

Croydon Local Plan: Detailed Policies and Proposals
(Preferred and Alternative Options) – Employment policies

Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres

Each of these designations set by this policy are shown on the Policies Map. These designations are generally the same as the designations of the same name in the Unitary Development Plan¹. However there are a number of proposed amendments to the boundaries. These changes are summarised in the table. Maps showing the proposed extent and location of each of the amendments to the town centres in the borough follow the table.

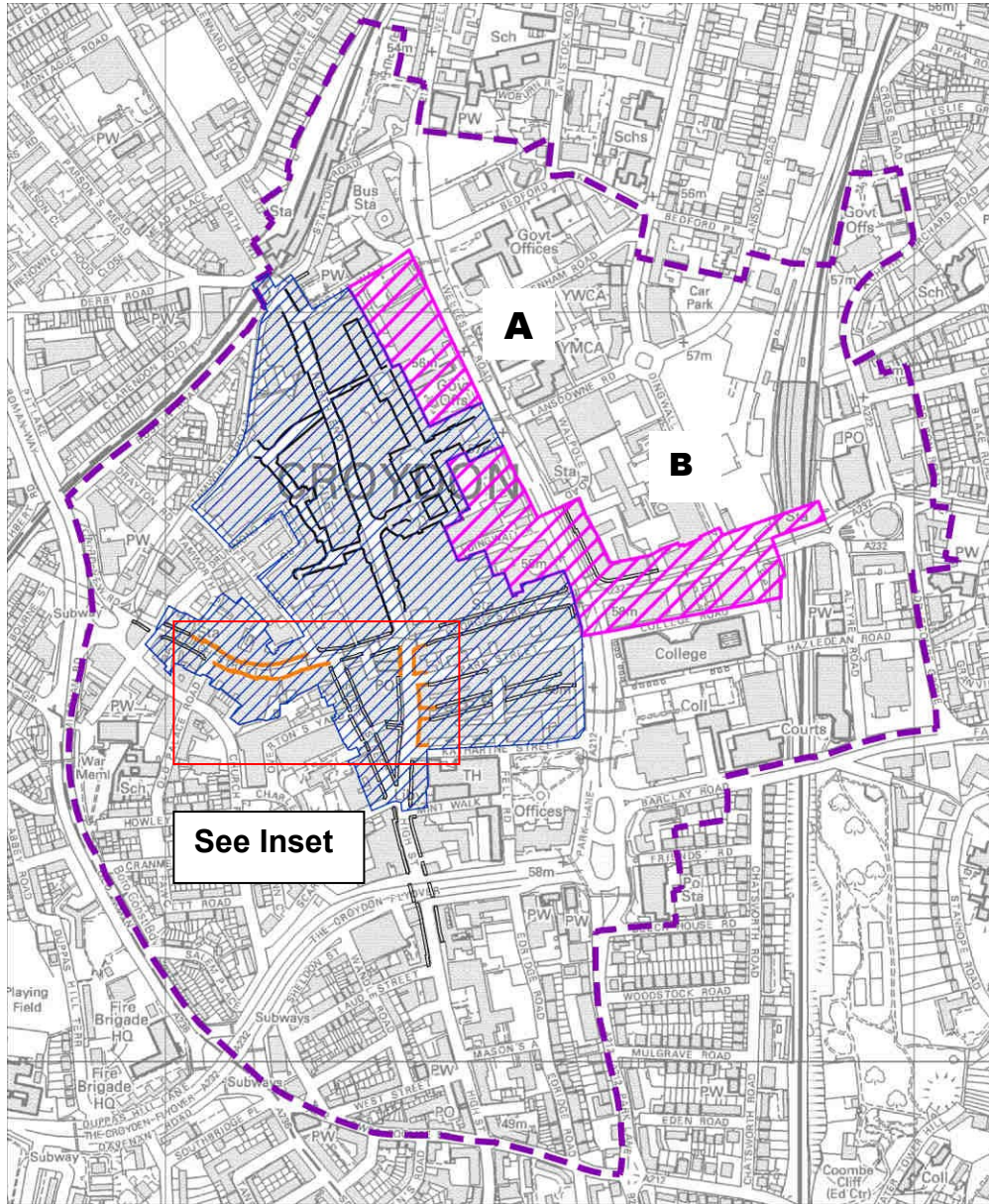
Centre	Boundary of Centre	Primary Shopping Area	Main Retail Frontage	Secondary Retail Frontage
Croydon Metropolitan Centre		✓	✓	✓
<i>District Centres</i>				
Addiscombe	✓	✓		✓
Crystal Palace (formerly Upper Norwood)		✓		✓
Norbury (preferred option)	✓		✓	
Norbury (alternative option)	✓		✓	✓
Purley	✓		✓	
Selsdon	✓	✓	✓	✓
South Norwood	✓	✓		✓
Thornton Heath	✓	✓	✓	✓
<i>Local Centres</i>				
Beulah Road ²	✓	✓	✓	✓
Brighton Road (Sanderstead Road)	✓	✓	✓	✓
Brighton Road (Selsdon Road)	✓	✓		
Broad Green	✓	✓	✓	✓
Pollards Hill	✓	✓	✓	

¹ The Croydon Local Plan: Strategic Policies altered the designation of Coulsdon, Norbury, Purley and Thornton Heath Town Centres and Addiscombe Local Centre to District Centres with no boundary changes.



² Beulah Road is proposed as a new Local Centre

Centre	Boundary of Centre	Primary Shopping Area	Main Retail Frontage	Secondary Retail Frontage
Shirley	✓	✓	✓	
Thornton Heath Pond	✓	✓		✓





Croydon Metropolitan Centre

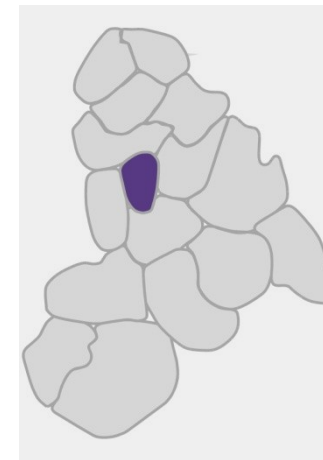


Proposed Changes

-  Extension of Primary Shopping Area
-  Replace Main Retail Frontage with Secondary Retail Frontage

Designation Retained

-  Croydon Metropolitan Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)
-  Main Retail Frontages (UDP 2006)
-  Secondary Retail Frontages (UDP 2006)



Extend the Primary Shopping Area (PSA) in CMC to include the entire Whitgift Block
The changing nature of Wellesley Road and the planned, retail-led regeneration of this area are both reasons why the PSA should be extended beyond the parts of the Whitgift Centre where retail uses currently exist.

Extend the Primary Shopping Area (PSA) to include the shops in George St heading towards and up to East Croydon station

The purpose of the PSA is to identify the parts of a town centre where proposals for retail use would broadly be acceptable. Given its function as a natural route from East Croydon Station to the main shopping areas within CMC, it seems logical to extend the PSA to cover both sides of George St in its entirety. This would also be supported by the emerging Fairfield Masterplan which envisages ground floor commercial activity on the south eastern side of George Street.



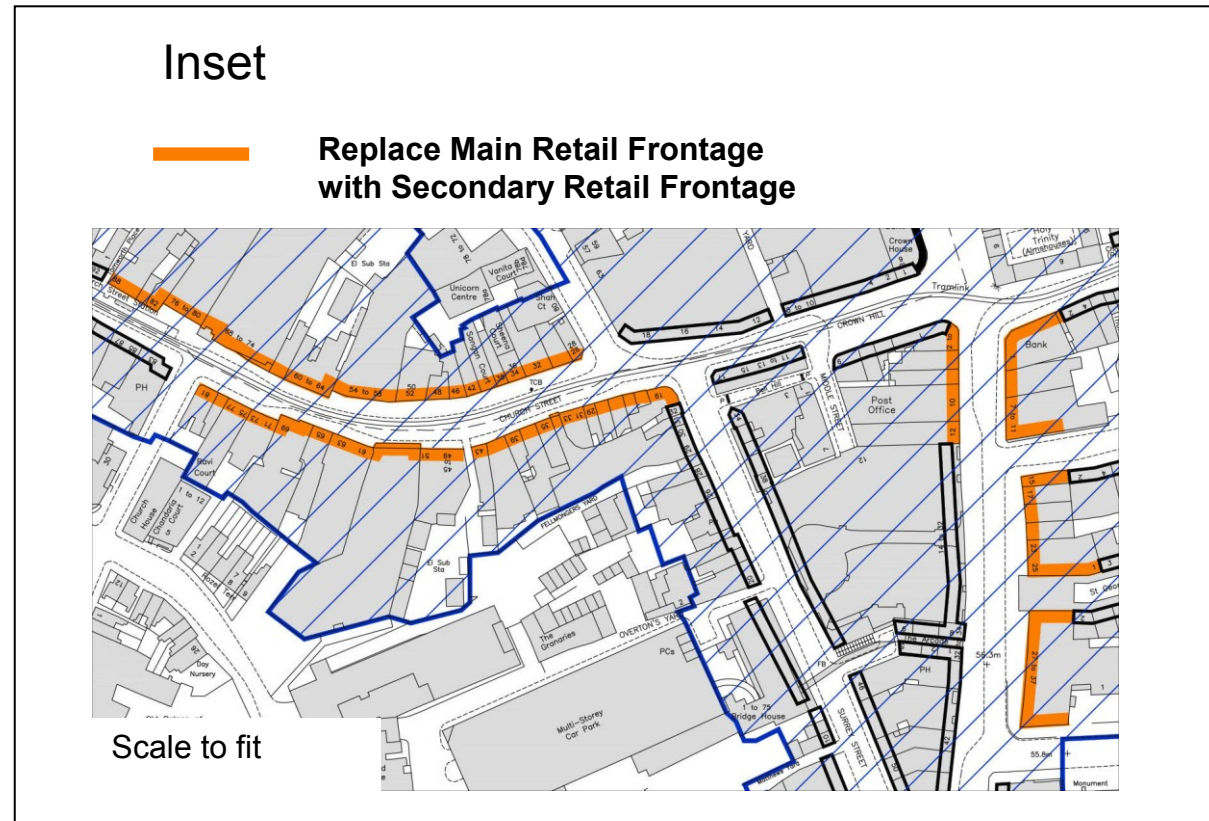
 Primary Shopping Area Extension

Make Church Street SRF rather than the current mix of MRF and SRF

Replacing the existing MRF designation with an SRF designation in Church Street enables a wider range of A Class uses to set up in this part of CMC. Proposed Policy DM6 would guard against the over representation of hot food takeaways but would not, for example, preclude a cluster of restaurants from establishing.

Make 1 – 37 High St and 4 – 56 High St SRF rather than the current mix of MRF and SRF

Replacing the existing MRF designation with an SRF designation in the High Street enables a wider range of A Class uses to set up in this part of CMC. The proposed Policy DM6 would guard against the over representation of hot food takeaways but would not, for example, preclude a cluster of restaurants from establishing.



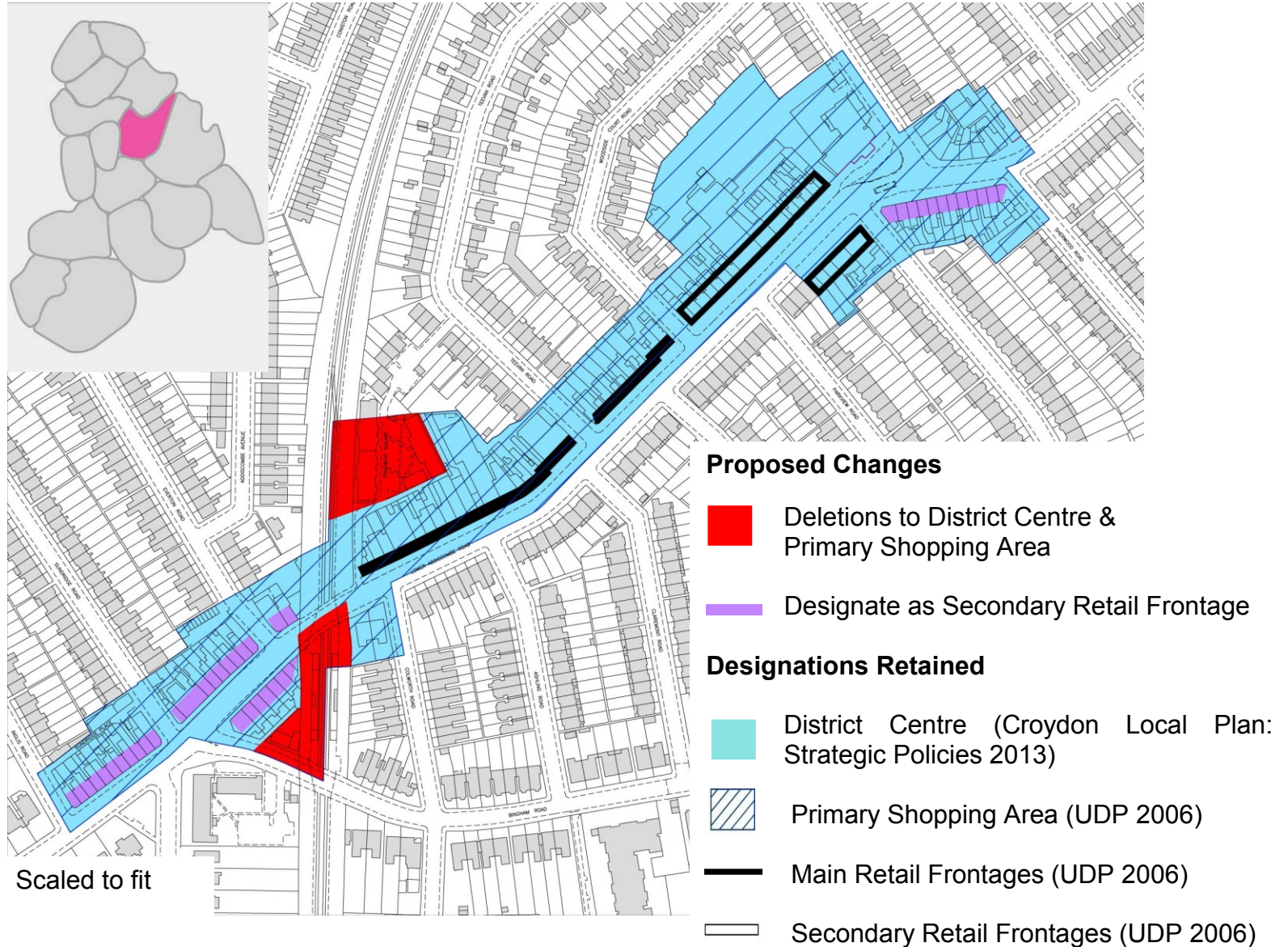
Addiscombe

Reduce District Centre boundary (and Primary Shopping Area)

The two areas on the plan identified for removal from the District Centre are both entirely residential and also lack a frontage to Lower Addiscombe Road. Neither are natural locations for future town centre activity, therefore it is proposed they no longer form part of the District Centre.

New Secondary Retail Frontages

The Secondary Retail Frontage designation will protect the existing retail function of these frontages but will also allow flexibility for other Class A uses and community uses.



Crystal Palace

Extend the PSA to include Church Rd and unallocated parts of Westow Hill and Westow Street

Increasingly Church Rd has become an integral part of the shopping offer in Crystal Palace and this has resulted in all three sides of the Triangle benefiting from ground floor commercial activity and the associated footfall. For this reason it should also be covered by the PSA designation.

Extend SRF to 6 – 48 (even) and 52 – 94 (even) Church Rd




Linked to the point above, it is proposed that the existing shops in Church Rd be designated SRF in order to ensure they remain in A Class uses.

Phoenix Centre

Remove Secondary Retail Frontage designation so that the community facility continues to be protected by Policies SP5 and DM18.



Proposed Changes

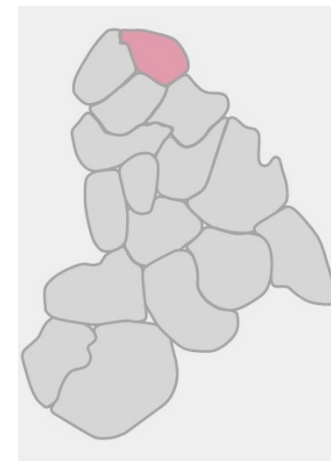
-  Extension to Primary Shopping Area
-  Designate as Secondary Retail Frontage
-  Remove Secondary Retail Frontage Designation

Designations Retained

-  District Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)
-  Main Retail Frontages (UDP 2006)
-  Secondary Retail Frontages (UDP 2006)

Church Road
6-48 (even)
52-94 (even)

L.B. Croydon Boundary →
Scaled to fit



Norbury (preferred option)

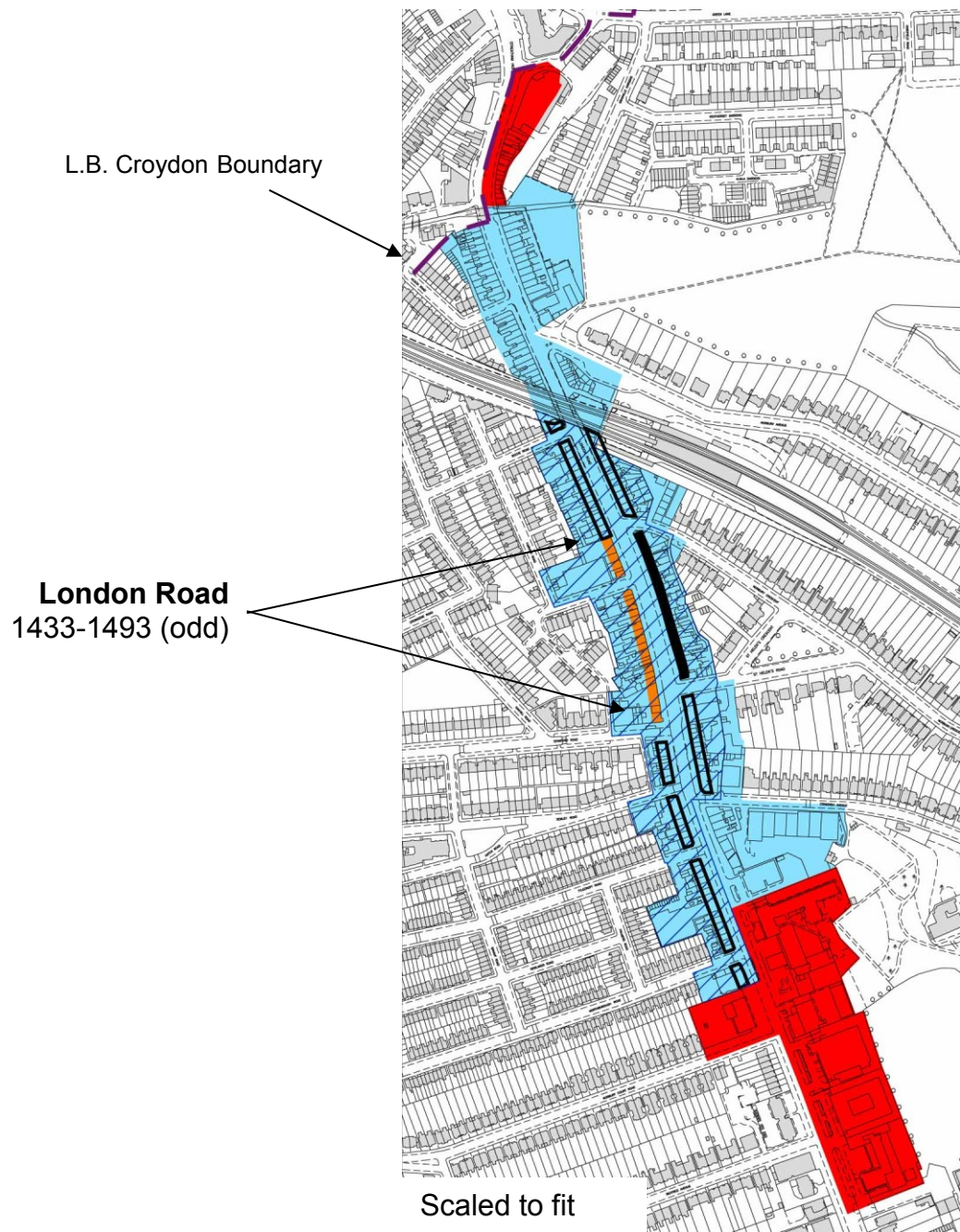
Reduce District Centre boundary

The point where London Road becomes Streatham High Road (the bridge over Norbury Brook) is a natural break point. There are fewer shops on the western side of the road and those on the eastern side, with the exception of Lidl, are smaller in scale.

The area proposed for removal at the southern end of the District Centre comprises, amongst other uses, large office buildings (some converted to residential use) and a fire station. Only after this point in London Road is there a predominance of A Class uses and therefore it is proposed they no longer form part of the District Centre.

Replace MRF designation with SRF designation at 1433 – 1493 (odd) London Road

The MRF at this point is interspersed already with non A1 uses and whilst there is an argument for keeping this designation, there is a counter argument that it is stopping the development of a restaurant cluster in this location.

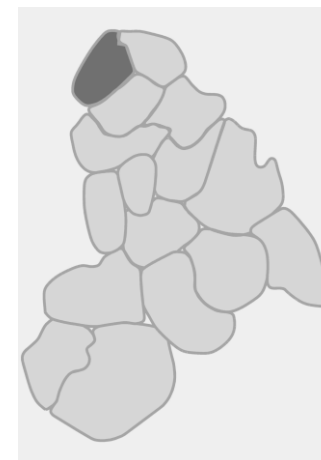


Proposed Changes

- Deletions to District Centre
- Replace Main Retail Frontage with Secondary Retail Frontage

Designations Retained

- District Centre (Submission Core Strategy 2012)
- Primary Shopping Area (UDP 2006)
- Main Retail Frontages (UDP 2006)
- Secondary Retail Frontages (UDP 2006)



Norbury (alternative option)

Reduce District Centre boundary

The area proposed for removal at the southern end of the District Centre comprises, amongst other uses, large office buildings (some converted to residential use) and a fire station. Only after this point in London Road is there a predominance of A Class uses and therefore it is proposed they no longer form part of the District Centre.

Remove SRF designation from 1327-1329, 1341 – 1371 (odd) London Road

In light of the proposed boundary and in the interests of promoting flexibility where possible, it is proposed that the SRF designation in this part of London Road be removed.

Replace MRF designation with SRF designation at 1433 – 1493 (odd) London Road

The MRF at this point is interspersed already with non A1 uses and whilst there is an argument for keeping this designation, there is a counter argument that it is stopping the development of a restaurant cluster in this location.

