plan for the next 20 years and longer.

It will guide future development throughout the borough and make sure that we have what we need in terms of homes, shops, jobs, schools, hospitals and all important leisure and recreation facilities that make life more enjoyable. The Core Strategy will also include protection of our natural and built environment and how we will respond locally to the impacts of climate change.

The report will be released on Friday 17 July. We would welcome your comments on the consultation report by the end of September, but subscribe to our updates and we will inform you of progress on the Core Strategy over the next 18 months. Copies of the full report are available online on our websites. Summary reports, survey forms and hard copies of the full report will be made available at Access Croydon (Taberner House) and all the borough’s libraries.

On Tuesdays throughout July and August planning officers will be holding Core Strategy drop-in surgeries to discuss and listen to your views between 3pm and 5pm at the following locations:

<table>
<thead>
<tr>
<th>Date</th>
<th>Venue</th>
</tr>
</thead>
<tbody>
<tr>
<td>21 July</td>
<td>Smitham CALAT Centre</td>
</tr>
<tr>
<td>28 July</td>
<td>Thornton Heath CALAT Centre</td>
</tr>
<tr>
<td>4 August</td>
<td>New Addington CALAT Centre</td>
</tr>
<tr>
<td>18 August</td>
<td>Ashburton CALAT Centre</td>
</tr>
<tr>
<td>25 August</td>
<td>South Norwood CALAT Centre</td>
</tr>
</tbody>
</table>

In addition please visit the Core Strategy information stand in the central library. The stand will be staffed on Wednesday lunchtimes throughout July and August between 12pm and 2pm; planning officers will be available to discuss your views and provide further information on the Core Strategy.

How to be involved and join our subscriber list
Website: www.croydon.gov.uk/corestrategy
Email: ldf@croydon.gov.uk
Consultation Portal: http://consult.croydon.gov.uk
Imagine Croydon Wiki: www.imaginecrafton.com
Facebook Group: Search for “Croydon – Third City”
Mobile: Text ‘VISION’ to 60660
Post: Policy and Strategy, 18th Floor North West quadrant, Taberner House, Park Lane, Croydon CR9 1JT
Telephone: For further information call 020 8407 1385

CROYDON COUNCIL
www.croydon.gov.uk
Towards a Preferred Core Strategy

Local Development Framework – Further Regulation 25 Consultation Report

The future of Croydon is being put into the hands of the borough’s most important people – YOU.

The next step on from last year’s successful Imagine Croydon campaign gives people the chance to comment on the planning policy that sets out how the area should develop over the next 15 to 20 years.

Called the Core Strategy, it looks at what, where and how much new development should go on in the different places of Croydon to help us achieve the long-term vision.

A series of four events – open from 10am to 3.30pm – has been scheduled to give visitors the opportunity to look at plans, and comment on, or get involved in discussions about, the Core Strategy’s proposals.

27 February  Maple Room, Fairfield, Park Lane
6 March  Christchurch Hall, Brighton Road, Purley
13 March  Phoenix Community Centre, Westow Street, Upper Norwood
20 March  Selsdon Hall, Addington Road, Selsdon

The informal, drop-in nature of the events means that, even if you have only 10 minutes to spare, you can get involved.

For those unable to attend, views and comments on the Core Strategy can be expressed online at http://consult.croydon.gov.uk

You can access the Core Strategy online at www.croydon.gov.uk/corestrategy and hard copies can be obtained from borough libraries.

The formal consultation period for the Core Strategy runs until 21 March. As local experts, your views are incredibly important, so please do get involved, either at your local event, or by one of the following methods:

Email: ldf@croydon.gov.uk
Website: www.croydon.gov.uk/corestrategy
Consultation portal: http://consult.croydon.gov.uk
Facebook group: Search for “Croydon – Third City”
Post: Policy and strategy, North-west quadrant, 18th floor, Taberner House, Park Lane, Croydon CR9 1JT
Telephone: 020 8407 1385 267
PUBLIC CONSULTATION:
Core Strategy Supplement
Infrastructure Delivery Plan
East & West Croydon Masterplans
6 September to 18 October

ADDITIONAL PUBLIC CONSULTATION EVENT
Local Development Framework- Further Regulation 25 Consultation Report

The Core Strategy sets out the vision, objectives and strategic policies for the London Borough of Croydon. The Core Strategy Supplement provides additional information on Jobs, Transport, Housing and Culture following on from 'Towards a Preferred Strategy for Croydon' which was consulted on in February and March this year.

The Infrastructure Delivery Plan identifies the facilities and services needed to support the Core strategy over the next 20 years.

The East Croydon Masterplan and the West Croydon Masterplan will co-ordinate development around Croydon’s two major transport hubs.

Three of a series of four consultation events on the 'Towards a Preferred Core Strategy Supplement', Infrastructure Delivery Plan and East & West Croydon Masterplans – open from 10 am to 3.30pm - have taken place to give visitors the opportunity to look at plans, comment on and get involved in discussions.

And the last of these:

2 October  Selsdon Hall, Addington Road, Selsdon

is joined by an additional event:

9th October  United Reformed Church Hall, 906 Brighton Road, Purley

This event will run from 1pm to 4pm

With the masterplan events scheduled to take place as follows:

8 October  10am to 5pm - West Croydon Masterplan, St Michael and All Angels Church Hall, Poplar Walk, Croydon

16 October  10am to 3.30pm - East Croydon Masterplan, Fairfield Halls, Park Lane, Croydon.

The informal drop in nature of events means that even if you only have 10 minutes to spare, you can get involved.

The formal consultation period runs from 6 September to 18 October. Your views are important so please do get involved either at your local event, or by one of the following methods:

Email:  for the Core Strategy and IDP:  ldf@croydon.gov.uk
for East Croydon:  east.croydon@croydon.gov.uk
for West Croydon:  west.croydon@croydon.gov.uk

Website:  for the Core Strategy and Infrastructure Delivery Plans at:  www.croydon.gov.uk/planningandregeneration
for East & West Croydon Masterplans:  www.croydonthirdcity.co.uk

Hard copies of all the plans will also be available at the borough libraries.