L.B. Croydon Boundary

London Road
1433-1493 (odd)

London Road
1327-1329 (odd)
1341-1371 (odd)

Scaled to fit

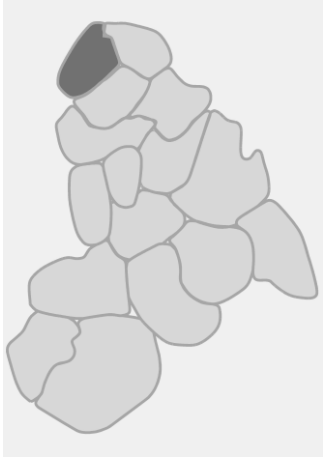


Proposed Changes

- Deletions to District Centre
- Replace Main Retail Frontage with Secondary Retail Frontage
- ⚡ Remove Secondary Retail Frontage Designation

Designations Retained

- District Centre (Croydon Local Plan: Strategic Policies 2013)
- Primary Shopping Area (UDP 2006)
- Main Retail Frontages (UDP 2006)
- Secondary Retail Frontages (UDP 2006)



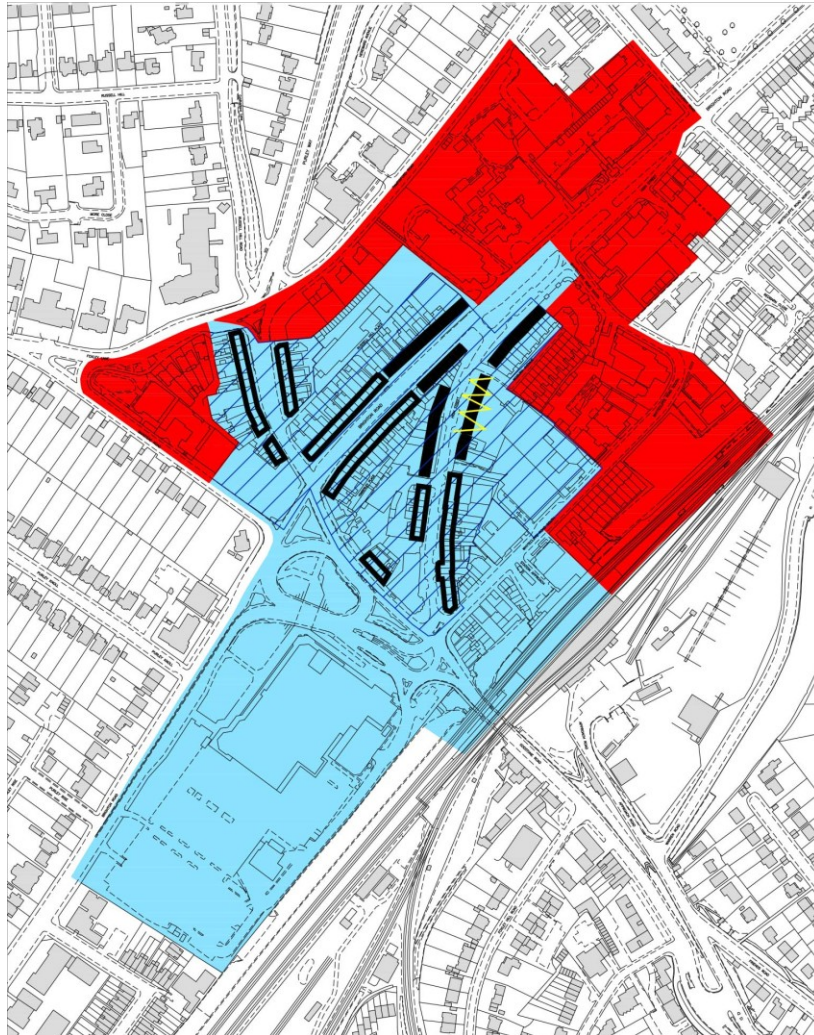
Purley

Reduce District Centre boundary

The existing District Centre boundary includes numerous residential flatted developments and houses. The library and church do not need to be within the centre to be afforded policy protection. The proposed boundary better reflects the commercial core of Purley.



Purley Leisure Centre

Remove Main Retail Frontage designation so that a community facility continues to be protected by Policies SP5 and DM18.



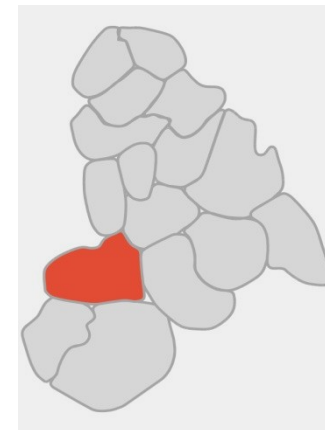
Scaled to fit

Proposed Changes

-  Deletions to District Centre
-  Remove Main Retail Frontage Designation

Designations Retained

-  District Centre (Croydon Local Plan: Strategic Policies 2013)
-  Primary Shopping Area (UDP 2006)
-  Main Retail Frontages (UDP 2006)
-  Secondary Retail Frontages (UDP 2006)



Selsdon

Remove SRF designation from 236 – 238 (even) Addington Road

In order to promote greater flexibility it is proposed to remove the SRF designation from this part of Addington Road.

Replace MRF designation with SRF designation at 230 – 234 (even) Addington Road




The MRF in Selsdon corresponds with a largely unbroken parade until the former Selsdon Garage. To

promote greater flexibility it is proposed that this natural break point is reflected in the MRF and this part of Addington Road be redesignated as SRF.

Reduce District Centre boundary

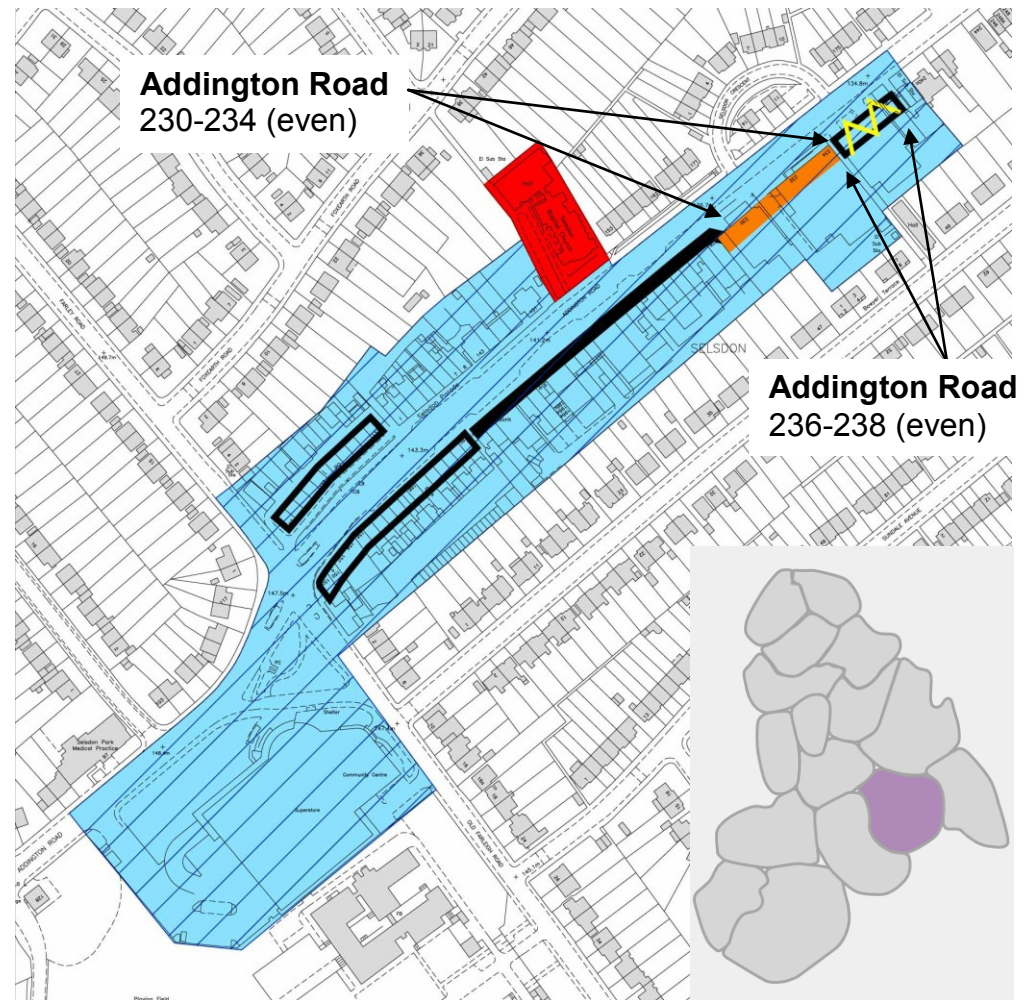
The church does not need to be within the centre to be afforded policy protection therefore it is proposed it no longer forms part of the District Centre.

Proposed Changes

-  Deletions to District Centre and Primary Shopping Area
-  Replace Main Retail Frontage with Secondary Retail Frontage
-  Remove Secondary Retail Frontage Designation

Designations Retained

-  District Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)
-  Main Retail Frontages (UDP 2006)
-  Secondary Retail Frontages (UDP 2006)



South Norwood

Reduce District Centre boundary

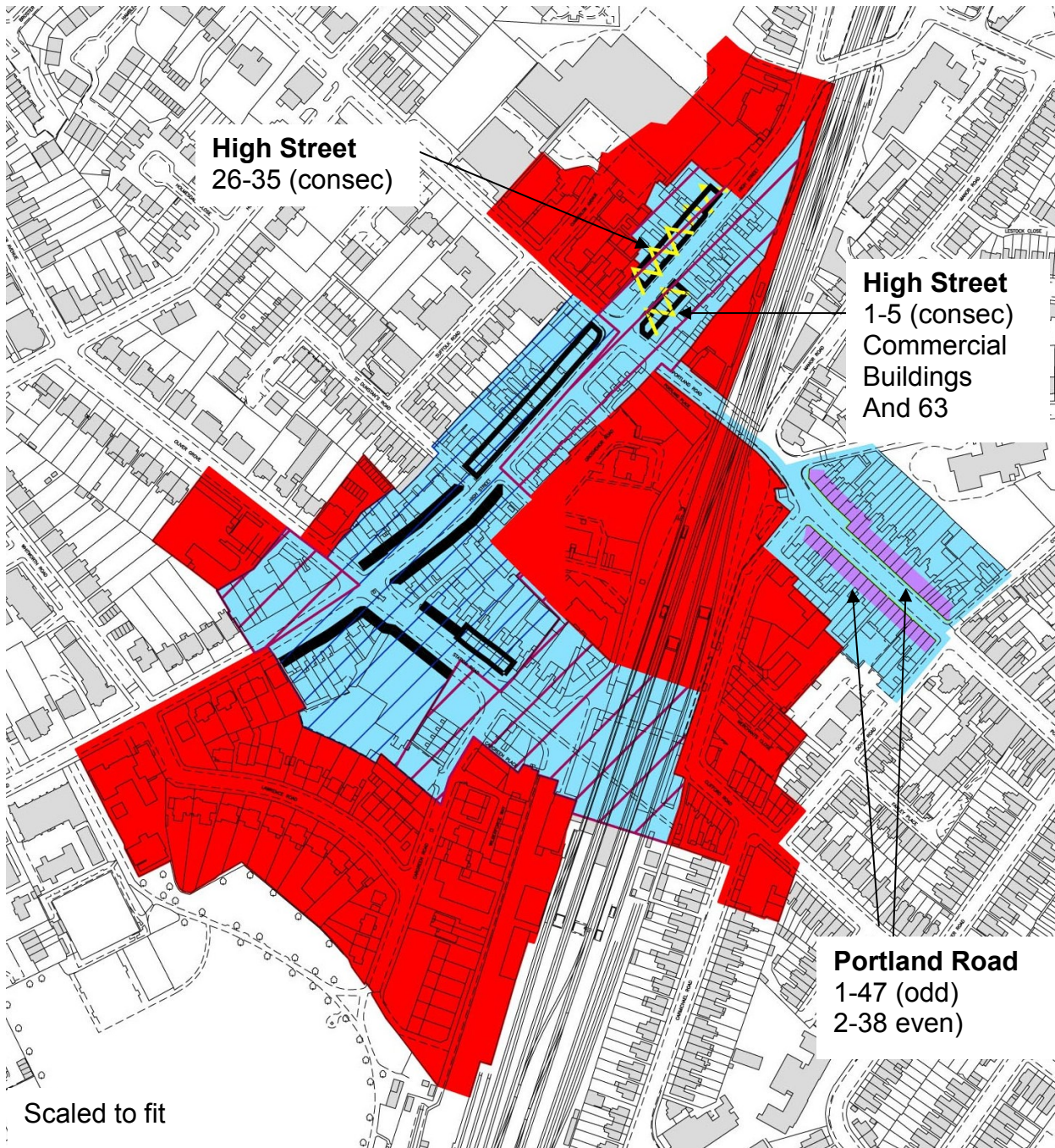
The boundary of the District Centre includes numerous houses and flatted developments which do not perform a town centre function but have been included as the decision was taken previously to extend the centre to include peripheral non-residential buildings such as the Library and the Police Station. The northern end of Portland Rd has also been included as although this area is separated by the low rail bridge from the rest of the centre it does comprise shops/services associated with a District Centre. These shops still perform a valuable local shopping function and therefore, it is proposed that they be designated as Secondary Retail Frontages.

Redraw PSA to match the revised boundary

The proposed District Centre boundary reflects the commercial core with an extension along the northern end of Portland Road in a way the current one does not. In principle, retail use would now be acceptable in any part of the commercial core centre. For this reason it is proposed the PSA boundary should match the revised boundary excluding the northern end of Portland Road.

Remove SRF designation from 1-5 (cons) Commercial Buildings & 26 – 34 High Street

In order to promote greater flexibility it is proposed to remove the SRF designation from this part of the High Street.

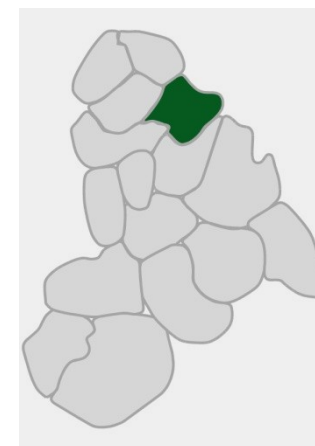


Proposed Changes

- Deletions to District Centre
- Extension to Primary Shopping Area
- Designate as Secondary Retail Frontage
- Remove Secondary Retail Frontage Designation

Designations Retained

- District Centre (UDP 2006)
- Primary Shopping Area (UDP 2006)
- Main Retail Frontages (UDP 2006)
- Secondary Retail Frontages (UDP 2006)



Scaled to fit

Thornton Heath

Reduce District Centre boundary

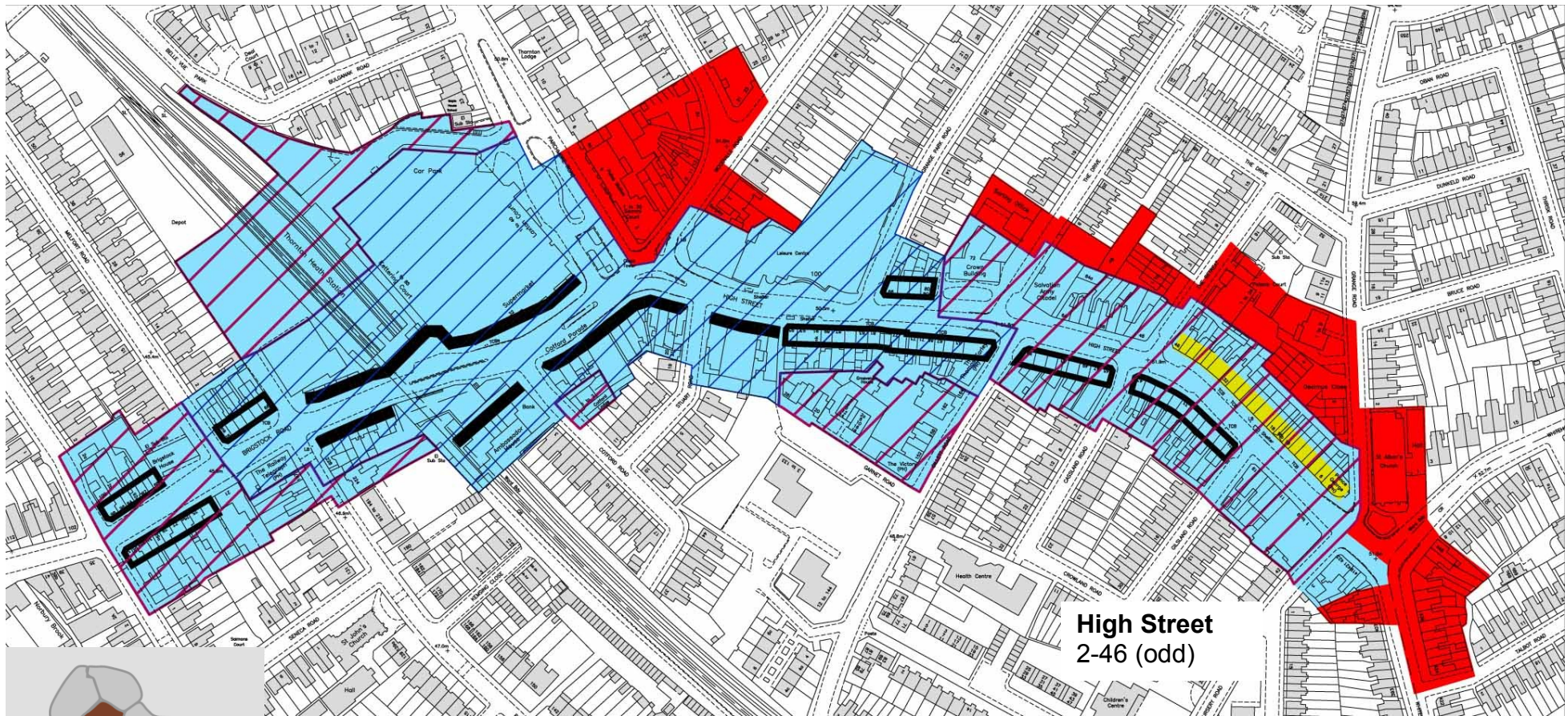
The shops in Whitehorse Road and Woodville Road are smaller in scale than the majority of units in the District Centre. They also lack the frontage onto the High Street or Brigstock Road and for these reasons it is proposed the boundary be amended. Similarly, a number of other properties at the back of the shops in the High Street are also proposed for removal from the District Centre.

Redraw PSA to match the revised boundary

The proposed District Centre boundary reflects the commercial core in a way the current one does not. In principle, retail use would now be acceptable in any part of the centre. For this reason it is proposed the PSA boundary should match the revised boundary.

Replace SRF designation with MRF at 2 – 46 High Street (odd)

This end of the High Street enjoys the same level of vibrancy as the other end of the High Street and therefore it is proposed it be offered the same level of protection to ensure it continues to accommodate a predominance of A1 units.



**High Street
2-46 (odd)**

Proposed Changes

- Deletions to District Centre
- Extension to Primary Shopping Area
- Replace Secondary Retail Frontage with Main Retail Frontage

Designations Retained

- District Centre (Croydon Local Plan: Strategic Policies 2013)
- Primary Shopping Area (UDP 2006)
- Main Retail Frontages (UDP 2006)
- Secondary Retail Frontages (UDP 2006)

Beulah Road

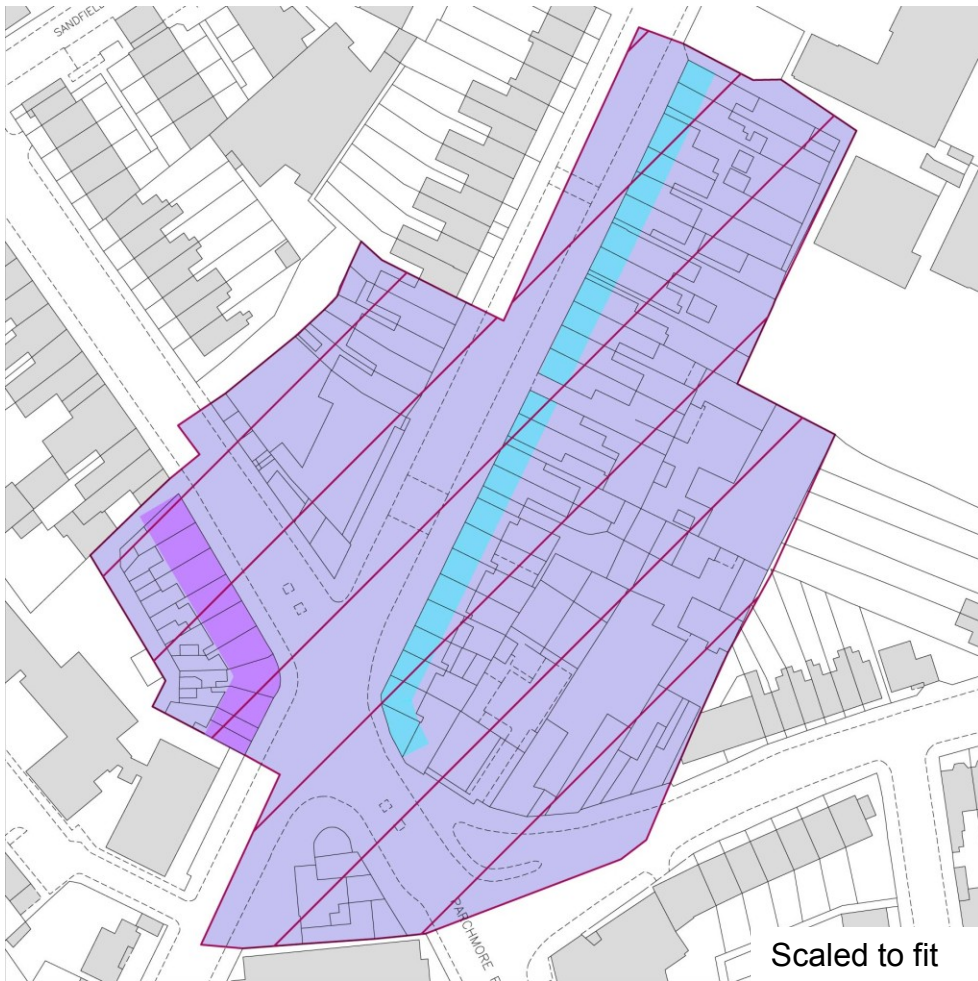
Include further units and redesignate Beulah Road Shopping Parade as a Local Centre

This existing Shopping Parade and the immediate surrounding area performs a similar function to other Local Centres in the Borough. There is a cluster of non-residential premises that serve the local community but are not included within the Shopping Parade designation such as a health centre, launderette, off-licence and a restaurant.

Designating this area as a Local Centre will offer protection to these uses and for this reason it is proposed the area be designated a Local Centre and the Shopping Parade designation to be replaced with Main Retail Frontage designation.

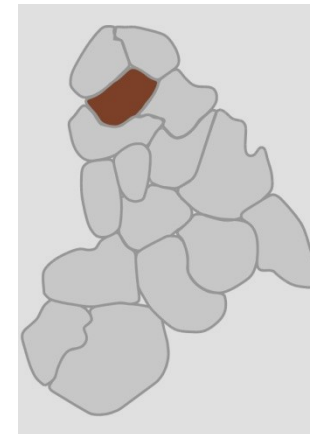
Designate 55B-57 Beulah Road and 105-117 Parchmore Road as SRF

The Secondary Retail Frontage designation will protect the existing retail function of this frontage but will also allow flexibility for other Class A uses and community uses.



Proposed Changes

-  New Local Centre
-  New Primary Shopping Area
-  Replace Shopping Parade designation with Main Retail Frontage designation
-  Designate as Secondary Retail Frontage



Brighton Road (Sanderstead Road)

Reduce Local Centre and PSA boundary

The current boundary includes a number of peripheral or residential buildings and therefore it is proposed the Local Centre boundary be amended as shown.

Replace full extent of SAF designation with MRF designation

The SAF designation from the UDP is similar to the MRF designation but has an A1 threshold of 50% instead of 65%. For the purposes of making the retail policies clearer it is proposed to remove the SAF designation from the policy environment. By reducing the MRF threshold to 60% it can be applied in circumstances where a SAF designation was previously used with very little change in flexibility or policy effect.




Designate 261-277 Brighton Road as Secondary Retail Frontage

The Secondary Retail Frontage designation will protect the existing retail function of this frontage but will also allow flexibility for other Class A uses and community uses.