For those unable to attend, views and comments on the Core Strategy, Infrastructure Delivery Plan and East & West Croydon Masterplans can be expressed online at:  http://consult.croydon.gov.uk/portal

Facebook Group:  Search for:  Croydon – Third City

Post:  Spatial Planning, 18th floor North east quadrant
Taberner House, Park Lane, Croydon CR9 1JT

Telephone:  020 8407 1385

You can access the previous documents on the Core Strategy and all its supporting documentation online at:  www.croydon.gov.uk/planningandregeneration
Imagine Croydon

A Place of Opportunity
A Place to Belong
A Place for Sustainable Living
Cllr Jason Perry, Cabinet Member for Planning and Conservation

“Alongside development of the long term vision, the Council has begun producing its Core Strategy. This key planning document sets out how the borough should develop over the next 20 years. Whilst making sure we build enough homes, shops, jobs, schools, health, leisure and recreation facilities, it will also outline how we will protect our natural and built environment and adapt to climate change.

This leaflet briefly sets out the key development issues and options for the borough that will be addressed in the Core Strategy. It is important for the future of Croydon that the people who live and work here contribute to the development of this important planning policy document. Over the next six months we will be asking you to tell us what you think of Croydon, the area where you live or work, how it could be improved and what you like about it. Your views really matter so please get in touch. Details of how you can get involved are included on the back of this leaflet.”
Overview

Croydon is one of the largest boroughs in London, covering an area of 87 km². It is also the most populous, with a population of 339,000. The A23 is one of the principal routes out of London to the M25 and to Gatwick Airport, which is only ten miles south of the borough. The borough ranks as the 15th least deprived borough out of 33 authorities in London. Around 40 per cent of children and young people are from Black Minority and Ethnic (BME) groups. GLA ethnic group projections state that by 2026 this figure will be 56%.

Croydon’s neighbouring boroughs are also preparing Core Strategies, and we are working in partnership with them, for example with Wandsworth, Merton, Sutton and Kingston on issues such as flooding and waste management. These partnerships are needed to ensure that in a number of key locations, such as Crystal Palace, greater cross-borough working is undertaken.
What is Growth?

We are working closely with the Mayor of London and the Outer London Commission, as Croydon is set to play a leading role in the renaissance of the outer London suburbs. This will involve accommodating in excess of 19,000 new homes by 2031 along with complementary growth in jobs and community facilities.

Implications of Growth for Croydon

The real question is how and where we accommodate the new houses and jobs. We want to shift from high density flats and development within suburban back gardens to development that respects the character of where we live and work. When planned in a sensitive manner, with regard to major issues such as crime and climate change, growth affords us numerous opportunities. It can help to regenerate our town centres, reduce the need to build on our open and green spaces, enhance the character of our suburban areas and provide new facilities and infrastructure from which we will all benefit.

Options for Growth

If we take into account the large proportion of green space that is protected from development, one third of Croydon’s total land area, and our desire to keep it so, the opportunities for accommodating our growth are limited. Our initial consultation report puts forward two options. The first builds on the trends of recent years and suggests that, excluding protected open spaces, new development will continue to be spread across nearly all areas of the borough. We call this an option for dispersed growth.

An alternative that could meet the need for additional new housing and enable areas, such as Green Belt land and attractive residential areas, to be better protected and enhanced, is to focus growth in a geographically concentrated manner. We call this an option for a concentrated growth corridor.

Do you agree with either of these options?
Are there any other issues we need to consider?
Let us know your views.
Option 1: Dispersed Growth

Growth is dispersed across the whole borough by making the most use of opportunity sites. Largely a developer led approach, limited by the capacity of existing infrastructure and current density thresholds.

Whilst this approach spreads economic benefits around the borough’s town centres, it diverts investment away from Croydon Metropolitan Centre and could lead to a loss of economic competitiveness.

Broadly speaking, development would be in the non-green areas of the map.

Option 2: A Concentrated Growth Corridor

New housing and commercial development is concentrated on Croydon Metropolitan Centre and along the A23 transport corridor. The scale of growth, particularly in Croydon Metropolitan Centre, is dependent on the provision of key transport infrastructure, especially additional rail station capacity and enhancements to the A23. It is also dependent on the provision of new community facilities, such as schools, play spaces and health facilities.

Broadly speaking, development would be concentrated mainly in the orange areas.
The Places of Croydon

We aim to provide services and facilities to support a network of communities across the borough. To do this we need to look at a more local level of activity, to where people live, work, and play. We have identified 16 ‘places’ in the borough, described their characteristic features and raised spatial issues and possible options. Find out more about these descriptions, as well as the options put forward. Do you identify with the 16 places shown here?

As part of the work to develop a long-term vision for Croydon - 3 main themes have been selected which capture what we want Croydon to be like now and in the future. We have used these themes along with the places section in the full report to outline the economic, social and environmental issues we are facing in Croydon. The 3 themes are summarised opposite:
A Place of Opportunity

Croydon is the biggest commercial centre for the whole of South London and South Coast region. Even though it is already well established as an economic hub, it offers huge potential for new business, industry and employment, world class education facilities, a wide variety of housing choices in high quality environments, and new sports, culture and leisure facilities that will transform our residents’ opportunities to enjoy their borough.

A Place to Belong

A sense of belonging is very important and we want people to identify with the various places that make up Croydon. We want neighbourhoods to be safe and attractive, providing the facilities and amenities for people at all stages of their lives. We need to protect our heritage, so there is a connection between past and future aspirations. Providing the right type of housing, community facilities and public realm is critical.

A Place for Sustainable Living

We need to work together to decrease our ecological and carbon footprint. We need to tackle serious issues, such as flooding and climate change, in order to reduce current risks and accommodate growth.

Tell us what you think.
Have we identified the right issues?
Are there other issues that we should consider?
How to be involved?

The easiest way to be involved and to be kept up to date with planning consultations is to join our Subscriber List. Contacts on the Subscriber List will receive invitations to events, as well as being notified when new planning consultations are taking place.

The full report can be downloaded online on the Council’s website: http://www.croydon.gov.uk/corestrategy. Paper copies are also available at Access Croydon (Taberner House) and at all of the borough’s libraries (alternative formats are available upon request).

Have your say or contact us by using any of the following:

Website: www.croydon.gov.uk/corestrategy
Email: Idf@croydon.gov.uk
Consultation Portal: http://consult.croydon.gov.uk
Imagine Croydon Wiki: www.imaginencroydon.com
Facebook Group: Search for “Croydon - Third City”
Mobile: Text ‘VISION’ to 60960
Post: Policy and Strategy, 18th Floor North West quadrant, Taberner House, Park Lane, Croydon CR9 1JT
Telephone: For further information call 020 8407 1385

On Tuesdays throughout July and August planning officers will be holding Core Strategy Drop-in Surgeries to discuss and listen to your views between 3-5pm at the following locations:

21st July Smitham CALAT Centre
28th July Thornton Heath CALAT Centre
4th August New Addington CALAT Centre
18th August Ashburton CALAT Centre
25th August South Norwood CALAT Centre

Visit the Central Library Core Strategy Stand between 17th July and 31st August. On Wednesday lunchtimes from 12-2pm planning officers will be available there to discuss your views and provide further information on the Core Strategy.
Summary Core Strategy

Local Development Framework

Towards a Preferred Core Strategy for Croydon
A Place of Opportunity
A Place to Belong
A Place with a Sustainable Future
Foreword by Cllr Jason Perry,
Cabinet Member for Planning and Conservation

“We will be London’s most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all.”

The Core Strategy is the most important planning policy document for the borough. It sets out our spatial vision for Croydon and we want to hear what you think about it. We started the process in July 2009 when we published our ‘Initial Report’ for consultation. We received a fantastic response, which has helped us to better understand the issues and options for Croydon and what would make it a better place to live, work and enjoy.

We are pleased to see that the Mayor’s review of the London Plan gives weight to Croydon’s prominence in outer London and we look forward to working with the Mayor.

We welcome the Mayor’s new strategies and look forward to them forming, with the Core Strategy, a complementary set of plans for Croydon.

The Council and its partners also undertook a huge consultation exercise last year, with input from over 20,000 residents, to help shape the future vision for Croydon. In these pages we set out our spatial vision for Croydon for the next 20 years or more with options for what new development we need to help meet the long-term vision. We need to guide development to make sure that we have the homes, shops, jobs, schools, health, leisure and other essential facilities we need to make life enjoyable. This includes conservation of our natural and built environments, particularly our valuable heritage and townscape assets, and the local distinctiveness that makes the places of Croydon so special.

This draft Core Strategy is based on several detailed studies of Croydon, which we have undertaken to help us understand what makes it tick and what contributes to its character. However, only residents really understand what makes it so special. We want a Core Strategy that expresses clearly what every resident recognises as Croydon and what they would want for its future. That is why it is so important for you to comment on this document.

After this stage, when we have looked carefully at what everyone has to say, we will publish another draft version of the Core Strategy in the autumn of 2010. There will then be further opportunities to make comments in advance of the draft being released for consultation and before we put it through the formal adoption process. This will involve sending it to the Secretary of State, who will appoint a planning inspector to check that it is ‘sound’.

We want to bring all residents, businesses and other interested parties along with us in shaping the Core Strategy. It is important that we all benefit from future investment in the places that make up Croydon and share in the prosperity that this will bring. We want you all to join in, comment and make your views known.

Visit www.croydon.gov.uk/coresstrategy
or Email ldf@croydon.gov.uk
or call 020 8407 1385
Introduction

We need a spatial plan to rise to the challenges facing Croydon, its communities and people over the next 20 years, or more. Local and international drivers of change will affect how Croydon functions from the neighbourhood level right up to the global level. Rather than simply reacting to these drivers, we want to harness them to shape a future Croydon that we can all enjoy. To do this we began the process by building a vision for what Croydon should be like in 2040.

The public consultation for this, called ‘Imagine Croydon’, ran from February to September last year and garnered the views of over 20,000 people. Croydon’s Local Strategic Partnership (LSP) distilled these views to articulate a long term vision for the borough, which is currently being formalised.

The overriding message received from those that contributed to the Imagine Croydon project was that Croydon has yet to deliver on its potential and that this potential is huge. Imagine Croydon has helped people to come to the realisation that despite the day to day challenges and external forces at play, Croydon can be in the driving seat of its own destiny. The overriding themes that were repeated again and again were that residents want Croydon to be a place of opportunity, a place to belong and a place with a sustainable future.

Alongside the ‘Imagine Croydon’ consultation we also made available our initial consultation document for the Core Strategy, published in July 2009, and we received thousands of responses to our request for your views on the issues and suggested options for addressing them. That consultation, combined with the results of a number of specialist studies looking at the characteristics of the 16 defined ‘places’ in Croydon, has underpinned the development of a series of more refined and detailed options for delivering the spatial vision. These are set out in the main consultation document and summarised in this document.

The options are based on a detailed understanding of the constraints and opportunities of Croydon’s areas together with the aspects that make them distinctive.

We can now propose a spatial vision that is complementary to the ‘Imagine Croydon’ vision and a set of spatial objectives to help deliver the spatial vision.

Our Spatial Vision for Croydon in 2031 is that...