Scale to fit

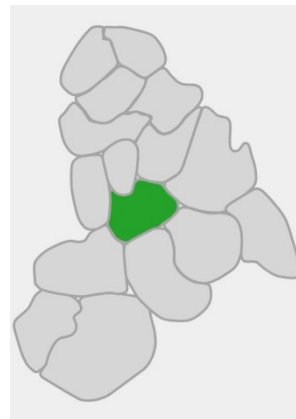


Proposed Changes

-  Deletions to Local Centre & Primary Shopping Area
-  Replace Shopping Area Frontage with Main Retail Frontage Designation
-  Designate as Secondary Retail Frontage

Designations Retained

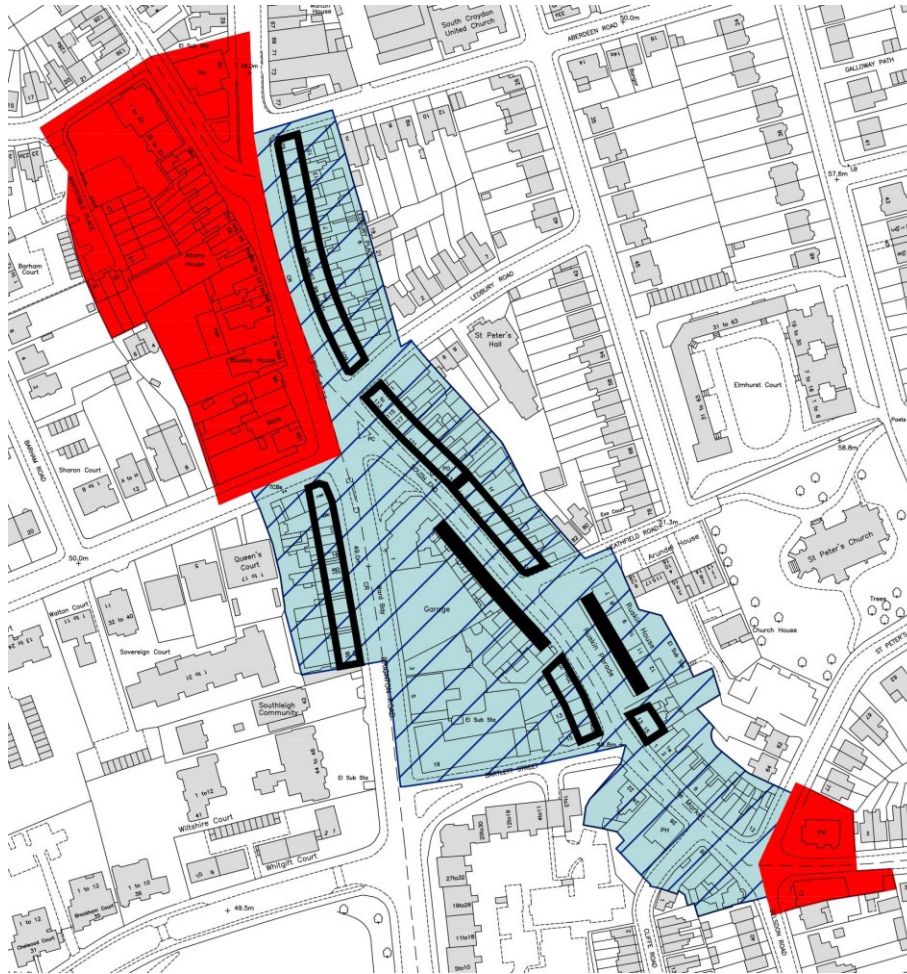
-  Local Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)



Brighton Road (Selsdon Road)


Reduce Local Centre and PSA boundary

The part of the Local Centre suggested for de-designation has high levels of vacancy, including a number of units which have been long-term vacant. Removal of the Local Centre designation may stimulate investor activity.




Scaled to fit


Proposed Changes


 Deletions to Local Centre & Primary Shopping Area

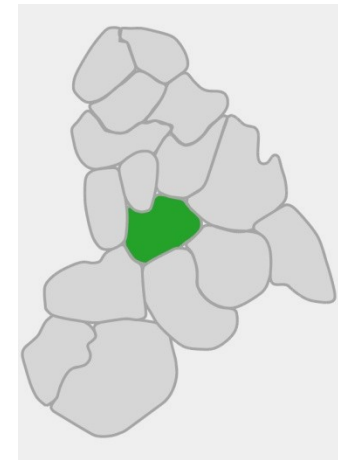
Designations Retained

 Local Centre (UDP 2006)

 Primary Shopping Area (UDP 2006)

 Main Retail Frontages (UDP 2006)

 Secondary Retail Frontages (UDP 2006)



Broad Green

Reduce Local Centre and PSA boundary to size shown on attached scan

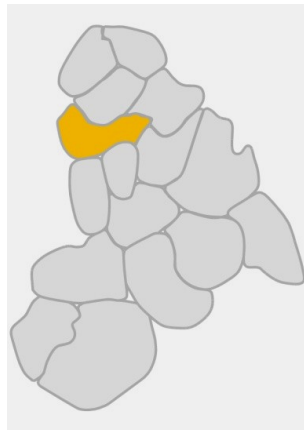
The part of the Local Centre suggested for de-designation does not have a frontage onto London Road nor does it contain retail uses and for these reasons is proposed for removal from the Local Centre.

Replace full extent of SAF designation with SRF designation

The SAF designation from the UDP is similar to the MRF designation but has an A1 threshold of 50% instead of 65%. For the purposes of making the retail policies clearer it is proposed to remove the SAF designation from the policy environment. By reducing the MRF threshold to 60% it can be applied in circumstances where a SAF designation was previously used with very little change in flexibility or policy effect.

Designate 248-272 London Road as Secondary Retail Frontage



The Secondary Retail Frontage designation will protect the existing retail function of this frontage but will also allow flexibility for other Class A uses and community uses for the redevelopment of the 256-272 London Road.



Proposed Changes

-  Deletions to Local Centre & Primary Shopping Area
-  Replace Shopping Area Frontage with Main Retail Frontage Designation
-  Designate as Secondary Retail Frontage

Designations Retained

-  Local Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)

Pollards Hill

Reduce Local Centre and PSA boundary

The part of the Local Centre suggested for de-designation on the eastern side of London Road is dominated by car showrooms which do not perform a Local Centre function. The part of the Local Centre suggested for de-designation on the western side of London Road has a number of vacant units and low levels of A1 activity and for these reasons is proposed for removal from the Local Centre.

Replace full extent of SAF designation with MRF designation



The SAF designation from the UDP is similar to the MRF designation but has an A1 threshold of 50% instead of 65%. For the purposes of making the retail policies clearer it is proposed to remove the SAF designation from the policy environment. By reducing the MRF threshold to 60% it can be applied in circumstances where a SAF designation was previously used with very little change in flexibility or policy effect.

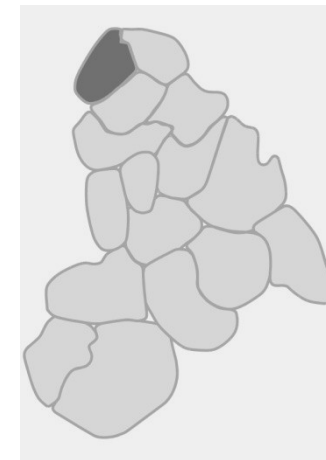


Proposed Changes

-  Deletions to Local Centre & Primary Shopping Area
-  Replace Shopping Area Frontage with Main Retail Frontage Designation

Designations Retained

-  Local Centre (UDP 2006)
-  Primary Shopping Area (UDP 2006)



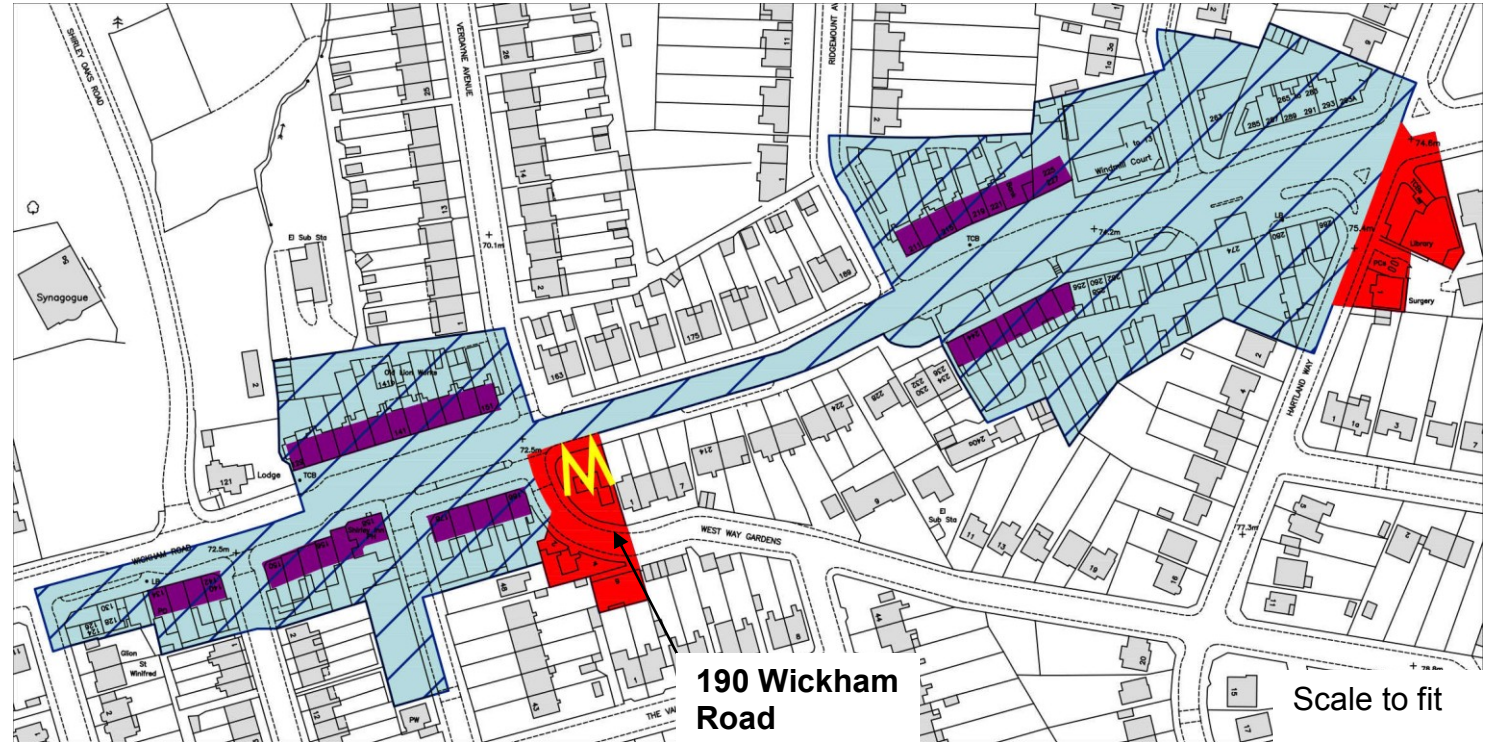
Shirley

Reduce Local Centre and PSA boundary

The town centre properties in Westway Gardens do not perform a Local Centre function and are therefore proposed for removal. The Library and Surgery are separated from the centre by Hartland Way and do not need to be within the centre to be afforded policy protection. For these reasons it is proposed the boundary of the centre and the associated PSA be amended as shown.

Replace full extent of SAF designation with MRF designation

The SAF designation from the UDP is similar to the MRF designation but has an A1 threshold of 50% instead of 65%. For the purposes of making the retail policies clearer it is proposed to remove the SAF designation from the policy environment. By reducing the MRF threshold to 60% it can be applied in circumstances where a SAF designation was previously used with very little change in flexibility or policy effect.

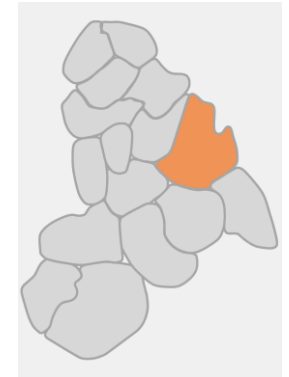


Proposed Changes

- Deletions to Local Centre & Primary Shopping Area
- Replace Shopping Area Frontage with Main Retail Frontage Designation
- W Remove Shopping Area Frontage Designation

Designations Retained

- Local Centre (UDP 2006)
- Primary Shopping Area (UDP 2006)



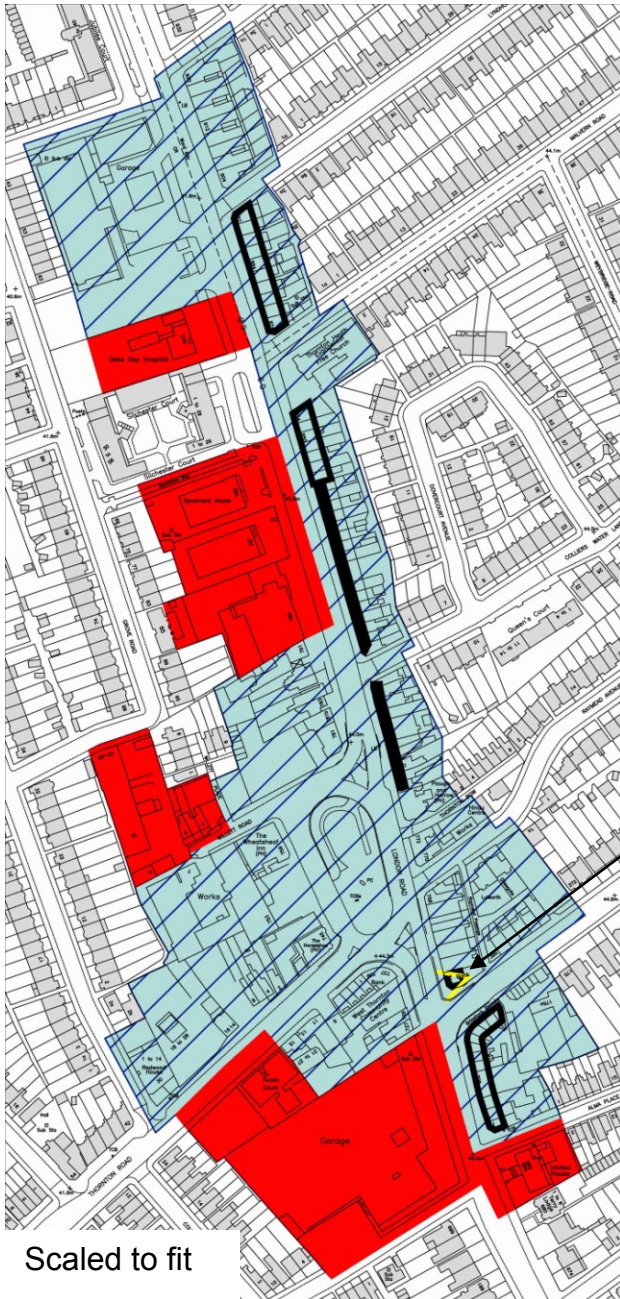
Thornton Heath Pond

Reduce Local Centre and PSA boundary

Generally speaking the town centre properties on the western side of London Road do not perform a Local Centre function and are therefore proposed for removal.

Remove SRF designation from 744 London Rd

This property is the only one in this part of the frontage to be designated SRF. As there is no apparent justification for this, it is proposed the designation be removed.



Scaled to fit

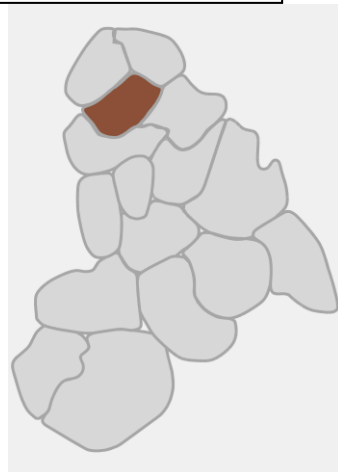
Proposed Changes

- Deletions to Local Centre & Primary Shopping Area
- W Remove Secondary Retail Frontage Designation

Designations Retained

- Local Centre (UDP 2006)
- ▨ Primary Shopping Area (UDP 2006)
- Main Retail Frontages (UDP 2006)
- ▨ Secondary Retail Frontages (UDP 2006)

London Road
744

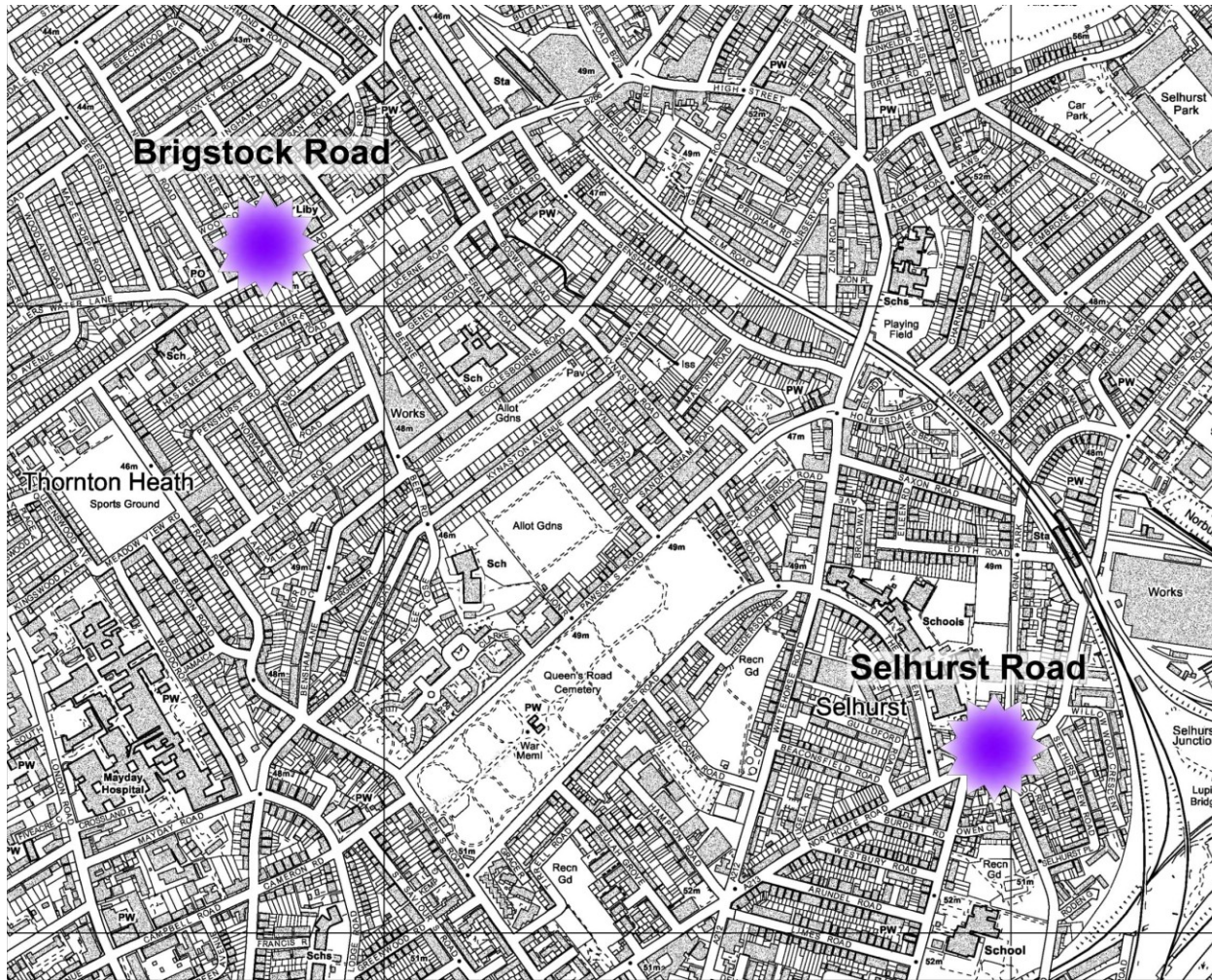


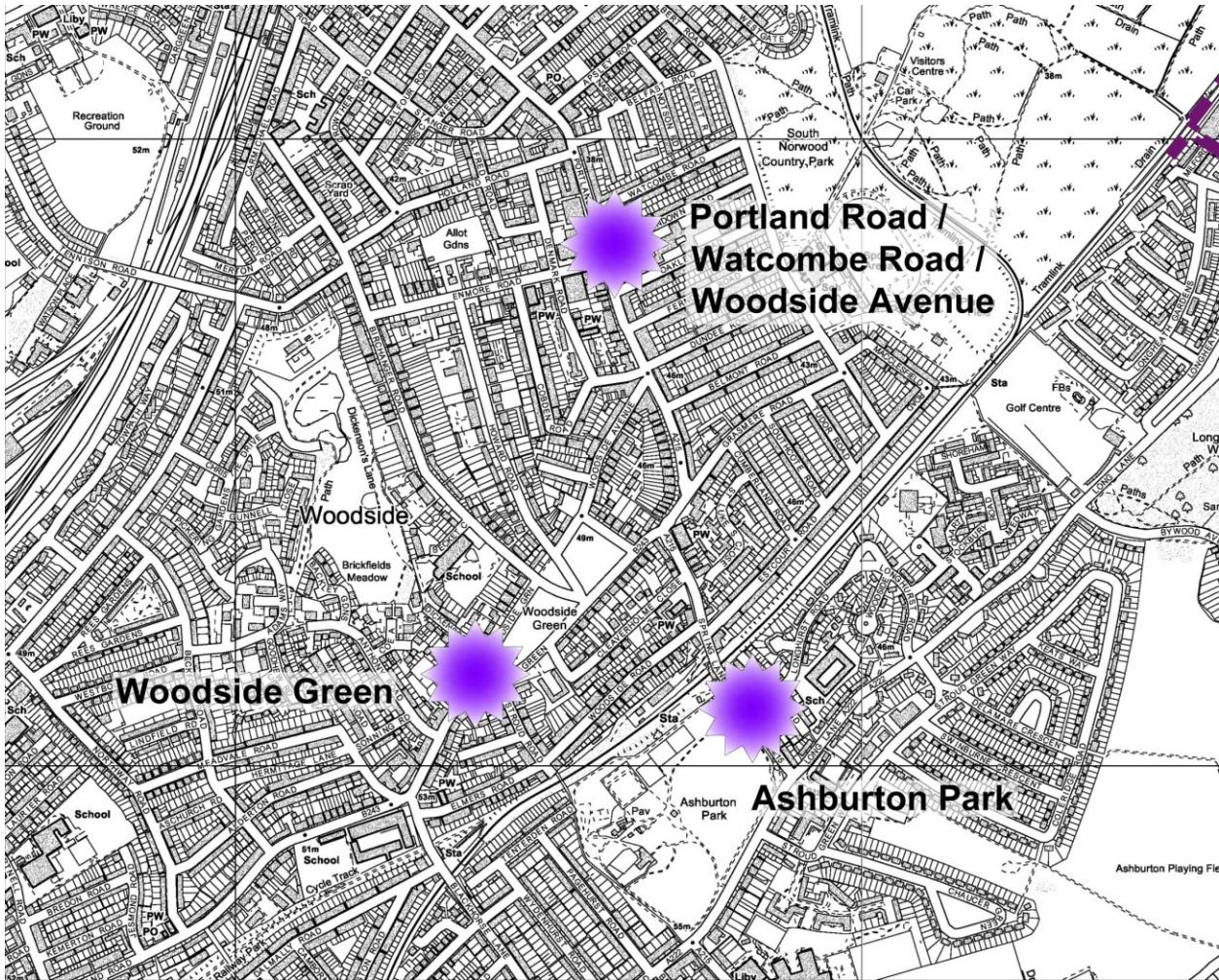
Croydon Local Plan: Detailed Policies and Proposals
(Preferred and Alternative Options) – Employment policies