Croydon City Centre has a friendly buzz and atmosphere. The commercial centre is unrivalled south of the Thames. Existing office blocks have been refurbished or converted into flats and the scope for new enterprises to locate is significant. Huge numbers of people use its shops, businesses and cultural facilities and enjoy returning to it as an alternative to central London or out-of-town centres. The compact and convenient arrangement of large stores, multiples and brand shops along North End, contrasts with the mile long Oxford Street and of out-of-town centres, such as Bluewater and Westfield. Historic areas (such as Surrey Street, Church Street and George Street), South End and the area around West Croydon station boast interesting, independent and culturally diverse shops, markets and restaurants, all within easy walking distance of North End and Wellesley Road.

Croydon’s connectivity is its main strength and attraction, being outer London’s largest public transport hub. Access to people, markets and goods, puts Croydon City Centre at the top of the list of successful business centres. You can get to the South East and West End quicker on public transport from Croydon than you can from most parts of east or west London. Croydon has the largest economy in the Wandle Valley and is also the main business centre serving Gatwick Airport, supplying it with many of the people, skills and facilities it needs. Croydon’s relations with both central London and the South Coast are stronger than ever.

The borough’s district, local centres and suburbs still possess their unique characteristics as a result of demanding the best design from new development and having a deep understanding of the qualities places have for homes, open spaces, diversity, facilities and natural resources. Their easy access to beautiful countryside to the south is a substantial factor in people’s decision to live in the borough.
Spatial Objectives

A set of spatial objectives sets out the key aims to support delivery of the vision and provide the important link to the borough’s broader aims as set out in the Imagine Croydon long-term vision and Sustainable Community Strategy priorities.

A Place of Opportunity

Spatial Objective 1: Establish Croydon as the premier business location in South London and the Gatwick Diamond

Spatial Objective 2: Foster an environment where indigenous, innovative and creative enterprises can prosper

Spatial Objective 3: Provide a choice of housing for people at all stages of life

A Place to Belong

Spatial Objective 4: Provide well designed community, education, health and leisure facilities to meet the aspirations and needs of a diverse community

Spatial Objective 5: Conserve and create spaces and buildings that foster cohesive communities

Spatial Objective 6: Ensure that the borough’s natural environment and built heritage is enhanced and integrated with high quality new development

A Place with a Sustainable Future

Spatial Objective 7: Improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough

Spatial Objective 8: Ensure the responsible use of land and natural resources to mitigate and adapt to climate change

Spatial Objective 9: Increase access to green space and nature, whilst protecting and enhancing biodiversity

Spatial Objective 10: Tackle flood risk by making space for water, and utilising sustainable urban drainage systems

We want to know:

Are there any aspects of the Spatial Vision missing capable of supporting the delivery of Croydon’s overall long term vision?

Do you agree with the 10 Spatial Objectives identified?

Are there any Spatial Objectives missing when interpreting the ‘Imagine Croydon’ vision and spatial vision?

Are these objectives suitable for ensuring the delivery of the Spatial Vision?
Towards a Preferred Spatial Strategy

Spatial Strategy Approach

The final spatial strategy for the Borough is likely to be made up of a combination of approaches applied according to needs of each place. In light of the opportunities, constraints and local distinctiveness highlighted through consultation and via the Residential Character Appraisal and Borough Character Appraisal, the borough’s 16 places identified in the initial consultation report have been grouped into four spatial management areas. Feedback on this second consultation stage, the full Sustainability Appraisal for this report and further evidence base assembly over the next few months, will determine the final approach put forward. For this consultation three spatial strategy approaches are put forward for consideration:

Renewal and Growth
Promotes and supports appropriate new development and intensification in areas of high accessibility

Managed Change
Smaller scale development to meet local need, directing development to where new facilities are needed to meet the needs of sustainable communities

Conservation and Enhancement
Limits the amount of change to that which does not alter the character of an area

CS1 Modified Spatial Strategy

Where do we want to be?

We want to be London’s most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all; an enterprising city, a learning city, a creative city, a connected city, a sustainable city, and a caring city.

Where are we now?

The initial Core Strategy report put two spatial strategy growth options forward for debate. Both options (dispersed and concentrated) proposed ways to deal with the growth expected in Croydon over the life of the plan (20 years up to 2031).

Feedback on the initial consultation report and the sustainability appraisal results suggested that neither dispersed nor concentrated growth were appropriate on their own; therefore a modified growth strategy is required for dealing with growth within the borough over the next twenty years.

The three approaches (Renewal and Growth, Managed Change, Conservation and Enhancement) are combined in each spatial management area to create successful, vibrant places set in attractive, protected environments. Our strategy, therefore, is to direct growth to places with concentrations of existing infrastructure investment that either have the capacity to grow, or where further sustainable investment is possible.

How are we going to get there?

One of the key purposes of a Core Strategy is to plan where, what, when and how new development and change will occur over the lifetime of the plan. Overleaf, we show the broad locations proposed for conservation, new development and change. In the three chapters that follow, we cover thematic strategies under the vision headlines of Opportunity, Belong and Sustainable Future, and pick out the spatial aspects that are linked to the broad locations and distribution of development and conservation (where). We discuss the issues and opportunities that flow from the modified spatial strategy and the different types and scale of development (what), as well as the strategies for phasing (when) and how they will be delivered (how). The draft Core Strategy, scheduled for autumn 2010, will attempt to balance the broad locations with the scale of development once feedback is received on this report and further consultations are conducted over the summer and autumn in 2010.
Phasing of the Proposed Spatial Strategy

Figure 1

Potential Growth in Homes & Jobs
Not to scale, for illustrative purposes only

The options are based on a detailed understanding of the constraints and opportunities of Croydon’s areas, together with the aspects that make them distinctive. Reflecting their diverse nature, Croydon’s localities have been grouped into four ‘spatial management areas’ so that suitable options apply to each one. The four areas are shown in this diagram:

Qualifications to the Spatial Strategy

As well as the broad locations that are depicted in the proposed spatial strategy, another critical factor will be phasing development over the 20-year life of the plan. Growth can only be accommodated if the necessary infrastructure already exists or can be put in place. Certain areas will be capable of accommodating growth and renewal earlier in the life of the plan, e.g. Croydon Metropolitan Centre. Whereas sites along the A23 and especially Purley can only be considered for development when the infrastructure is in place to address flood risk and transport deficiencies. Similarly, managed change will mean different things in different areas depending on the makeup of the places. For example, the approach to managed change in Crystal Palace will likely be that of heritage-led renewal with sympathetic infill development, whereas managed change in Norbury could mean using enabling development to ameliorate flood risk.

It is envisaged that an approximate increase of 19,000 new homes and 15,000 new jobs could come to the borough before 2031, with the OCM capable of taking 10,000 homes and 7,500 jobs. In theory, these new homes and jobs should be directed to town centres with high public transport accessibility and the greatest potential for new development (i.e. land capacity, potential for positive intensification and good existing infrastructures, e.g. Croydon Metropolitan Centre).

Do you agree with the proposed strategy?

Do you agree with the 3 Spatial Strategy Approaches identified?
- Renewal and growth
- Managed change and
- Conservation and enhancement

Are the 3 Spatial Strategy Approaches suitable for ensuring the delivery of the Spatial Vision?

Are there any approaches missing that would be capable of helping to deliver the Spatial Vision and Objectives?

Do you agree/disagree with any of the broad locations for change identified in the 4 Spatial Management Areas?

Are there additional broad locations of change within the 4 Spatial Management Areas that would be appropriate?

Are the 4 Spatial Management Areas accurate groupings for the 16 places in terms of their similarities?
The following sections detail options under the themes of Croydon as a Place of Opportunity, A Place to Belong and A Place with a Sustainable Future. For each of these sections we would like to hear your views on the following:

**Do you agree with the proposed option(s)?**

Do you think this strategy is capable of achieving the relevant Strategic Objectives?
Are there any other strategy options we should consider?

---

**A Place of Opportunity**

This section is related to the vision theme of Croydon as ‘A Place of Opportunity’. In order to meet the overall spatial vision, objectives and strategy we propose the following five thematic strategies:

- Homes
- Enterprise Locations
- Industrial Locations
- Education and Skills
- Culture

---

**CS2 Homes**

Supports Spatial Objectives 3, 4, 6 and 8 listed on page 6 and 7.

19,000 new housing units will need to be delivered by 2031 in order to meet demand for new homes. The housing options within the Core Strategy will reflect what mix of tenure, size and typologies will be suitable for various places of Croydon.
**CS3 Industrial Locations**

Supports Spatial Objectives 1, 2, 7 and 8 listed on page 6 and 7.

National and local planning policies that provide strong protection for industrial sites, have served the borough comparatively well in terms of retaining the stock of industrial and warehousing premises and land.

If the spatial objectives are to be realised (especially Spatial Objective 1), it is essential that Croydon has the capacity to meet expected demand for industrial and warehousing activities. The evidence base shows us that current supply is tight and predicted to become more so.

**Proposed Industrial Locations Strategy**

- Continued strong protection for industrial and warehousing activities within the borough’s existing ‘Employment Areas’ that are either identified as Preferred Industrial Locations within the London Plan or have better separation from nearby residential properties.
- For non-Employment Area premises that are well served by public transport continue with a less restrictive, yet still relatively strong protectionist stance for industrial and warehousing activities but also permit D1 uses (clinic, creche, day centre, place of worship etc.) and D2 uses (cinema, gym, concert hall etc.) Also allow for limited new residential activity which does not harm the area’s business function.
- Town centres offer opportunities to provide additional workshop/studio capacity.
- For non-Employment Area premises that are less well served by public transport continue with a less restrictive, yet still relatively strong protectionist stance for industrial and warehousing activities. Also allow for limited new residential activity which does not harm the area’s business function.
- In Employment Areas where residential development grew up alongside industrial buildings, allow for limited new residential activity which does not harm the area’s business function.

**CS4 Enterprise Locations**

Supports Spatial Objectives 1, 2, 7 and 8 listed on page 6 and 7.

The projected major growth in the borough’s population means the range and nature of existing centres will need to be reviewed. There are also a number of assets such as Gatwick Airport, Biggin Hill Airport and Crystal Palace Park which, although falling beyond our boundary, represent opportunities to boost enterprise activity within Croydon and the sub-region.

Greater entrepreneurial activity can also be achieved through the provision of a range of new enterprise and opportunity centres, but further out-of-town retail areas will be resisted. Where appropriate, these should play to the strengths of the areas they are located in. For example, the proposed specialist innovation park at Cane Hill would be well served by a centre focussing on the knowledge-intensive industries.

**Proposed Enterprise Locations Strategy**

- Education facilities will be directed to areas of greatest demand and with high public transport accessibility.
- Identify underutilised areas for educational uses to meet projected demand for school places.
- Work with Croydon College, Croydon Economic Development Company and academic institutions to attract university campuses to the borough.
- Provide specialist facilities for graduates to develop their skills into enterprise and entrepreneurial ideas and to grow their own businesses.
- Provide new educational facilities via Building Schools for the Future with facilities capable of fostering high quality skills and education.
- Deliver learning facilities in our libraries and community facilities.
CS5 Education and Skills

Supports Spatial Objectives 1, 2, 4, 5, 7 and 8 listed on page 6 and 7.

Current supply/demand for schools in Croydon is robust, but based on the projected growth of housing need and population demand is set to increase. Figure 4 sets out broadly the educational needs for Primary and Secondary levels in the short to medium term.