Policy DM5: Development in Neighbourhood Centres

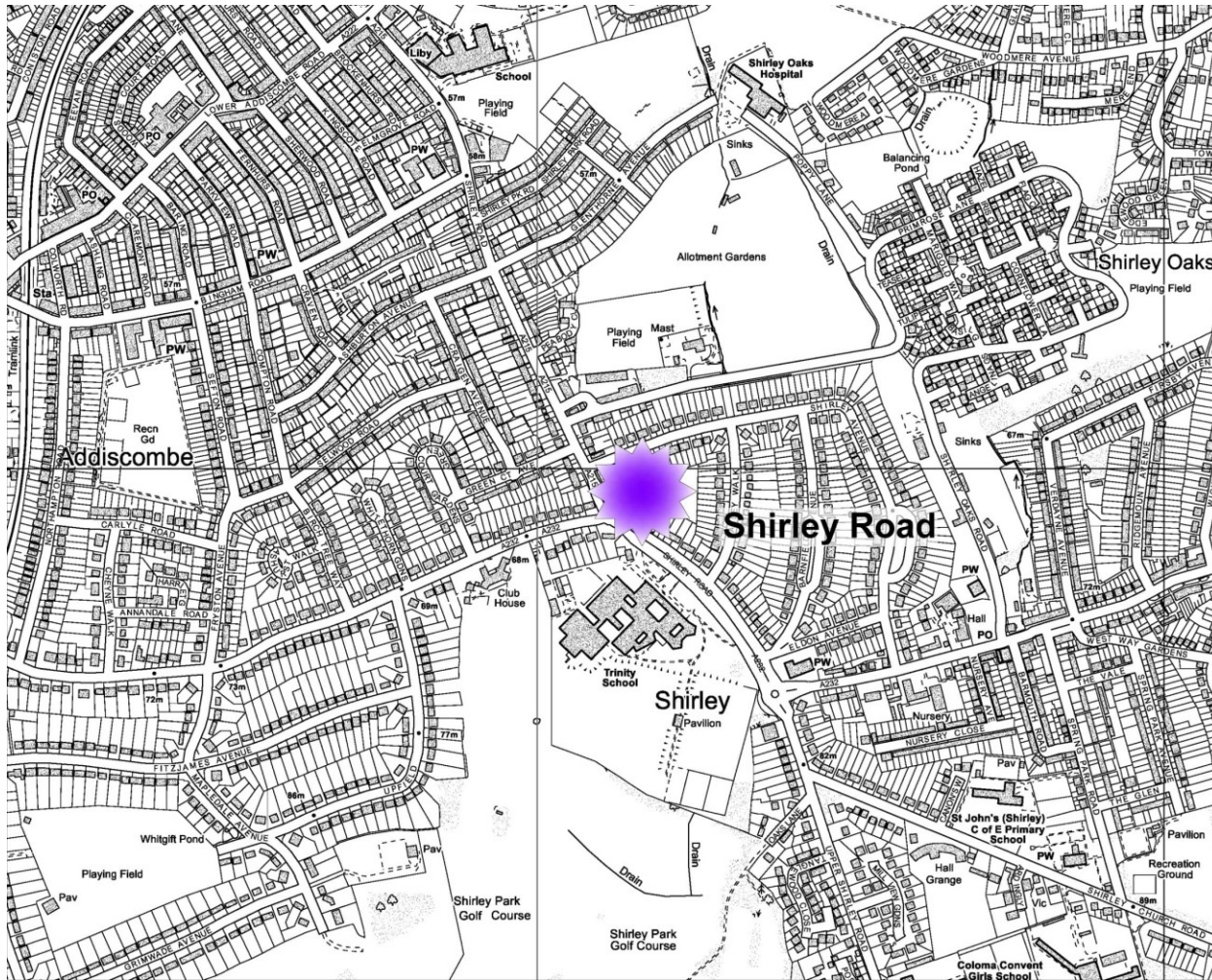
Neighbourhood Centres



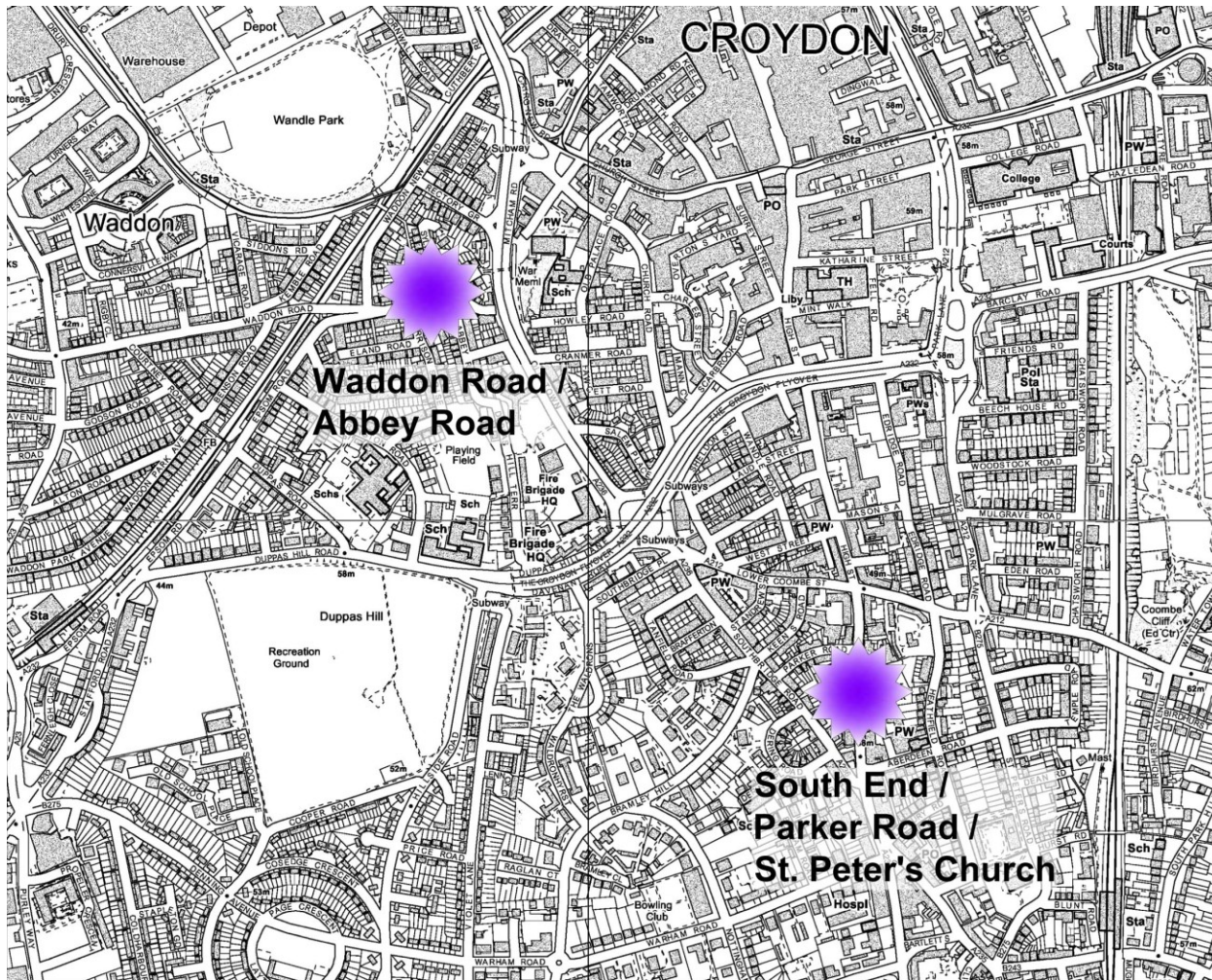




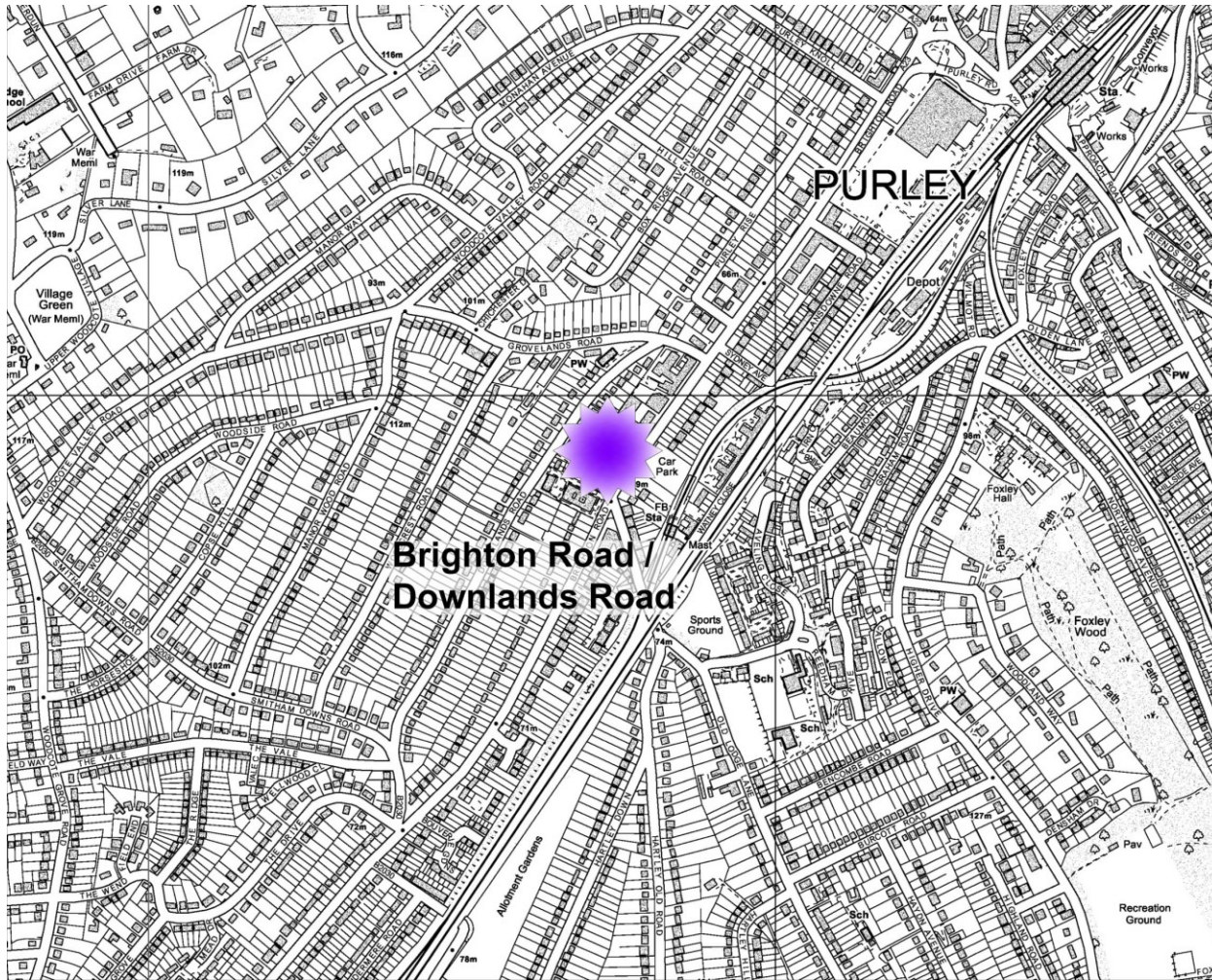


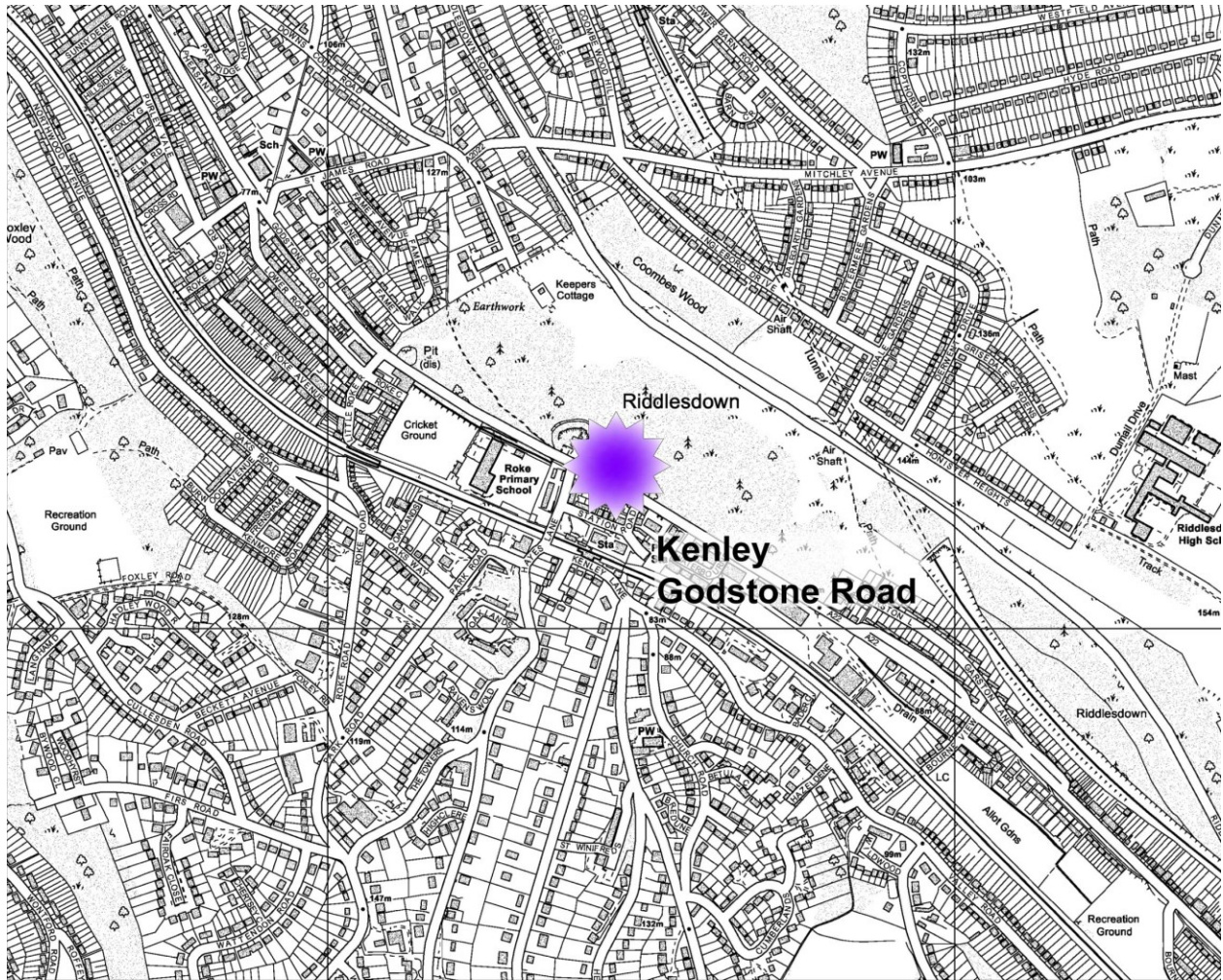


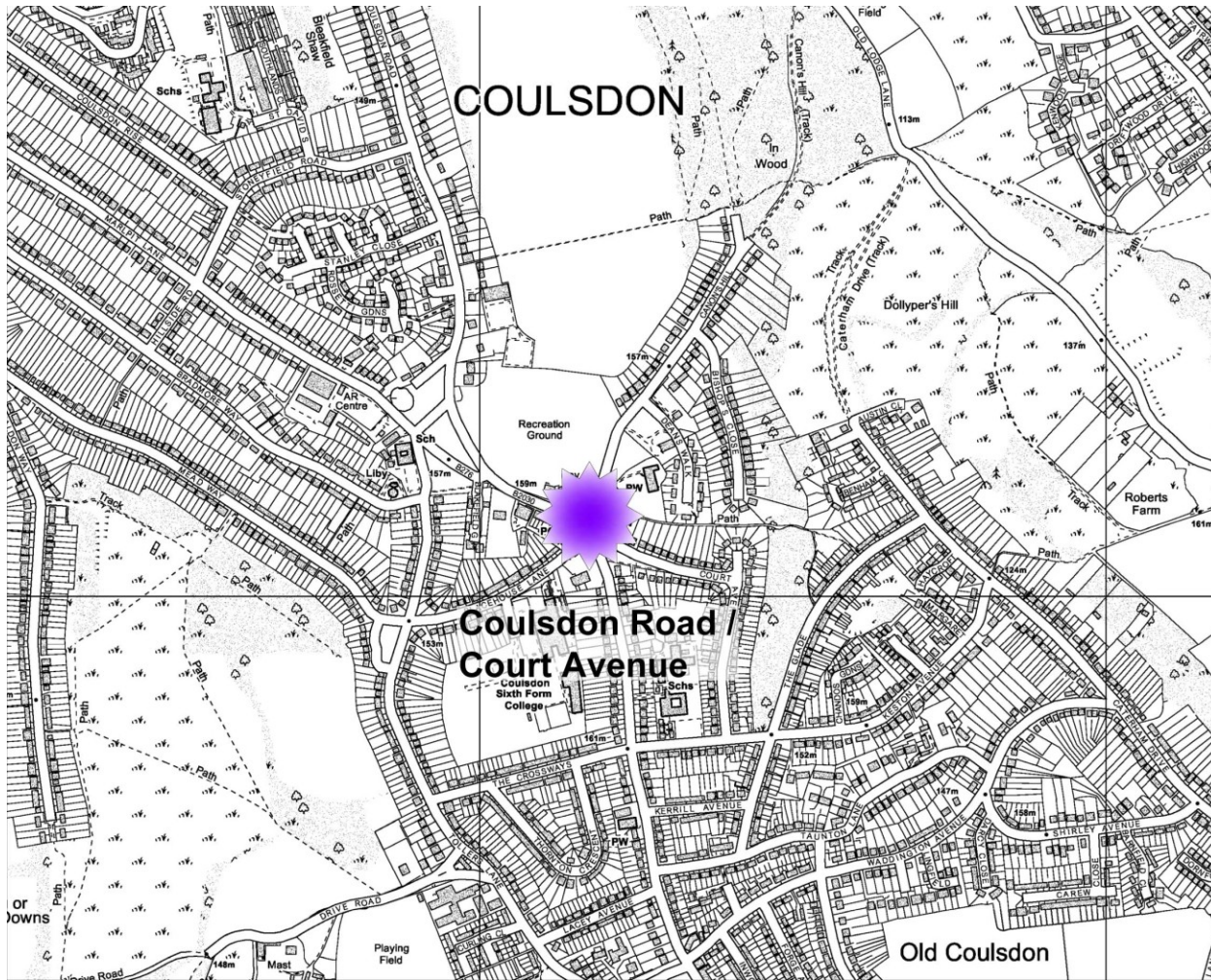




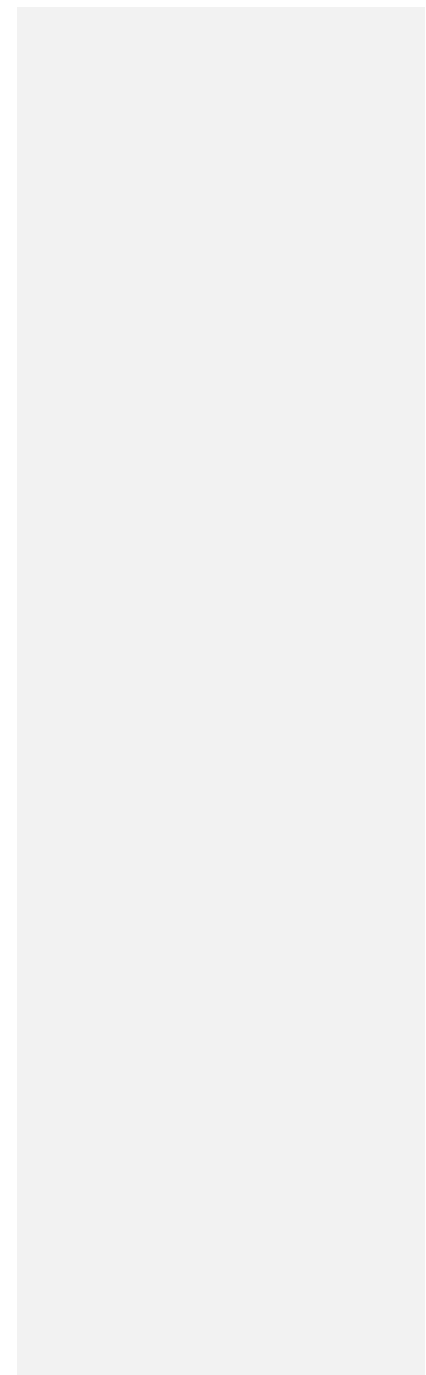








Croydon Local Plan: Detailed Policies and Proposals
(Preferred and Alternative Options) – Employment policies



Policy DM6: Development in Shopping Parades

In most instances the proposed Shopping Parade is unchanged from that included within the current Unitary Development Plan. Those that have changed are detailed in the table below. Maps showing the proposed extent and location of each of the amendments to Shopping Parade in the borough follow the table.

Shopping Parade	New	Amended boundary	De-designated ¹
Beulah Road			✓
Brighton Road/Kingsdown Avenue		✓	
Brighton Road/Biddulph Road	✓		
Bywood Avenue		✓	
Grovelands		✓	
Headley Drive		✓	
London Road/Mead Place	✓		
London Road/Nova Road	✓		
London Road/Fairholme Road	✓		
Lower Addiscombe Road/Davidson Road	✓		
Morland Road			✓
Northwood Road			✓
Old Lodge Lane			✓
Portland Road/Sandown Road	✓		
Royal Oak			✓
Shirley Road	✓		
Southbridge Road	✓		
The Parade, Coulsdon Road		✓	
Thornton Road	✓		
Waddon Road		✓	
Whitehorse Lane	✓		
Whitehorse Road		✓	

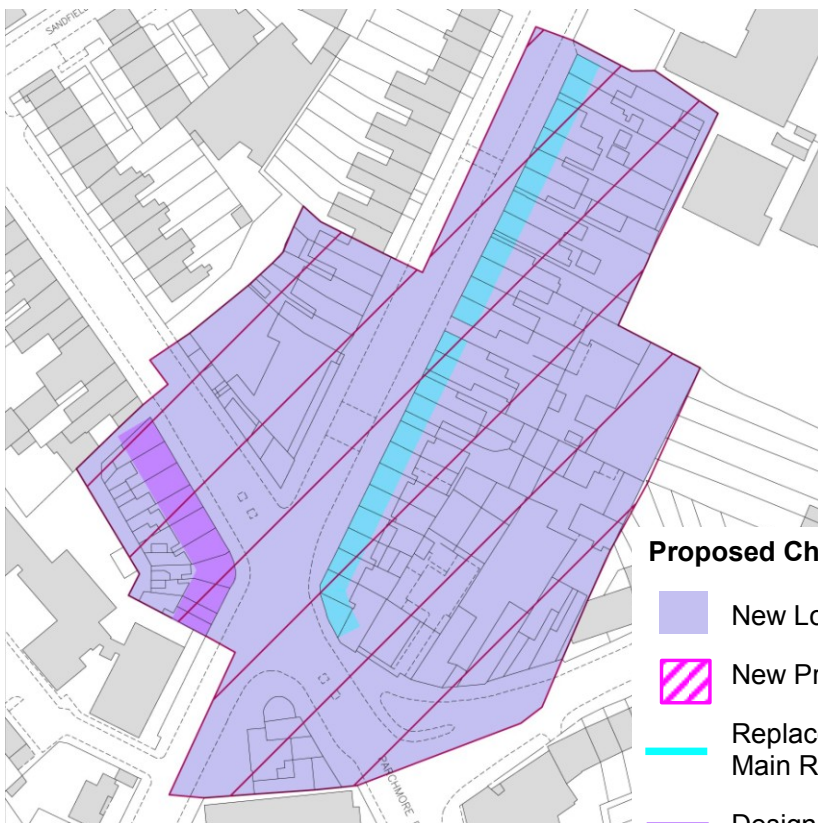
¹ These Shopping Parades are designated as such in the current Unitary Development Plan but it is proposed that they are not designated in the Croydon Local Plan – Detailed Policies and Proposals.