Proposed Education and Skills Strategy

- Education facilities will be directed to areas of greatest demand and with high public transport accessibility.
- Identify underutilised areas for educational uses to meet projected demand for school places.
- Work with Croydon College, Croydon Economic Development Company and academic institutions to attract university campuses to the borough.
- Provide specialist facilities for graduates to develop their skills into enterprise and entrepreneurial ideas and to grow their own businesses.
- Provide new educational facilities via Building Schools for the Future with facilities capable of fostering high quality skills and education.
- Deliver learning facilities in our libraries and community facilities.
CS6 Culture

Supports Spatial Objectives 1, 2, 4 and 5 listed on page 6 and 7.

Despite the presence of some popular cultural facilities such as the Fairfield Halls and Croydon Clocktower complex, there is a perception that Croydon is relatively poorly served in terms of a cultural offer when compared to other places in the UK with a similar population.

A range of measures are proposed which can be summarised as protecting and growing the cultural offer we know about and also providing space for the numerous cultural activities which can sometimes be overlooked. Whilst the current evidence base tells us that this ‘hidden’ creative/cultural base is significant, a further planned study will provide more details on its nature, location and scope for development.

Proposed Cultural Strategy

A Place to Belong

This section is related to the vision theme of Croydon as ‘A Place to Belong’. In order to meet the overall spatial vision, objectives and strategy we propose the following four thematic strategies:

- Community Facilities
- Heritage and the Built Environment
- The Public Realm
- Community Safety

CS7 Community Facilities

Supports Spatial Objectives 4, 5, 6, 7 and 8 listed on page 6 and 7.

With the largest population of any London borough, the pressure on community facilities in Croydon can be intense. With major growth proposed it is essential that there is a good understanding of the needs of the borough’s residents, now and in the future, in relation to the following:

- GP premises, health clinics and other primary health care facilities
- Places of worship
- Libraries
- Community centres, halls and accommodation for voluntary groups, social clubs and youth provision
- Post offices, corner shops and public houses
- Emergency services, Council and other public service front offices
- Affordable active leisure and sports facilities

The proposal forming part of CS4, whereby some of the borough’s industrial buildings could be used for community facilities, will help. However, the strategy set out below proposes a further set of interventions designed to meet the needs and aspirations of Croydon’s increasingly diverse community.
Proposed Community Facilities Strategy
- A wide range of housing types in town centres encourages people at all of life's stages to live there and is designed to promote inter-generational activity
- Public services co-located in buildings that are fit for purpose and accessible and located conveniently for people's day to day needs
- Programmes for investing in public buildings (including BSF, the NHS capital strategy) provide opportunities for co-locating community provision such as health, libraries and leisure with new school buildings
- Shared community facilities and places of worship to meet the needs of all faiths, are provided in appropriate and accessible locations
- We need a new generation of health facilities, with better local access to services such as dentistry, maternity and community health facilities
- We want all residents to be able to afford and have access to high quality active leisure and sporting facilities

CS8 Heritage and the Built Environment
Supports Spatial Objectives 5, 6 and 8 listed on page 6 & 7.
Croydon is blessed with an array of historical assets in its built environment, including 149 statutory, and 1,066 locally-listed buildings, 6 scheduled monuments, 2 parks and gardens of Special Historic Interest and 21 conservation areas.

To meet the spatial objectives we need to ensure:
- Any proposals for development and the built environment consider the need to retain heritage and townscape assets for each Place as to ensure distinctiveness is retained.
- Conservation Area Appraisals and Management Plans are produced for every Conservation Area with more detailed Appraisals and Management Plans for the Areas likely to have significant change proposals.

- Statements need to be completed for the Local Areas of Special Character to have a strong heritage influence on any proposed change in the built environment.
- Heritage assets are identified, working in partnership with English Heritage, recorded and kept on a register, the Local List of Historic Buildings, to ensure their value is identified and to assist in conserving and retaining heritage and distinctiveness of local character.

Proposed Heritage and the Built Environment Strategy
CS9 The Public Realm

Supports Spatial Objectives 5, 6, 7, 8, 9 and 10 listed on page 6 and 7.

The quality of the public realm in Croydon varies. To achieve Spatial Objective 5, it is essential that the quality of the public realm is improved to encourage use by all, to make safe, connected, compassionate, sympathetic, sustainable places. The public realm should give opportunity for community events, a vigorous day and night time economy in town centres. The resources and means should be made to maintain and manage a public realm of the highest quality.

Proposed Public Realm Strategy

- A public realm framework for the borough to be developed— it will include a public realm design guide SPD. Both the framework and SPD will be influenced by the evidence base studies and best practice studies on creating sustainable places, ‘civilised streets’ and community valued public realm. These will be aligned with the Mayor of London’s strategy for better streets to improve the quality of the urban realm.

- The framework and SPD will assist in an improved and joined up delivery across the council, and in partnership with the private sector. It will consider the coordinated provision of information and resources, including utilities, and identify the potential for better use of existing space.

- Key private sector and public realm projects will be identified that should be part of an early delivery that meets public realm principles and design guidelines developed through engagement with key stakeholders and set out within the SPD.

- Major development sites identified in the public realm framework will include master plans that incorporate principles and follow the guidance of the public realm SPD and framework.

- The public realm framework will consider changes to improve the way the Council delivers, maintains, manages and finances the public realm, looking to best practices including that of local authorities awarded Beacon Status for public realm management.
CS10 Community Safety

Supports Spatial Objectives 4, 5 and 7 listed on page 6 and 7.

The Council and police continue to work closely on a daily basis to ensure that local concerns to reduce crime and the fear of crime are addressed. This includes anti-social behaviour, youth crime, mobile enforcement, safer Croydon radio, CCTV control room, neighbourhood enforcement and witness support, all reporting to the safer Croydon partnership. Most actions are immediate, street based and of a management, or enforcement nature.

The spatial planning dimension to community safety relates to the development and adoption of social environments and measures to increase community safety. These would be based around urban design criteria for new places and improving existing spaces, through measures, such as natural surveillance and encouraging social interaction and trust, particularly between generations and cultures.

Proposed Community Safety Strategy

The focus on short-term, enforcement measures should be supplemented by the need to ensure the design of new buildings and their relationships with other development contributes towards improving public safety. The current evidence base for a more social approach to community safety, based on principles of good urban design is limited to academic studies and foreign examples.

The choice for Croydon is whether or not, to plan to replace the policing approach over the 20 year period of the Core Strategy with good quality social solutions and design.

Figure B: Proposed Community Safety Strategy

- routes & movement
- public/private space
- facilities
- ownership
- security
- lighting
- management

- historic character
- continuity
- enclosure & scale
- quality of public realm
- ease of movement
- legibility
- adaptability
- diversity
A Place with a Sustainable Future

This section is related to the vision theme of Croydon as ‘A Place with a Sustainable Future’. In order to meet the overall spatial vision, objectives and strategy we propose the following four thematic strategies:

- Transport and Movement
- Climate Change, CO2 and Water Management
- Green Grid and Rivers
- Waste

CS11 Transport and Movement

Supports Spatial Objectives 7, 8, 9 and 10 listed on page 6 and 7.

In Croydon at the moment, high levels of vehicle emissions are a problem. The transport network is strong but there is congestion and a number of pinch points, especially at key road junctions. Capacity for all forms of public transport will need to increase to support the growth in homes and jobs. There is insufficient capacity at East Croydon Station and the interchange facilities at West Croydon need improving. Bus and tram users have safety concerns whilst waiting at stops and some are deterred by children using bus services. There is a good cycle network but there are still key gaps.

Proposed Community Safety Strategy

The focus on short-term, enforcement measures should be supplemented by the need to ensure the design of new buildings and their relationships with other development contributes towards improving public safety. The current evidence base for a more social approach to community safety, based on principles of good urban design is limited to academic studies and foreign examples.

1. New infrastructure provision and network improvements, especially in the medium to long-term
   a. Electric vehicle charging points and hydrogen fuelling stations
   b. Improved interchange facilities and pedestrian links to West Croydon station
   c. Increased capacity and a new pedestrian bridge to the northern end of East Croydon station
   d. Other station enhancements to East Croydon station
   e. Junction improvements, particularly around the Croydon Metropolitan Centre, Fiveways and Purley
   f. Safer and more traffic free routes to transport interchanges and parks
   g. Support the Mayor’s proposed tram extension towards Purley and Coulsdon, but also to Sutton, Bromley, Crystal Palace, Streatham, Mitcham and Morden

2. Smarter travel (improvements to travel choice, information and awareness) in the short to medium-term
   a. Greater focus on travel planning
   b. Review of car parking in the borough
   c. Review school transport provision
   d. Bus stop improvement programme
   e. Complete Connect2 and Greenway cycle routes
   f. Car clubs
   g. Resident parking permits
   h. Improve CMC bus stands, driver facilities and operations
   i. Review and reorganise access to car parks and parking provision in CMC to reduce congestion
   j. Promote local schemes and new ways of delivering goods and servicing
CS12 Climate Change, Energy, CO2 and Water Management

Supports Spatial Objectives B, 9 and 10 listed on page 6 and 7.

To mitigate and adapt to climate change the energy efficiency of buildings within the borough must be improved and moves to cleaner forms of energy generation must be made. Concentrations of oxides of nitrogen and particulates are above statutory maximum levels in several areas in Croydon, while this is principally due to transport emissions, emissions from buildings are playing an increasingly important role.

At the same time, we must give consideration to how the borough will adapt to the pressures of population growth and climate change. The South East is already a region of water stress due to increasing population, high levels of consumption, relatively low rainfall and ageing infrastructure. Croydon itself has several areas where flood risk is high, which largely coincide with key development areas. Development must be undertaken in such a way so as to reduce water consumption and reduce risk of flooding.

Proposed Climate Change, CO2 and Water Management Strategy

Croydon’s approach to climate change mitigation and adaptation will be in two strands: (1) Local circumstances will direct climate change mitigation and adaptation approaches in Croydon (see image opposite). This will include the promotion and enabling of district heat and power networks in the CMC and district centres with high heat density; and (2) A local requirement for sustainable buildings for new build and the retrofitting of existing building stock (including conversions and extensions) is to be set borough-wide.

In order to ensure high standards and contribute locally to the London Plan’s CO2 reduction target, Croydon’s minimum sustainability standards for new build and retrofitted developments are as follows:

- New build residential developments should be built to Code for Sustainable Homes Level 4.
- New build non-residential development over 500sqm should be built to BREEAM ‘Excellent’.
- Retrofitting of existing residential buildings will be expected to meet high standards of the forthcoming ‘BREEAM - Domestic Refurbishment’ standard and extensions to residential buildings will be expected to improve the overall energy and water efficiency of the existing building (the exact level will be set out in the Development Management DPD).

- Retrofitting of existing non-residential buildings or conversions greater than 500m sq. floor space should achieve BREEAM ‘Very Good’ standard.

Where developments are unable to achieve the above standards, a financial contribution from the developer will be sought, and used to reduce CO2 emissions elsewhere in the borough. The levels contained in this strategy will be reviewed to determine if these requirements should be increased or decreased (excluding energy/CO2 requirements which will be determined by the Building Regulations) following the completion of further evidence base.

Figure 9: Proposed Climate Change, Energy, CO2 and Water Management Strategy

- Heat and power networks will be established in the CMC and district centres with high heat density.
- Major refurbishments must ensure they are ‘CHP ready’ and could connect to a network if the future requires.
- In road areas 300m green roofs, living walls and maximum credits on CHS and BREEAM for surface water run off will be expected. ‘Source Protection Zones’ and green belt will be protected as per Environment Agency guidelines.