Beulah Road



Include further units and redesignate Beulah Road Shopping Parade as a Local Centre

This existing Shopping Parade and the immediate surrounding area performs a similar function to other Local Centres in the Borough. There is a cluster of non-residential premises that serve the local community but are not included within the Shopping Parade designation such as a health centre, launderette, off-licence and a restaurant.

Designating this area as a Local Centre will offer protection to these uses and for this reason it is proposed the area be designated a Local Centre and the Shopping Parade designation be removed.



Proposed Changes

-  New Local Centre
-  New Primary Shopping Area
- Replace Shopping Parade designation with Main Retail Frontage designation
- Designate as Secondary Retail Frontage

Comment [LBOCU1]: Map needs changing

Brighton Road/Kingsdown Road

Amend extent of Brighton Road/Kingsdown Ave to 406 – 454 (even)

450 – 454 has recently opened as a convenience store. Previously, the premises from 420 – 454 were excluded from the Parade on the grounds they did not serve a local shopping function. Whilst this is still the case for most of the units, as the last one in the row does now perform this function, it is proposed to include 420-454 within the designation.



Brighton Road/Biddulph Road

Designate 560-572 Brighton Road

With 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Bywood Avenue

Amend extent of Bywood Avenue to 4 – 24 (even); 13 – 19 (odd)

11 Bywood Avenue currently forms part of the designated Parade. However, it is separate building and as a car showroom it does not perform a local shopping function. Therefore, it is proposed to exclude it.



Grovelands

Amend extent of Grovelands to 102 – 122 (even)

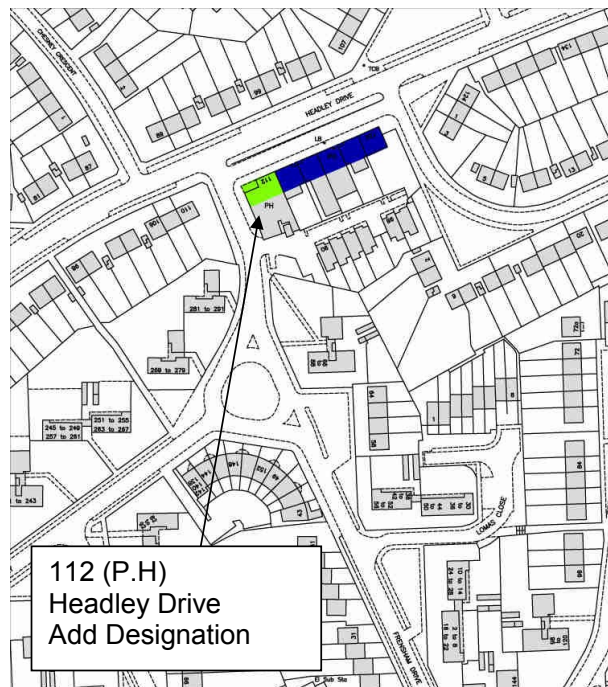
Currently the Parade designation starts at 108 Brighton Road. There is no obvious reason for excluding the remaining the shops and it is proposed to extend the Parade to include 102 – 106.



Headley Drive

Amend extent of Headley Drive to 112 – 122 (even)

There is no physical break between the Man on the Moon Public House and the rest of the Parade. Therefore, it is proposed to include it.



London Road/Nova Road

Designate 222-238 London Road

With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



London Road/Fairholme Road

Designate 331-375 London Road

With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



London Road/Mead Place

Designate 1-6 Mead Place and 51-87 London Road

With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Lower Addiscombe Road/Davidson Road

Designate 7-17 Lower Addiscombe Road

With 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Morland Road

Remove Parade designation from Morland Rd

With less than 6 units in the Parade, with between 50% to 75% in active A1 use and with just between 50% to 75% of the units occupied, the local convenience shopping function that the original designation was intended to support can no longer be justified.

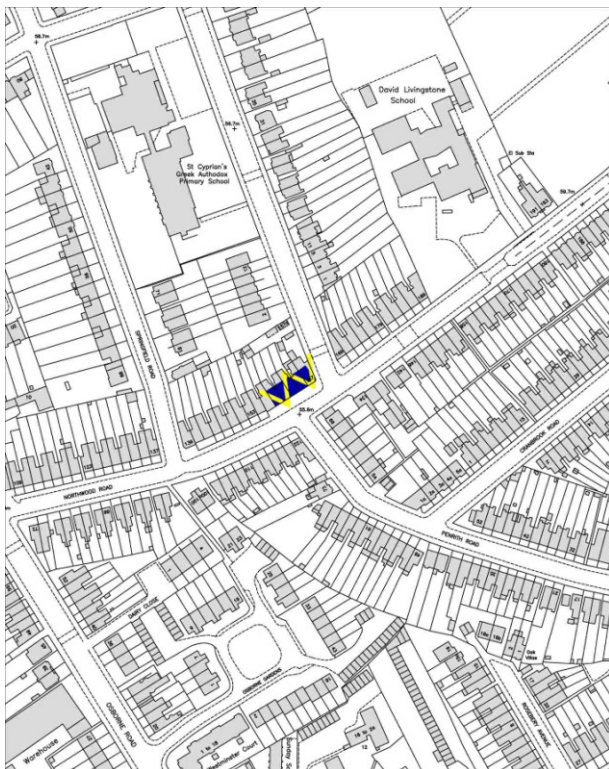


All maps are scaled to fit

Northwood Road

Remove Parade designation from Northwood Road

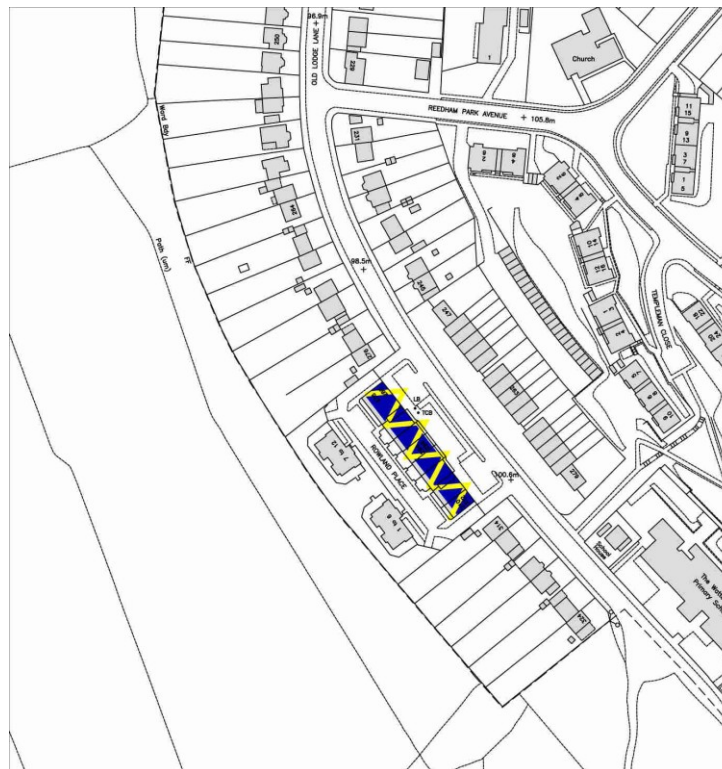
With less than 6 units in the Parade, with between 50% to 75% in active A1 use and with just between 50% to 75% of the units occupied, the local convenience shopping function that the original designation was intended to support can no longer be justified.



Old Lodge Lane

Remove Parade designation from Old Lodge Lane

With less than 6 units in the Parade, with less than 50% in active A1 use and with less than half the units occupied, the local convenience shopping function that the original designation was intended to support can no longer be justified.



Portland Road/Sandown Road

Designate 245-259 Portland Road

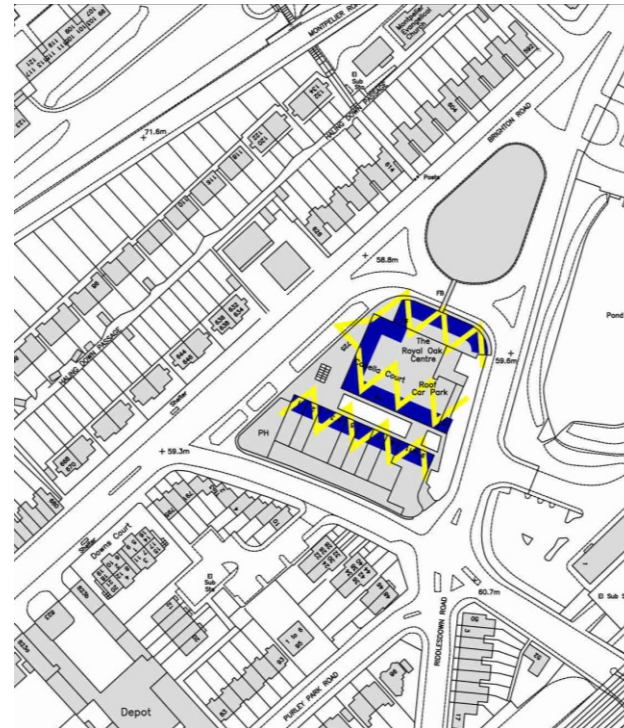
With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Royal Oak

Remove Parade designation from Royal Oak

With less than 6 units in the Parade, with less than 50% in active A1 use and with less than half the units occupied, the local convenience shopping function that the original designation was intended to support can no longer be justified.



The Parade, Coulsdon Road

Add 1 - 1a Placehouse Lane to the Shopping Parade designation
Whilst not fronting Coulsdon Road, these shops are occupied and form an integral part of the rest of the Parade and should therefore be included.



Shirley Road

Designate 54-74 Shirley Road
With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Southbridge Road

Designate 60-76 Southbridge Road

With more than 6 units and more than 51% of the units in A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Thornton Road

Designate 42-54 Thornton Road

With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Waddon Road

Amend extent of Waddon Rd to 33 – 53 (odd)

33 - 53 Waddon Road forms a single, largely unbroken parade and it is therefore proposed the designation reflects this.



Whitehorse Lane

Designate 15-29 Whitehorse Lane

With more than 6 units and more than 51% of the units in active A1 use providing a local shopping function it is proposed these units are designated as a shopping parade.



Whitehorse Road

Designate 35-45 Whitehorse Road

Currently the parade designation starts at 47 Whitehorse Road. There is no obvious reason for excluding the remaining shops and it is proposed to extend the existing parade to include 35-45.

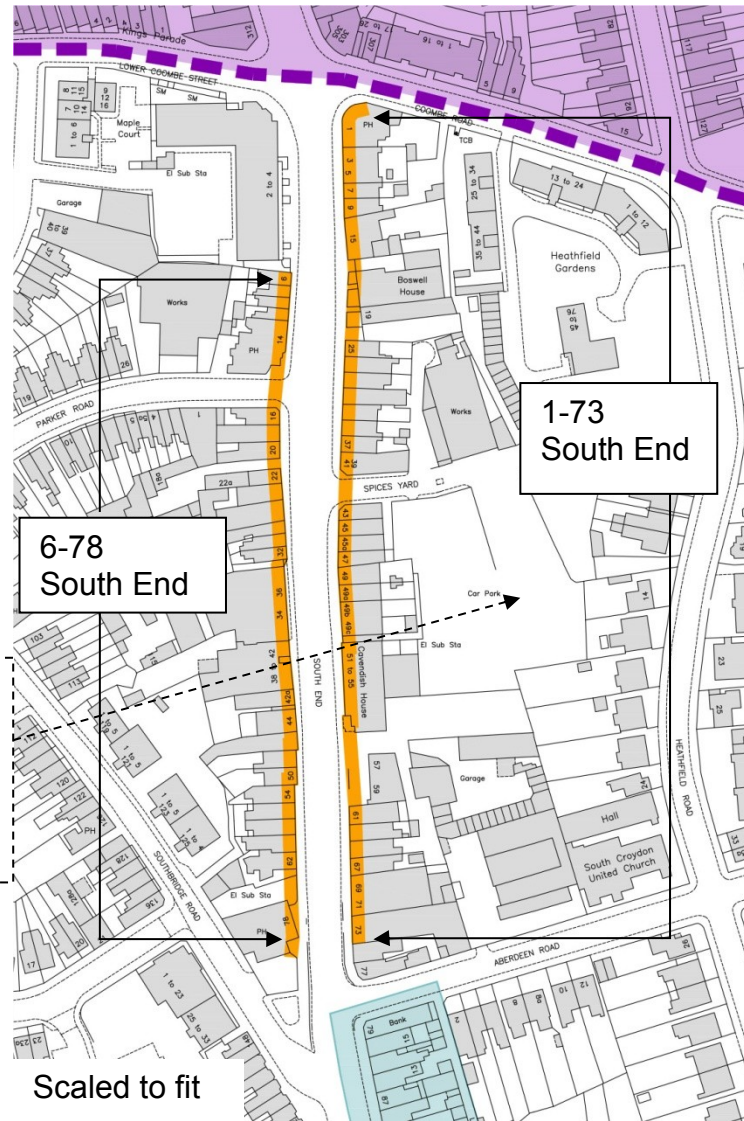


Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) – Employment policies

Policy DM7: Development in Restaurant Quarter Parades

Restaurant Quarter Parades

Restaurant Quarter Parades are a new designation that will be on the Policies Map. The proposed extent and location of each Restaurant Quarter Parade in the borough can be found here.



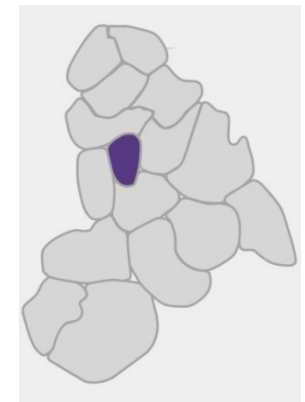
Proposed Changes

— Restaurant Quarter Parade

Designations Retained

■ Croydon Metropolitan Centre (UDP 2006)

■ Brighton Road (Selsdon Road) Local Centre (proposed amended boundary – see Appendix 2)



Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) – Green Grid policies

Policy DM24: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

Local Green Spaces

This appendix lists and maps all sites that are proposed to be designated as Local Green Spaces. All of the sites are outside of Metropolitan Green Belt and Metropolitan Open Land and:

- Are in close proximity to the land that it serves;
- Are local in character and not part of an extensive tract of land; and
- Are at least three of the following or are publically accessible and at least one of the following:
 - a) Historic Park or Garden;
 - b) Community garden;
 - c) Children’s play area;
 - d) Tranquil area;
 - e) Natural and semi-natural open space;
 - f) Cemetery, church yard or burial ground;
 - g) Site of Nature Conservation Importance; or
 - h) Playing field or recreation ground.

A full list of sites considered for designation including those sites that did not meet the criteria above can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

Minor extensions to the Metropolitan Green Belt have been proposed to protect sites that did not meet the criteria of being local in character and not part of an extensive tract of land because they were adjacent to Metropolitan Green Belt land, but meet the other criteria above. There are proposed minor extensions to the Metropolitan Green Belt to protect sites that do not meet the criteria for Local Green Space because they are

contiguous with Metropolitan Green Belt in the Places of Addington, Kenley & Old Coulsdon, Sanderstead, Selsdon and Shirley. Full details of such sites can be found in Appendix 8.

Local Green Space	Type of space	Map
Addiscombe Railway Park	Site of nature conservation importance Playing field or recreation ground	GS-G
Addiscombe Recreation Ground	Historic Park and Garden Children's play area Playing field or recreation ground	GS-L
All Saints Churchyard, Sanderstead	Historic Park and Garden Cemetery, church yard or burial ground	GS-Q
All Saints Graveyard, Sanderstead	Cemetery, church yard or burial ground	GS-Q
All Saints with St Margaret's Churchyard, Upper Norwood	Historic Park and Garden Cemetery, church yard or burial ground	GS-B
Allder Way Playground	Children's Play Area	GS-N
Apsley Road Playground	Children's Play Area	GS-G
Ashburton Park	Historic Park and Garden Children's play area Playing field or recreation ground	GS-G
Ashen Grove	Natural and semi-natural open space	GS-R

Local Green Space	Type of space	Map
Beaulieu Heights	Historic Park and Garden Natural and semi-natural open space	GS-D
Beulah Hill Pond	Historic Park and Garden Tranquil area Natural and semi-natural open space	GS-A
Biggin Wood	Tranquil area Natural or semi-natural open space Site of nature conservation importance Playing field or recreation ground	GS-A
Boulogne Road Playground	Children's Play Area	GS-F
Bourne Park	Children's play area Playing field or recreation ground	GS-W
Brickfields Meadow	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-G
Canterbury Road Recreation Ground	Children's play area Playing field or recreation ground	GS-E
Castle Hill Avenue playground	Children's Play Area	GS-S
Chaldon Way Gardens	Historic Park and Garden	GS-V
College Green	Tranquil area	GS-K

Local Green Space	Type of space	Map
Convent Wood	Historic Park and Garden Natural or semi-natural open space Site of nature conservation importance	GS-B
Copse Hill Spinney	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-P
Coulsdon Coppice (Bleakfield Shaw)	Natural or semi-natural open space Site of nature conservation importance	GS-V
Coulsdon Coppice (North)	Natural or semi-natural open space Site of nature conservation importance	GS-V
Coulsdon Coppice (Stonyfield Shaw)	Natural or semi-natural open space Site of nature conservation importance	GS-V
Coulsdon Memorial Ground	Historic Park and Garden Children's play area Playing field or recreation ground	GS-V
Dartnell Road Recreation Ground	Tranquil area Playing field or recreation ground	GS-G

Local Green Space	Type of space	Map
Duppas Hill	Historic Park and Garden Children's play area Site of nature conservation importance Playing field or recreation ground	GS-J
Former Godstone Road allotments	Natural and semi-natural open space	GS-W
Foxley Wood and Sherwood Oaks	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-U
Glade Wood	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-H
Grangewood Park	Historic Park and Garden Children's play area Tranquil area Playing field or recreation ground nd Garden	GS-D
Green Lane Sports Ground	Children's play area Playing field or recreation ground	GS-C
Haling Grove	Historic Park and Garden Community Garden Children's play area Site of nature conservation importance Playing field or recreation ground	GS-N

Local Green Space	Type of space	Map
Heavers Meadow & allotments	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-F
Higher Drive Recreation Ground	Tranquil Area Children's play area Playing field or recreation ground	GS-U
King Georges Field	Children's play area Playing field or recreation ground	GS-F
Land rear of Hilliards Heath Road	Site of Nature Conservation Importance	GS-V
Little Road Playground	Children's Play Area	GS-F
Lower Barn Road Green	Tranquil area	GS-Q
Millers Pond	Historic Park and Garden Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-M
Norbury Hall	Historic Park and Garden Site of nature conservation importance	GS-C
Norbury Park	Children's play area Site of nature conservation importance Playing field or recreation ground	GS-A
Normanton Meadow	Tranquil area	GS-N

Local Green Space	Type of space	Map
Northwood Road Recreation Ground (Playground)	Children's Play Area	GS-C
Park Hill Recreation Ground	Historic Park and Garden Community Garden Children's play area Site of nature conservation importance Playing field or recreation ground	GS-K
Parkfields Recreation Ground	Children's play area Site of nature conservation importance Playing field or recreation ground	GS-H
Peabody Close playing field	Playing field or recreation ground	GS-L
Pollards Hill	Historic Park and Garden Playing field or recreation ground	GS-C
Promenade du Verdun	Historic Park and Garden	GS-P
Purley Beeches	Tranquil area Natural or semi-natural open space Site of nature conservation importance Playing field or recreation ground	GS-Q
Queen's Road Cemetery	Historic Park and Garden Cemetery, church yard or burial ground	GS-F
Roke Playspace	Children's Play Area	GS-U

Local Green Space	Type of space	Map
Rotary Field	Children's play area Playing field or recreation ground	GS-P
St John's Church	Historic Park and Garden Cemetery, church yard or burial ground	GS-L
St John's Church Memorial Garden	Historic Park and Garden Tranquil area Cemetery, church yard or burial ground	GS-J
St John's Memorial Garden (east)	Tranquil area Cemetery, church yard or burial ground	GS-J
St John's Memorial Garden (north)	Tranquil area Cemetery, church yard or burial ground	GS-J
St Peter's Churchyard	Historic Park and Garden Tranquil area Cemetery, church yard or burial ground	GS-K
Sanderstead Plantation	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-Q
Sanderstead Pond (and Green)	Historic Park and Garden Site of nature conservation importance	GS-Q
Scrub Shaw	Natural or semi-natural open space Site of nature conservation importance	GS-V

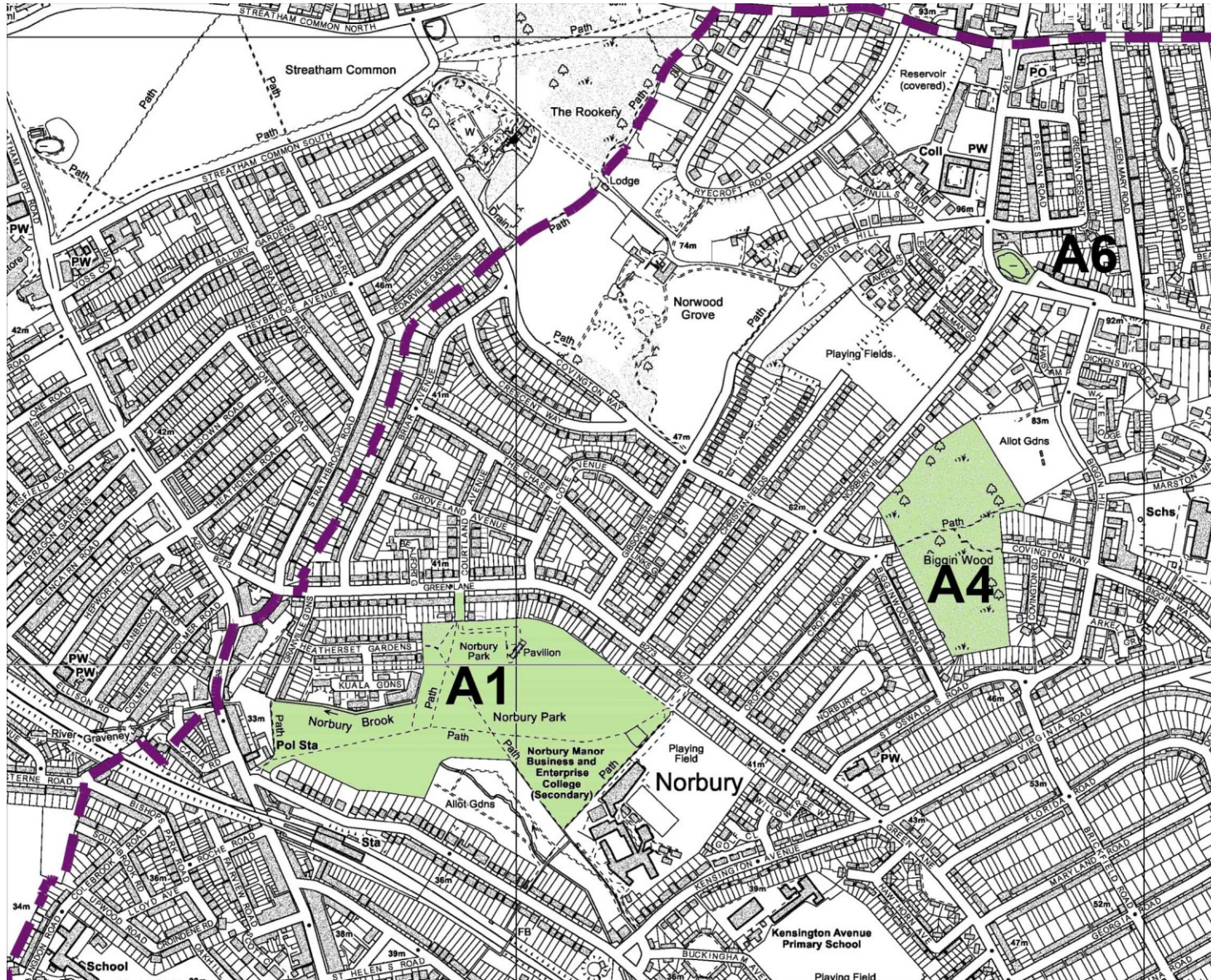
Local Green Space	Type of space	Map
Selsdon Recreation Ground	Children's play area Playing field or recreation ground	GS-R
Shirley Oaks playing field and wood	Tranquil area Natural or semi-natural open space Playing field or recreation ground	GS-L
Shirley Recreation Ground	Children's play area Playing field or recreation ground	GS-L
South Croydon Recreation Ground	Children's play area Playing field or recreation ground	GS-N
South Norwood Recreation Ground	Historic Park and Garden Children's play area Playing field or recreation ground	GS-G
Spring Park Wood	Tranquil area Natural or semi-natural open space Site of nature conservation importance	GS-M
Stambourne Woodland Walk	Tranquil area Natural or semi-natural open space	GS-B
Temple Avenue Copse	Natural and semi-natural open space	GS-M