Area suitable for CHP network
- Infrastructure
- Area of high heat density – further investigation CHP network potential.
CS13 Green Grid and Rivers

Supports Spatial Objectives 5, 6, 7, 8, 9 and 10 listed on page 6 and 7.

Over one third of Croydon has been designated as Metropolitan Green Belt (MGB), the majority of which is 'heritage land'. Given the shortage of land available for development, it is becoming increasingly difficult to meet Government targets for new housing provision. This will inevitably result in pressure to develop on MGB, Metropolitan Open Land (MOL) or other green areas.

Government policy encourages the use of brownfield sites to accommodate forecasted future development. In some instances these sites are located in areas where provision or access to green infrastructure is limited or non-existent. Existing borough plans identify many of these potential development sites. However, green spaces provision is an integral part of the Core Strategy and any green infrastructure provided must be effectively tied into the Boroughs green and blue networks.

Proposed Green Grid and Rivers Strategy

The strategy for Croydon's green grid and rivers can be broken into the following strands:

- Providing new and/or enhancing existing public open spaces, reducing areas of deficiency
- Providing public access along watercourses and green areas, linking to the wider path and cycle route network (with particular regard to the Connect2 project)
- Providing a range of formal and informal recreational uses and landscapes, promoting healthy living
- Providing new and/or enhancing existing wildlife sites, reducing areas of deficiency
- Managing water collection, cleansing and flood risk with multi-functional spaces
- Mitigating and adapting to the impacts of climate change.

We will ensure that regeneration and development proposals maximise the benefits of the green grid by ensuring that they:

- are designed to link open space elements into a wider network that functions as a whole, crossing administrative boundaries and connecting urban, suburban, rural areas and waterways;
- address deficiencies in access to public open space and nature;
- design, locate and manage open spaces to perform a wide range of functions;
- engage and incorporate a wide range of diverse disciplines and expertise throughout the process, including planning, urban design, landscape, ecology, environment, conservation and civil engineering.

CS14 Waste Reduction and Management

Supports Spatial Objectives 7, 8, 9 and 10 listed on page 6 and 7.

In 2006/7 Croydon produced 190,000 tonnes of municipal waste, 76% of Croydon’s waste is sent to landfill (compared to the London average of 57%); and the recycling rate 2008/9 was 28%. The Joint South London Waste Plan (JSLWP) is currently in preparation (in partnership with the London Boroughs of Sutton, Kingston and Merton) and covers the period up to 2021.

Proposed Waste Reduction and Management Strategy

The Council supports the objectives of sustainable waste management set out in PPS10 and the London Plan. The Council will work with its partners across South London to prepare a Joint Waste DPD, which will identify locations suitable for waste management facilities to meet the London Plan apportionment of approximately 1.3 million tonnes in 2020 and land use policies to support these.

Arrangements for monitoring the changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and disposed of will be provided in the Joint Waste DPD.
The Council will increase municipal waste recycling rates to 35% by 2010 and 50% by 2020. The Council will address waste as a resource; looking to disposal as the last option, in line with the waste hierarchy. To support recycling, the Council will require integrated, well-designed recycling facilities to be incorporated into all new developments where appropriate.

*Figure 16: The waste hierarchy*

- Waste Reduction
- Re-Use
- Recycle / compost
- Energy recovery
- Disposal

**What happens next and how to get involved**

**Next steps**

This report represents the second stage of consultation in preparing Croydon's Local Development Framework (LDF) Core Strategy. The Core Strategy provides the strategic direction for the new LDF and is the first planning policy document to be produced for it. The final Core Strategy must make clear what the subsequent key documents, called Development Plan Documents, should deliver and the relevant detail they will provide. It should also say what further detail will be set out in subsequent Supplementary Planning Documents (SPDs).

**Let us have your comments**

As well as the usual access to documents at libraries and on our website, you can let us have your comments online via consult.croydon.gov.uk (in order to make comments online you will need to register). Registering allows us to keep you informed of consultation progress and enables us to send you details of forthcoming events. We will be recruiting participants for four consultation events from this list.

Copies of the full Core Strategy consultation report and this summary report will be available at the following locations:

- The Council’s website in PDF format: www.croydon.gov.uk/corestrategy
- The Council’s spatial planning consultation portal http://consult.croydon.gov.uk
- The Council’s ‘Croydon – Third City’ Facebook group will display an online version of the summary report
- Access Croydon, Taberner House
- All of the borough’s libraries
Scheduled Consultation Exhibitions

A series of four events — open from 10am to 3.30pm — have been scheduled to give stakeholders the opportunity to look at plans, and comment on, or get involved in discussions about, the Core Strategy’s proposals with officers.

27 February  Maple Room, Fairfield, Park Lane
6 March    Christchurch Hall, Brighton Road, Purley
13 March   Phoenix Community Centre, Westow Street, Upper Norwood
20 March   Selsdon Hall, Addington Road, Selsdon

Contacts on the LDF Subscriber List will be sent invitations and details for all meetings once they are finalised. If you are not on the LDF Subscriber List and wish to attend one of these meetings or wish to join the LDF Subscriber List please contact the Policy and Strategy Team for further details.

Contacting Planning

LDF email address: LDF@croydon.gov.uk
LDF Telephone Number: 0208 407 1385
LDF Address: Policy and Strategy, 18th Floor North West Quadrant, Taberner House, Croydon, CR9 1JT

After your comments have been received

Following receipt of the community’s and stakeholders’ views gathered as part of this consultation phase, we will consider whether and how the proposals should be amended for an actual draft of the Core Strategy document which will be consulted on in autumn this year.

A consultation report will be prepared to show how all representations relevant to the Core Strategy have been considered.

You are encouraged to use electronic means to send us your comments in order that we can process your views more efficiently and to minimise the use of paper.