Local Green Space	Type of space	Map
The Lawns	Historic Park and Garden Children's play area Natural or semi-natural open space Playing field or recreation ground	GS-B
The Queen's Gardens	Historic Park and Garden	GS-K
The Ruffet	Natural or semi-natural open space Site of nature conservation importance	GS-R
Thornton Heath Recreation Ground	Historic Park and Garden Community Garden Children's play area Playing field or recreation ground	GS-C
Trumble Gardens	Community garden Tranquil area	GS-C
Upper Norwood Recreation Ground	Historic Park and Garden Site of nature conservation importance Playing field or recreation ground	GS-B
Waddon Ponds	Historic Park and Garden Tranquil area Site of nature conservation importance Playing field or recreation ground	GS-J

Local Green Space	Type of space	Map
Wandle Park	Historic Park and Garden Children's play area Tranquil area Natural or semi-natural open space Site of nature conservation importance Playing field or recreation ground	GS-J
Westow Park	Children's play area Site of nature conservation importance Playing field or recreation ground	GS-B
Wettern Tree Garden	Historic Park and Garden Community garden Tranquil area	GS-Q

Local Green Space	Type of space	Map
Whitehorse Meadow	Natural and semi-natural open space Site of nature conservation importance	GS-D
Whitehorse Road Recreation Ground	Historic Park and Garden Playing field or recreation ground	GS-F
Whitgift Pond	Tranquil area Site of nature conservation importance Natural and semi-natural open space	GS-L
Wilford Road Playground	Children's play area Playing field or recreation ground	GS-F
Woodcote Village Green	Historic Park and Garden	GS-P
Woodside Green	Historic Park and Garden	GS-G

Map GS-A

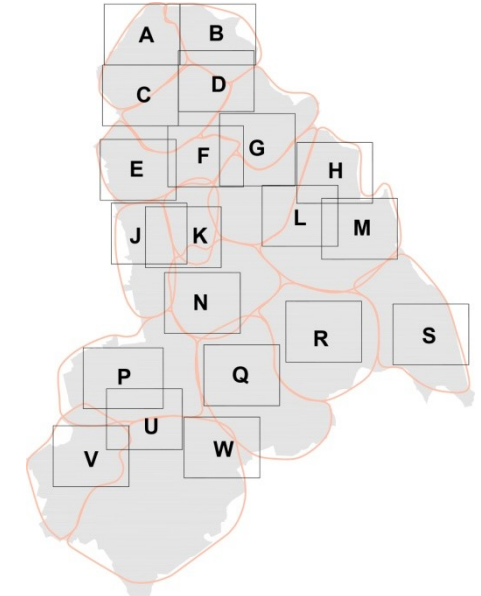


A1 Norbury Park

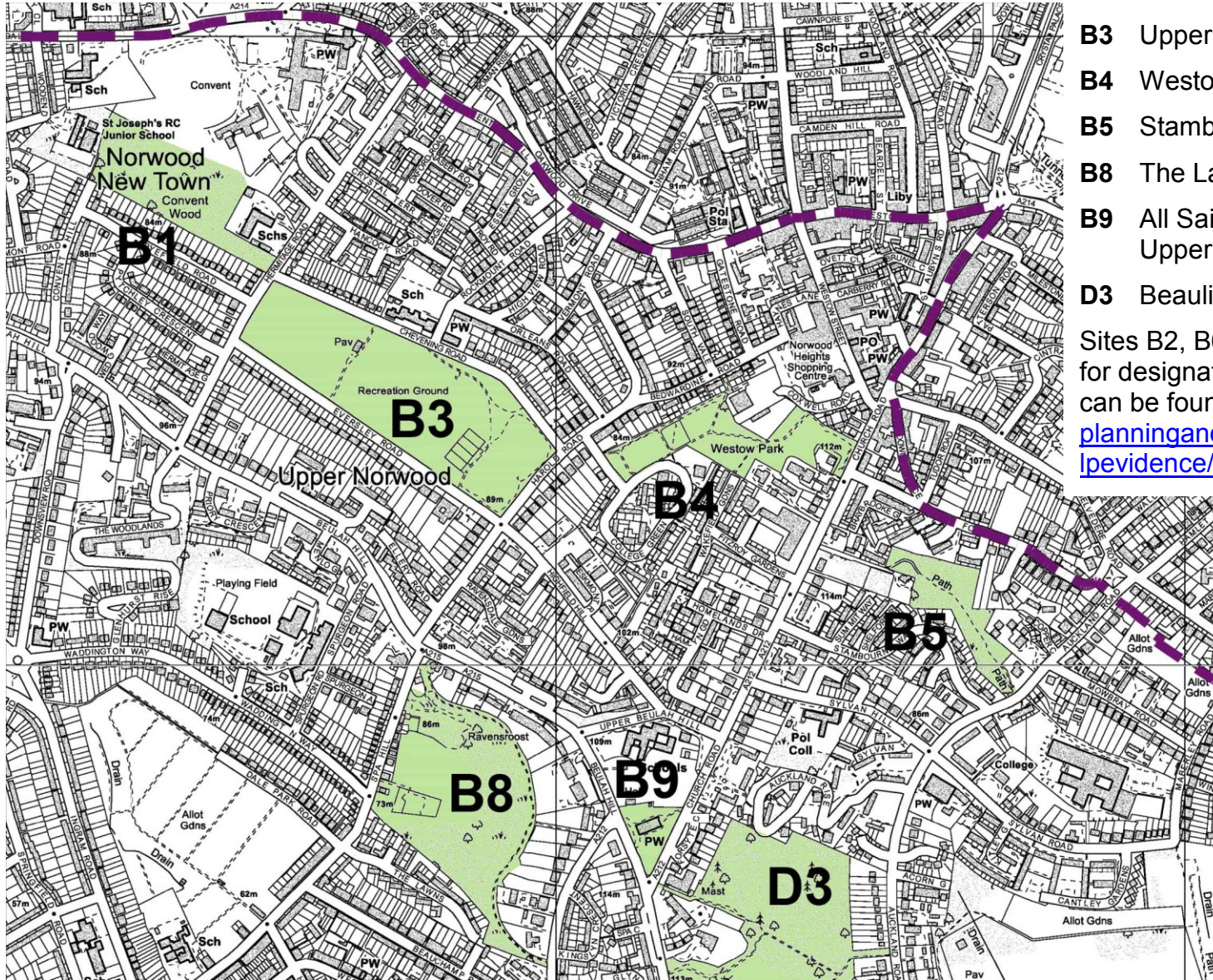
A4 Biggin Wood

A6 Beulah Hill Pond

Sites A2, A3 and A5 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

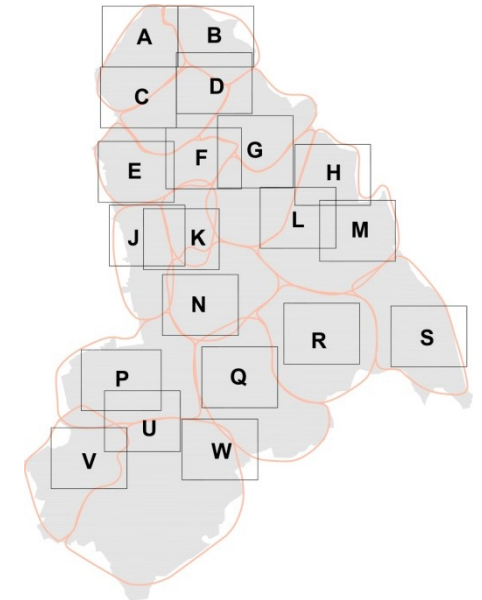


Map GS-B



- B1** Convent Wood
- B3** Upper Norwood Recreation Ground
- B4** Westow Park
- B5** Stambourne Woodland Walk
- B8** The Lawns
- B9** All Saints with St Margaret's Churchyard, Upper Norwood
- D3** Beaulieu Heights

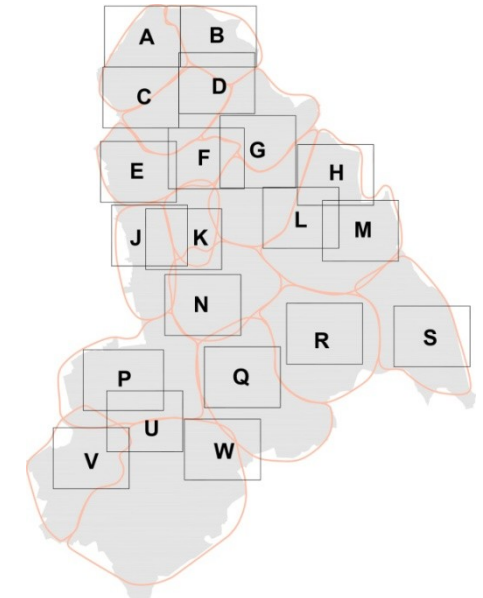
Sites B2, B6 and B7 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/pevidence/nature.



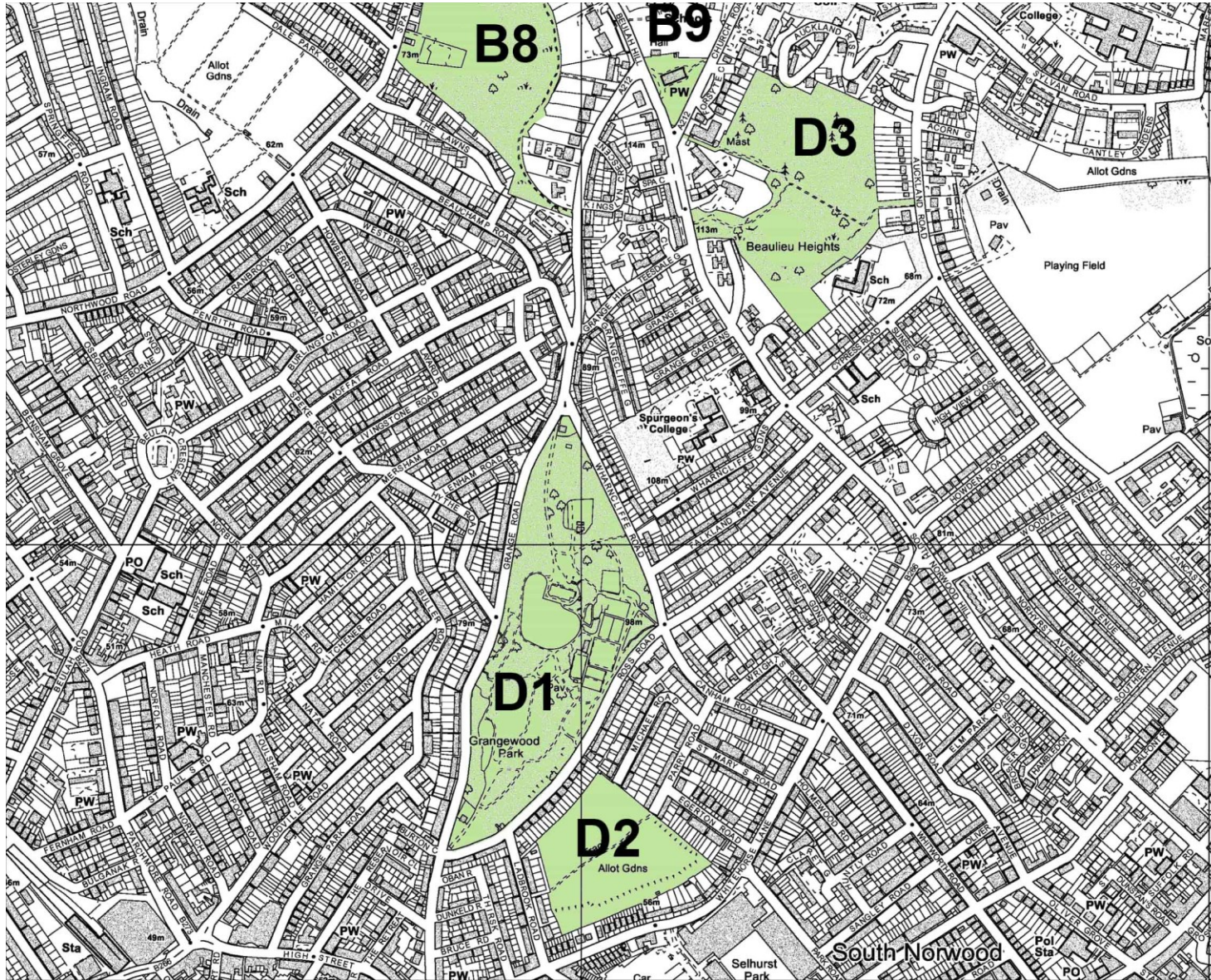
Map GS-C



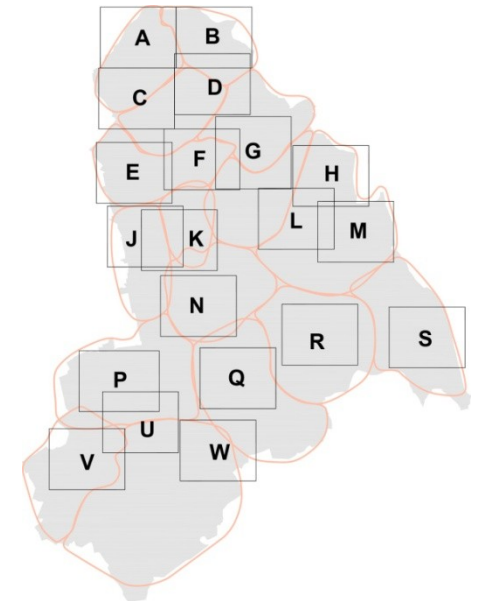
- C1** Pollards Hill
- C2** Norbury Hall
- C3** Green Lane Sports Ground
- C4** Northwood Road Recreation Ground (Playground)
- C5** Thornton Heath Recreation Ground
- C6** Trumble Gardens



Map GS-D



- B8** The Lawns
- B9** All Saints with St Margaret's Churchyard, Upper Norwood
- D1** Grangewood Park
- D2** Whitehorse Meadow
- D3** Beaulieu Heights



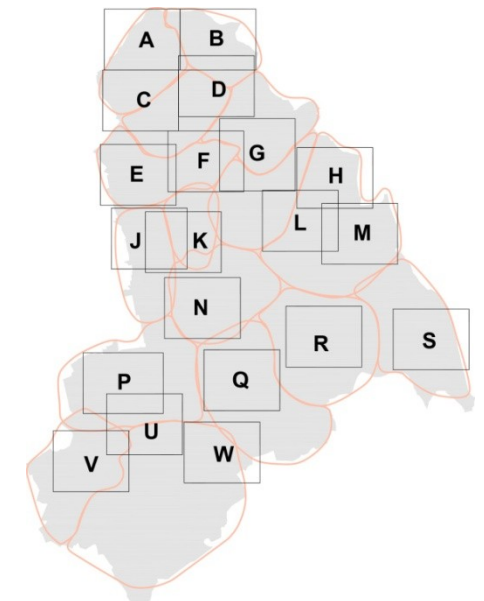
Map GS-E



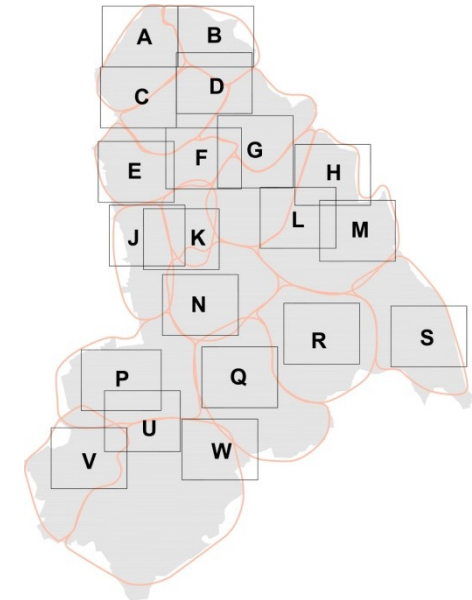
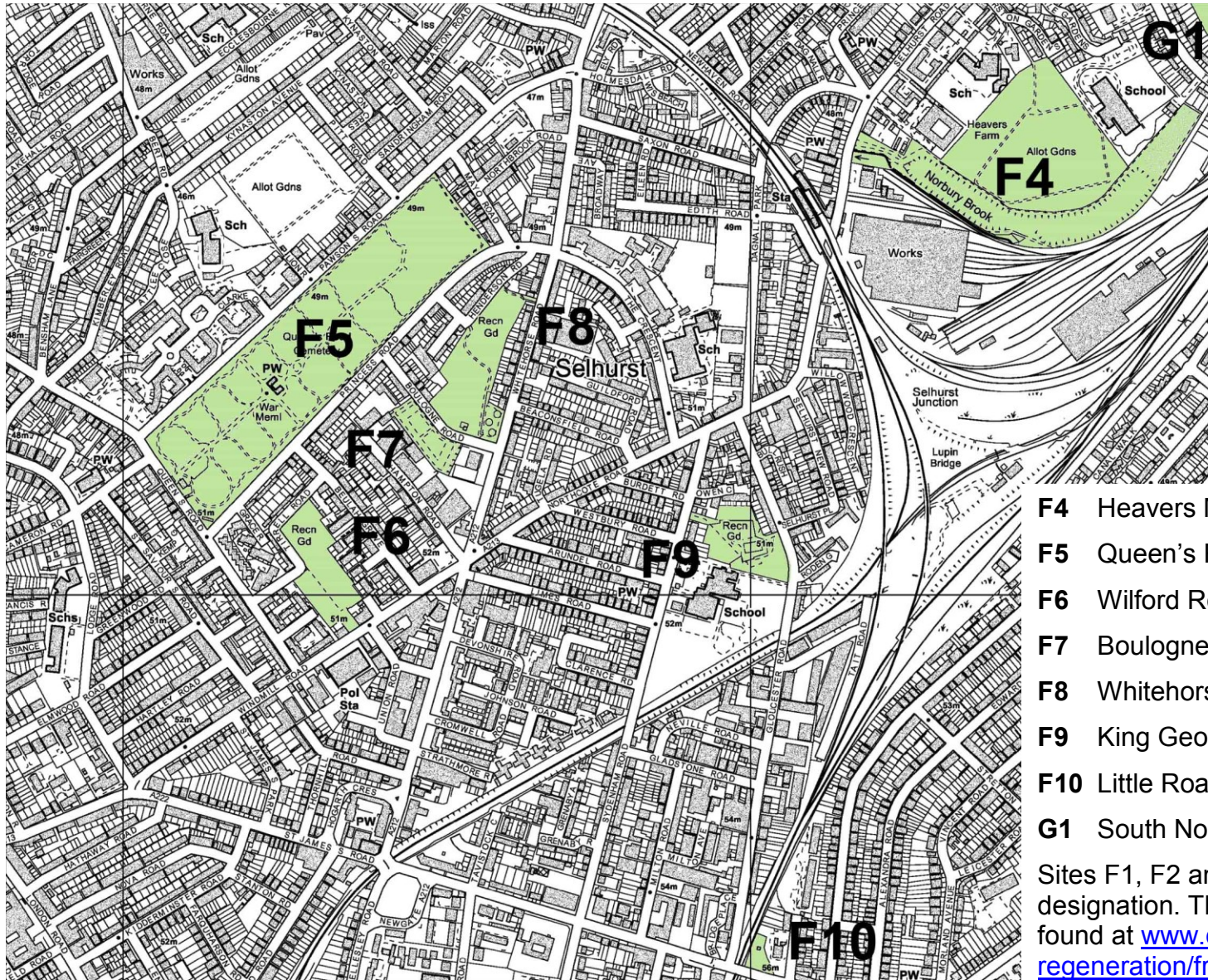
E2 Canterbury Road Recreation Ground

Site E1 did not meet the criteria for designation. The full list of sites considered can be found at

www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.



Map GS-F



F4 Heavers Meadow & allotments

F5 Queen's Road Cemetery

F6 Wilford Road Playground

F7 Boulogne Road Playground

F8 Whitehorse Road Recreation Ground

F9 King Georges Field

F10 Little Road Playground

G1 South Norwood Recreation Ground

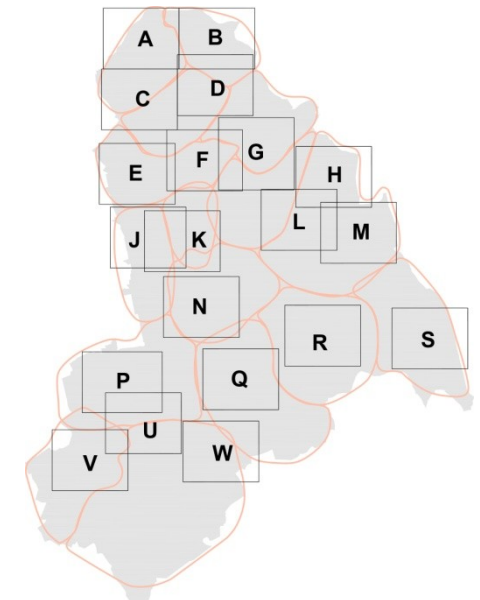
Sites F1, F2 and F3 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

Map GS-G

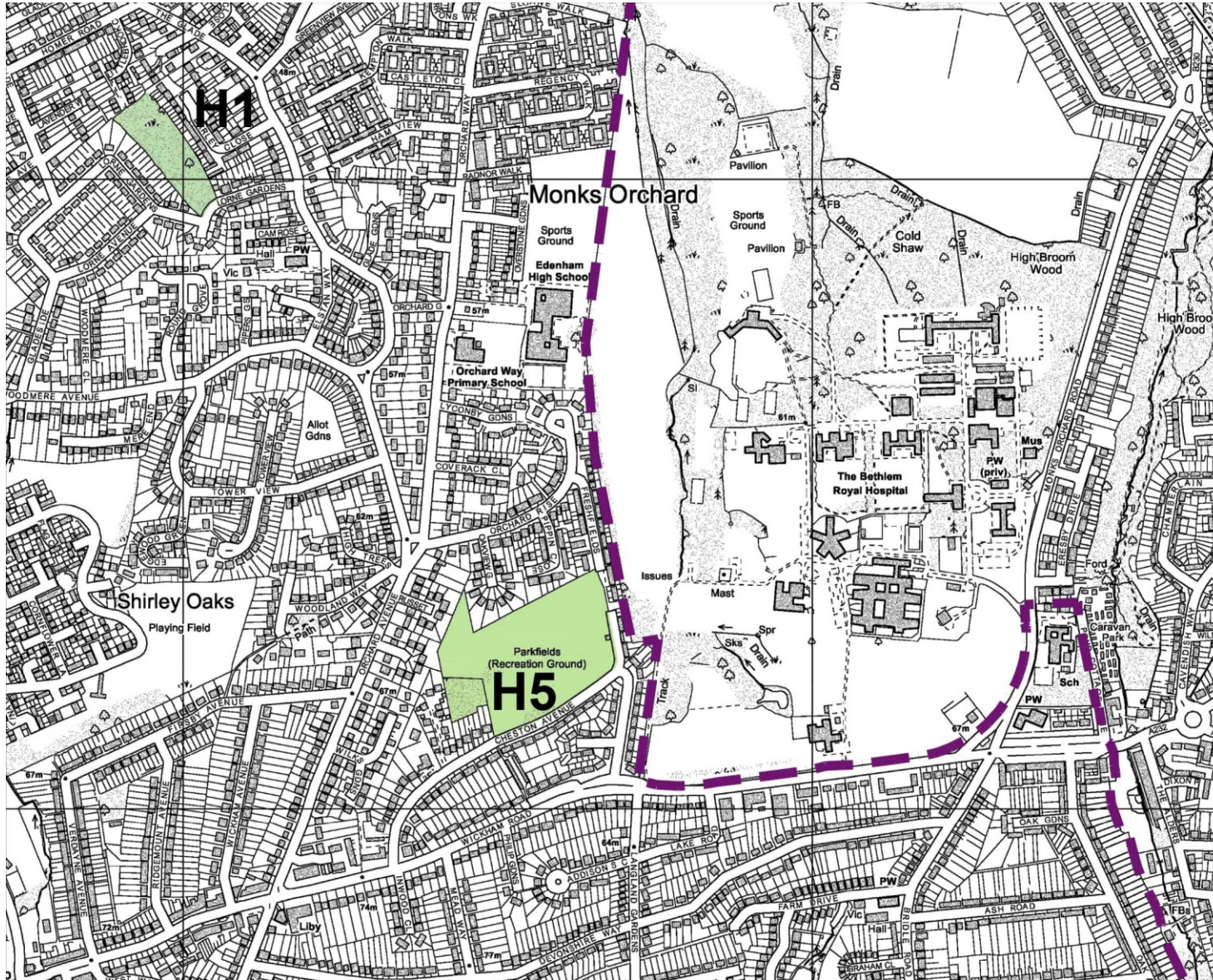


- F4** Heavers Meadow & allotments
- G1** South Norwood Recreation Ground
- G2** Apsley Road Playground
- G4** Brickfields Meadow
- G5** Woodside Green
- G6** Ashburton Park
- Gi** Addiscombe Railway Park
- Gii** Dartnell Road Recreation Ground

The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

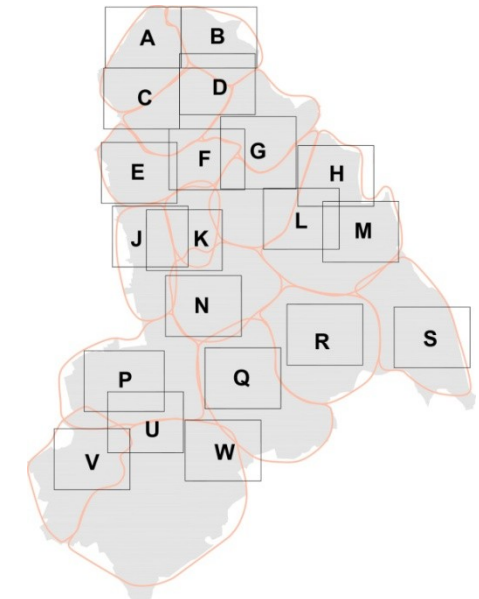


Map GS-H

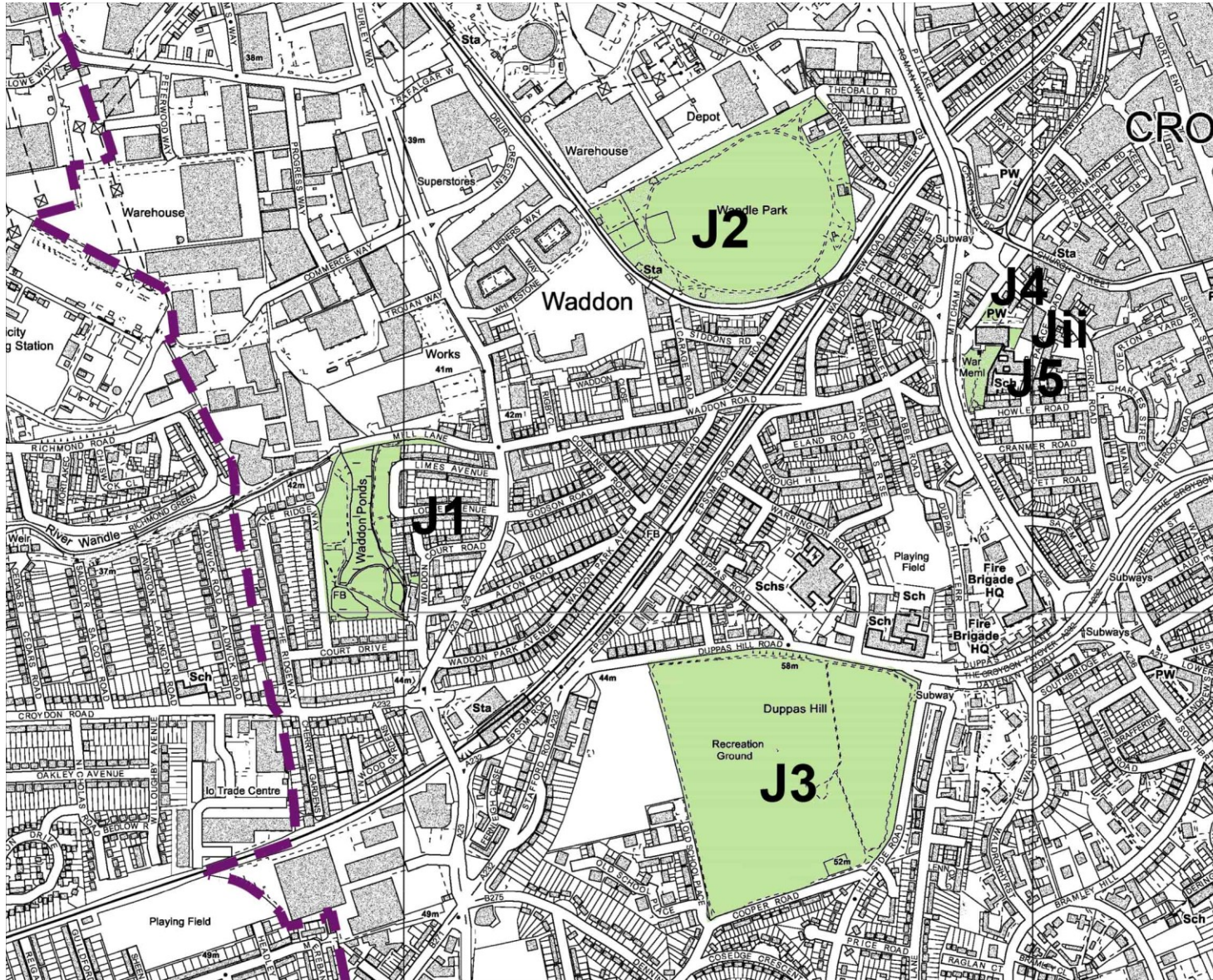


- H1** Glade Wood
- H5** Parkfields Recreation Ground

Sites H2, H3 and H4 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

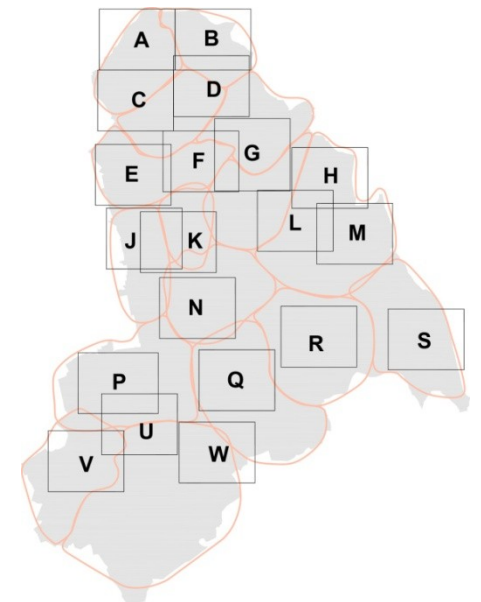


Map GS-J

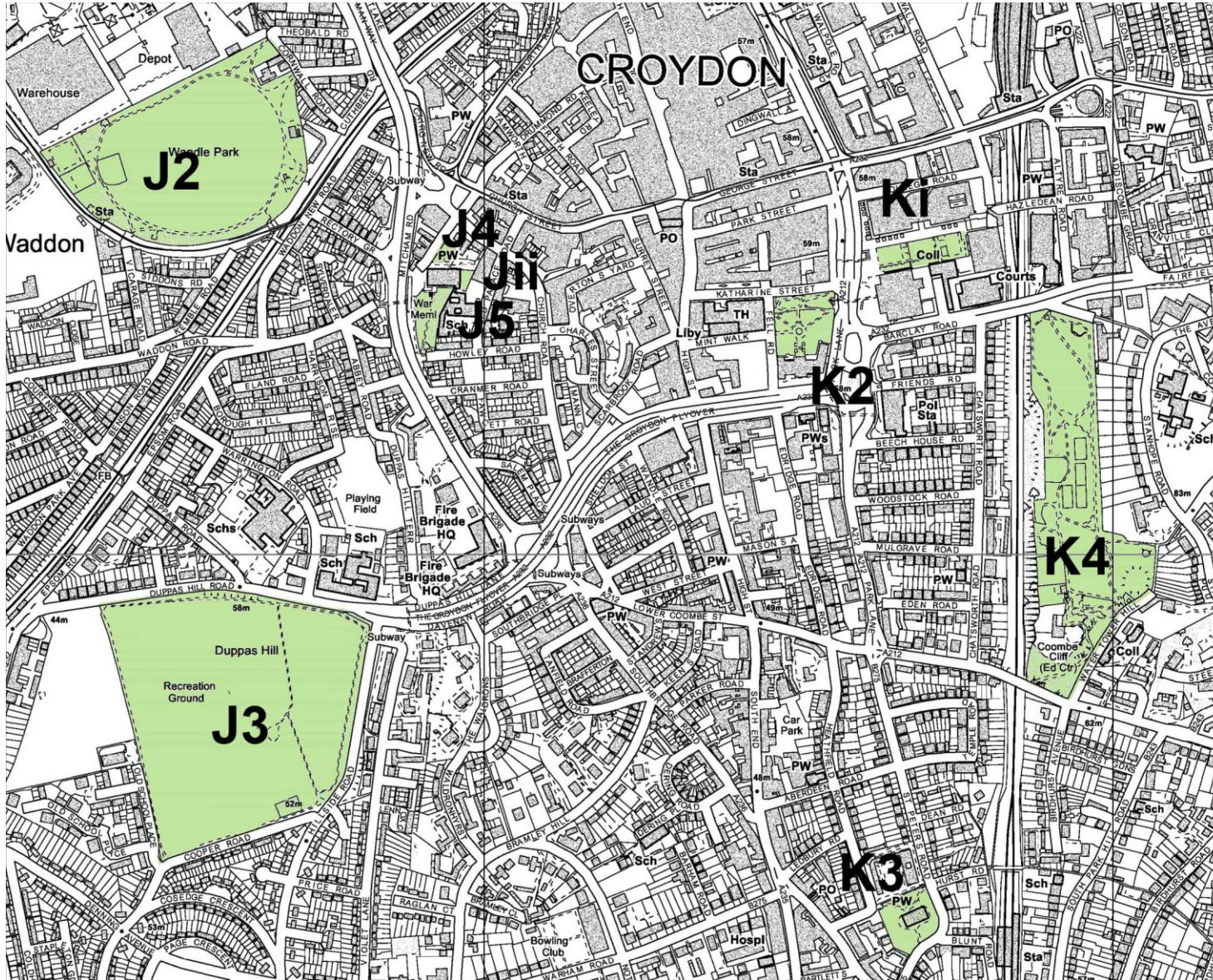


- J1** Waddon Ponds
- J2** Wandle Park
- J3** Duppas Hill
- J4** St John's Church Memorial Garden (north)
- J5** St John's Church Memorial Garden
- Jii** St. John's Church Memorial Garden (east)

Site Ji did not meet the criteria for designation.

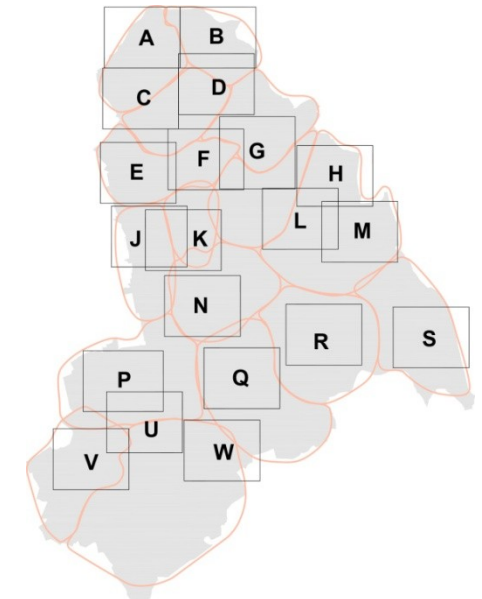


Map GS-K



- J2** Wandle Park
- J3** Duppas Hill
- J4** St John's Church Memorial Garden (north)
- J5** St John's Church Memorial Garden
- Jii** St. John's Church Memorial Garden (east)
- K2** The Queen's Gardens
- K3** St Peter's Churchyard
- K4** Park Hill Recreation Ground
- Ki** College Green

Site K1 did not meet the criteria for designation.

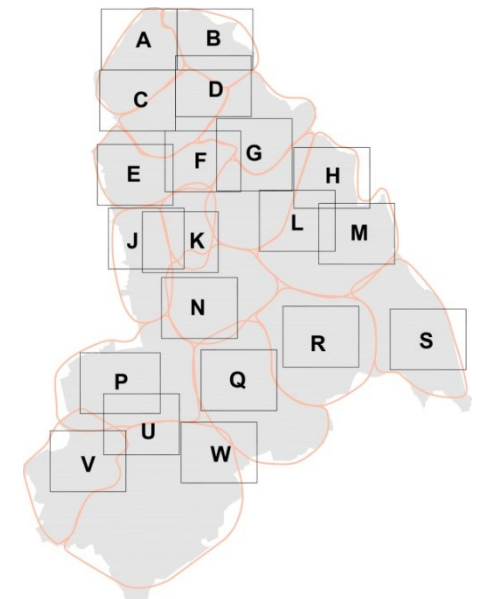


Map GS-L

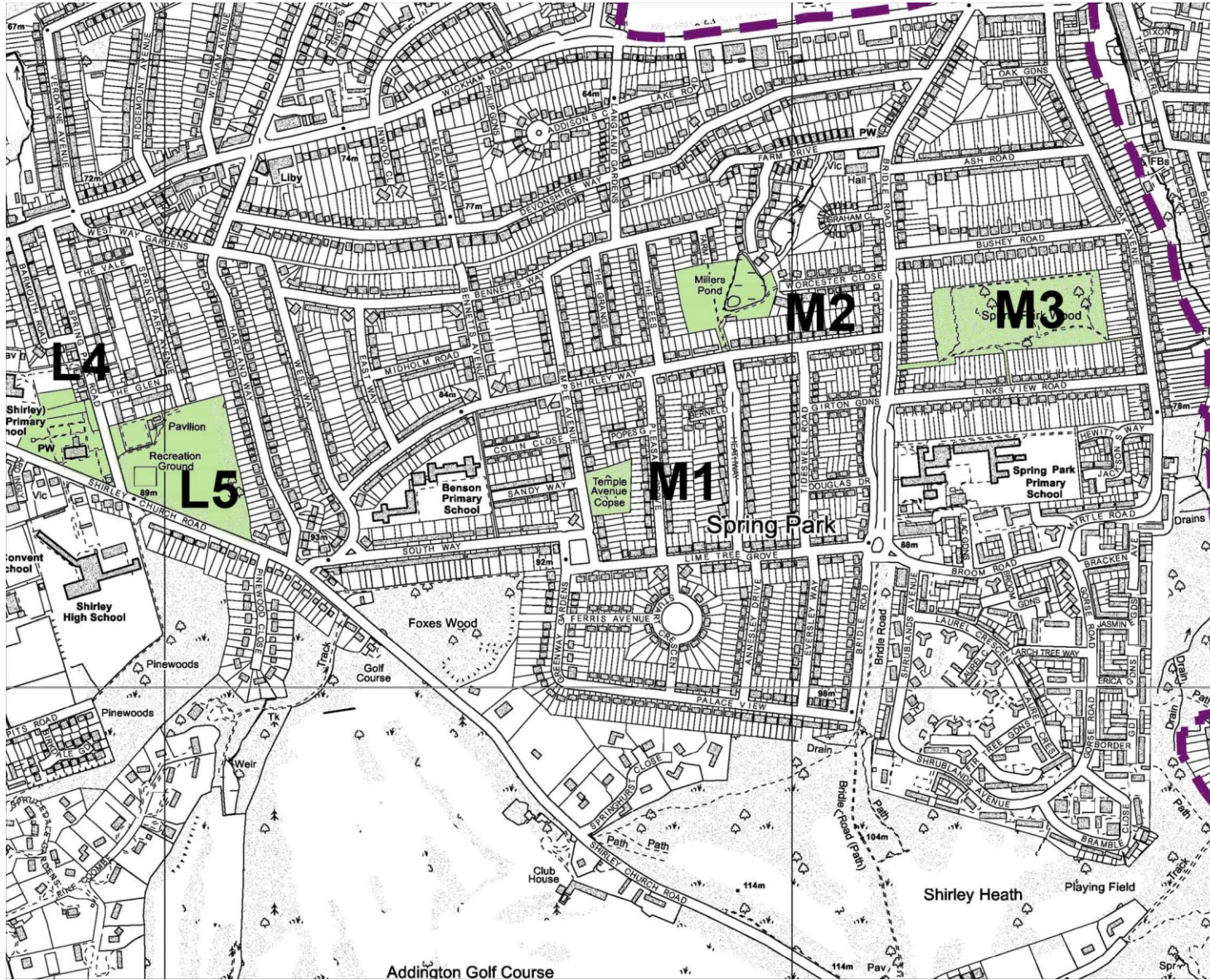


- L1** Addiscombe Recreation Ground
- L4** St John's Church
- L5** Shirley Recreation Ground
- L1v** Whitgift Pond
- Lv** Peabody Close playing field
- Lvi** Shirley Oaks playing field and wood

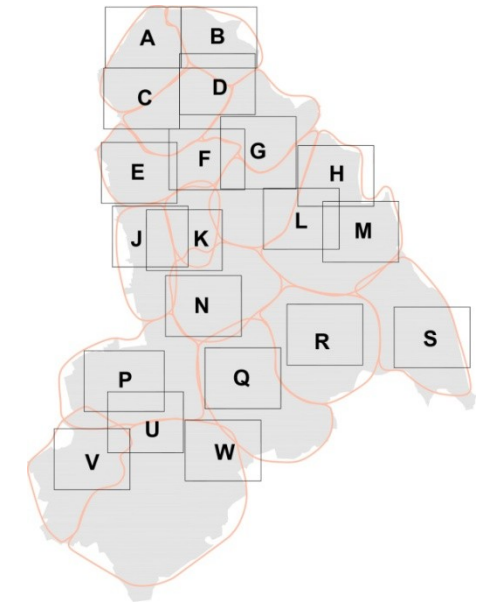
Sites L2 and L3 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/pevidence/nature.



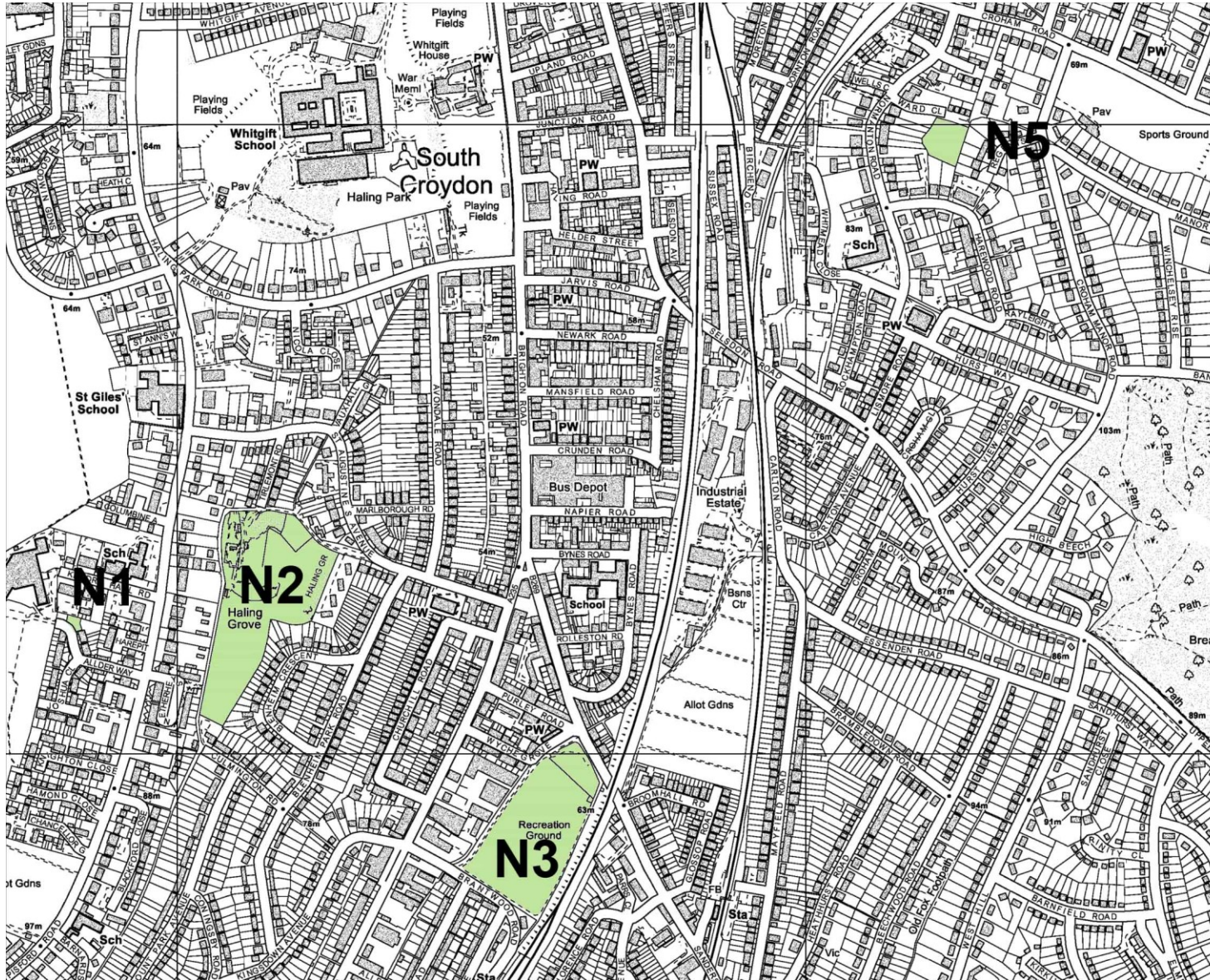
Map GS-M



- L4** St John's Church
- L5** Shirley Recreation Ground
- M1** Temple Avenue Copse
- M2** Millers Pond
- M3** Spring Park Wood



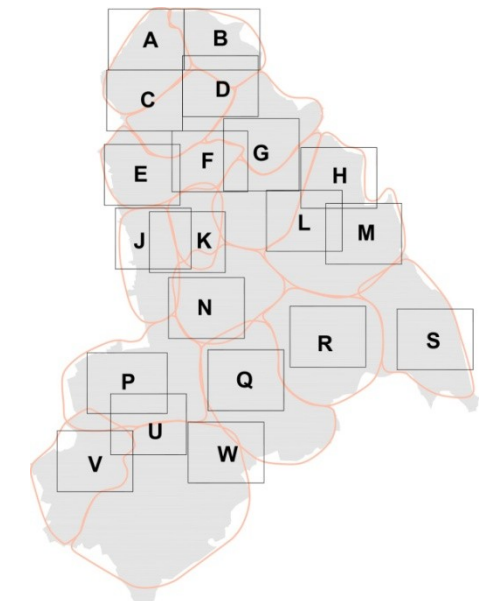
Map GS-N



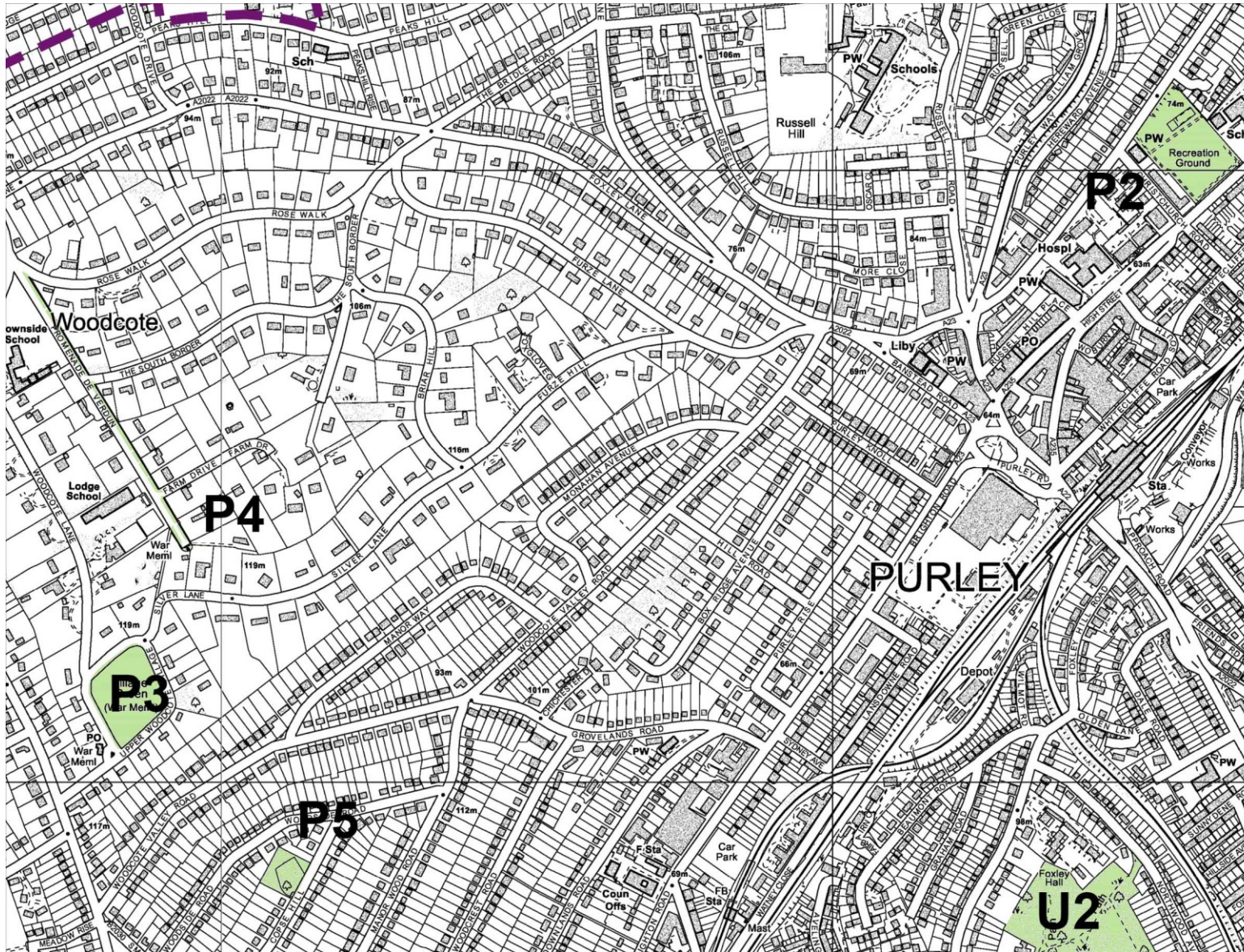
- N1** Alder Way Playground
- N2** Haling Grove
- N3** South Croydon Recreation Ground
- N5** Normanton Meadow

Site N4 did not meet the criteria for designation. The full list of sites considered can be found at

www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.



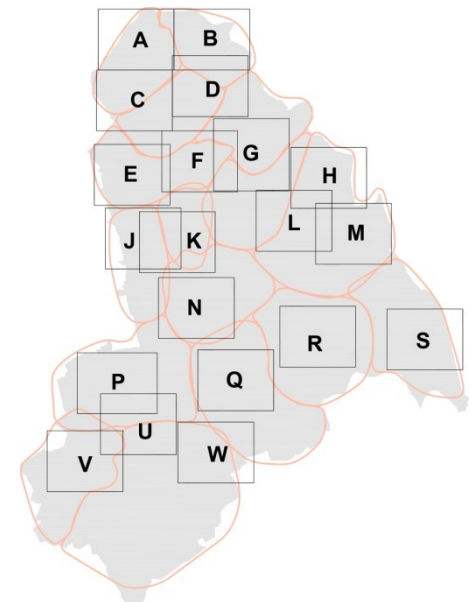
Map GS-P



- P2** Rotary Field
- P3** Woodcote Village Green
- P4** Promenade du Verdun
- P5** Copse Hill Spinney
- U2** Foxley Wood and Sherwood Oaks

Site P1 did not meet the criteria for designation. The full list of sites considered can be found at

www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.



Map GS-Q



Q1 Wettern Tree Garden

Q2 Purley Beeches

Q5 All Saints Churchyard,
Sanderstead

Q6 Sanderstead Pond (and
Green)

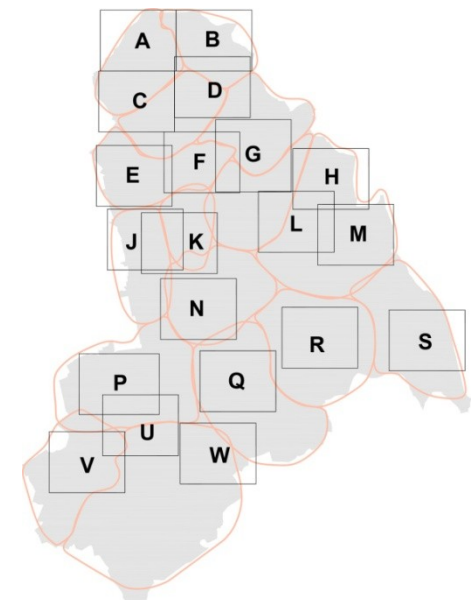
Qiii All Saints Graveyard,
Sanderstead

Qvii Lower Barn Road Green

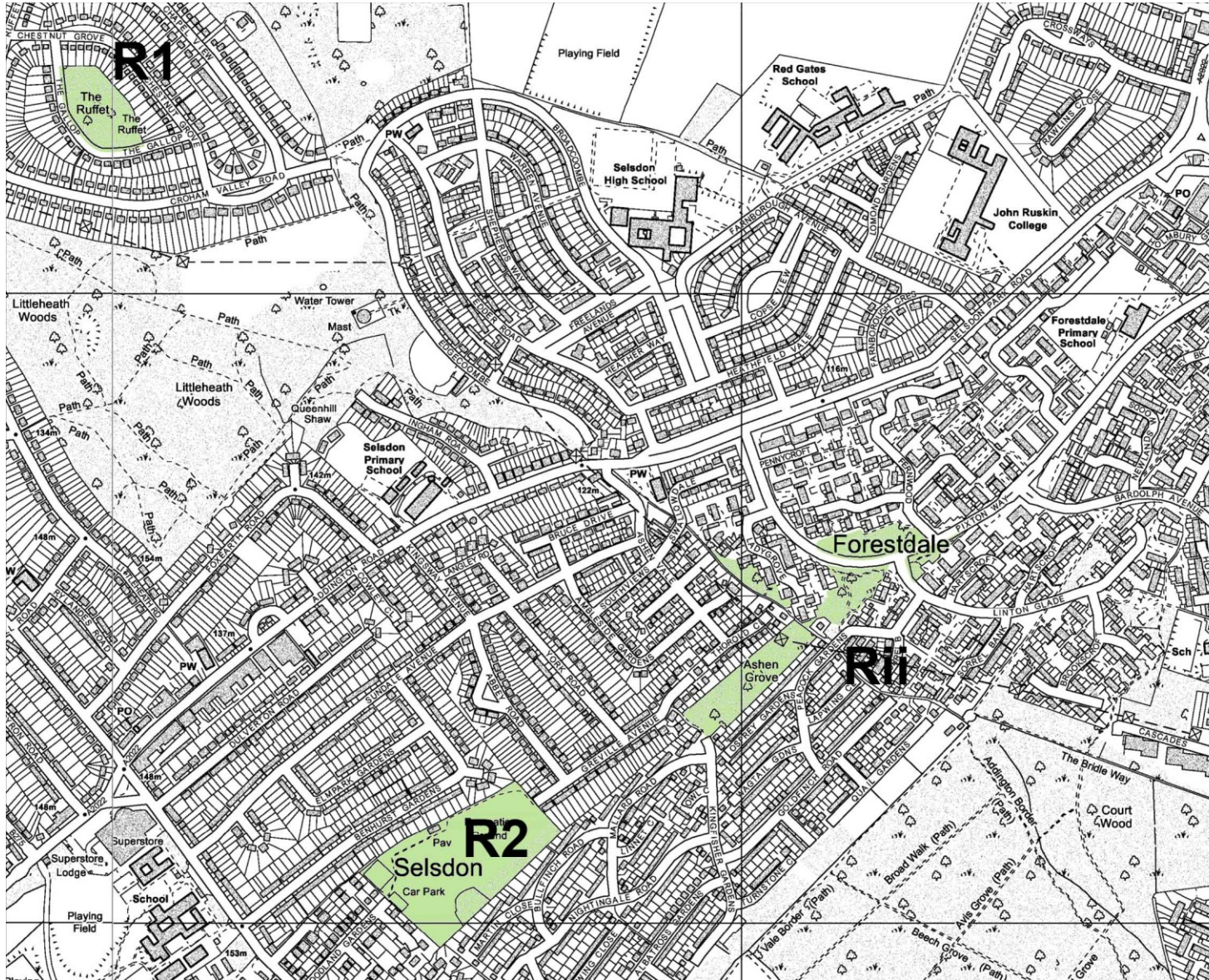
Qviii Sanderstead Plantation

Sites Q3, Q4, Qi and Qii did not meet the criteria for designation. The full list of sites considered can be found at

www.croydon.gov.uk/planning/andregeneration/framework/pevidence/nature.



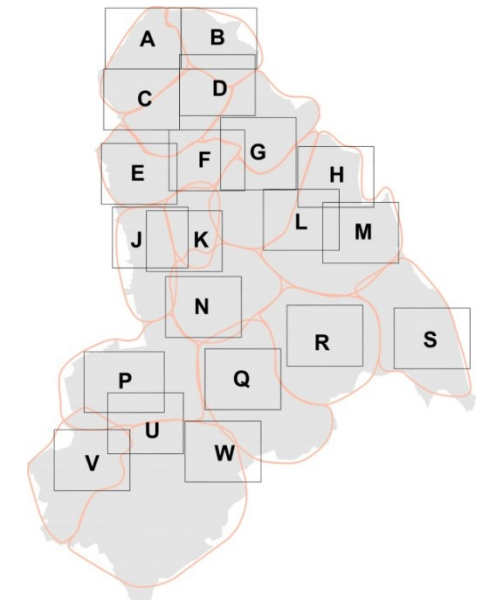
Map GS-R



- R1** The Ruffet
- R2** Selsdon Recreation Ground
- Rii** Ashen Grove

Site Ri did not meet the criteria for designation. The full list of sites considered can be found at

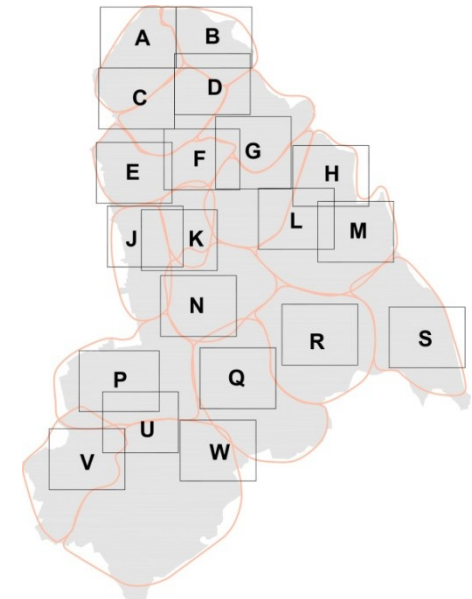
www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.



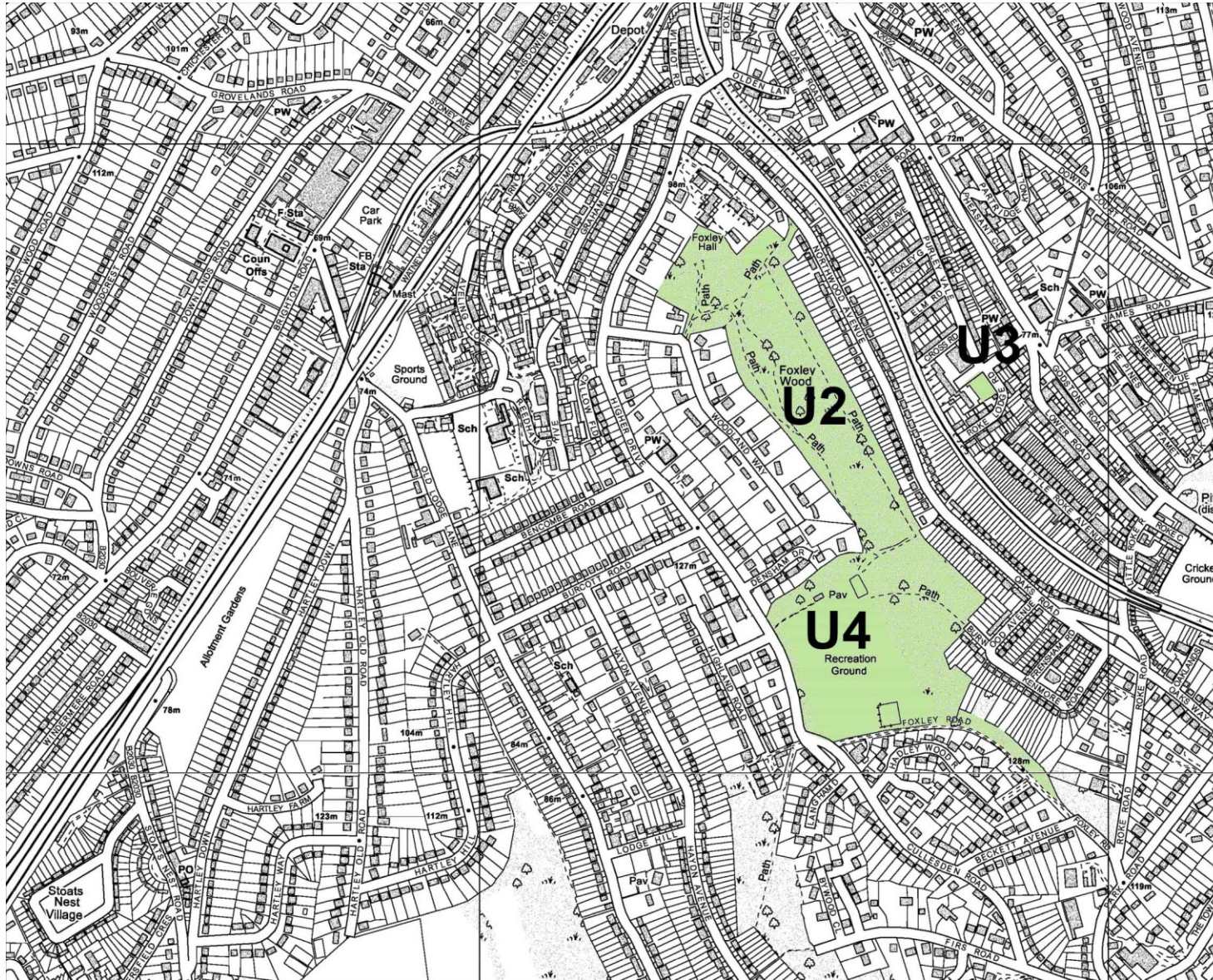
Map GS-S



Si Castle Hill Avenue playground

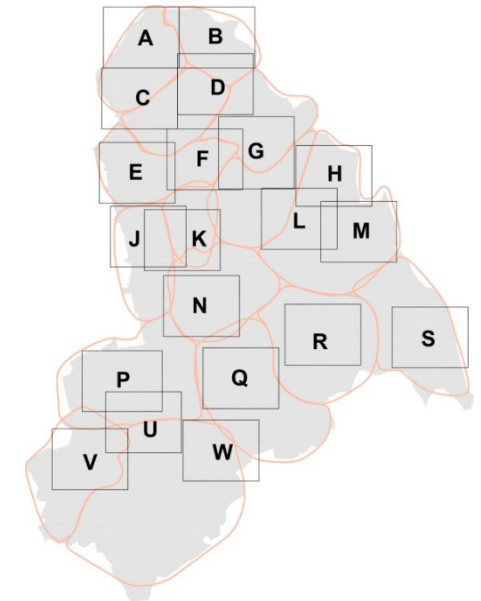


Map GS-U

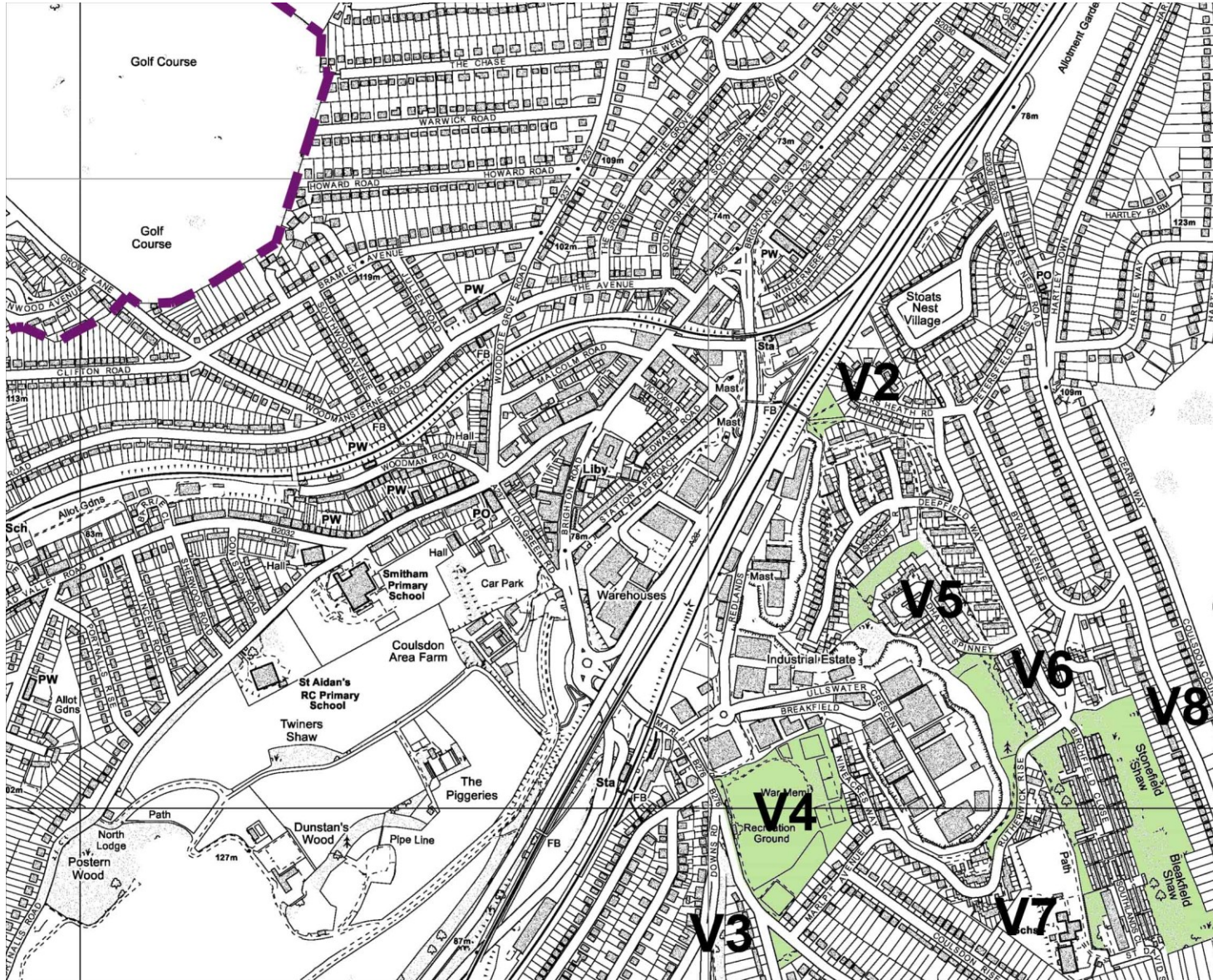


- U2** Foxley Wood and Sherwood Oaks
- U3** Roke Playspace
- U4** Higher Drive Recreation Ground

Site U1 did not meet the criteria for designation. The full list of sites considered can be found at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/nature.

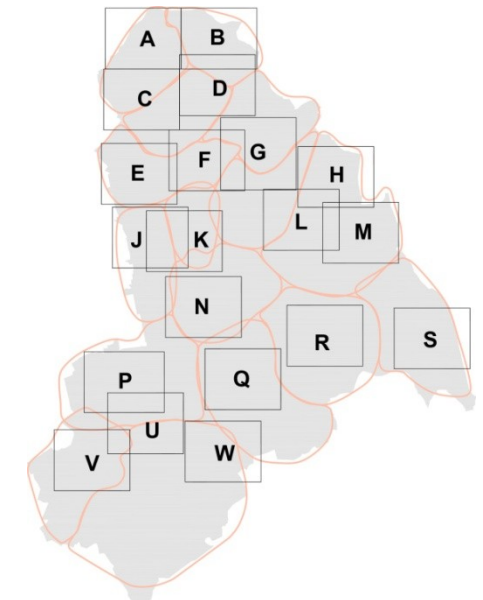


Map GS-V

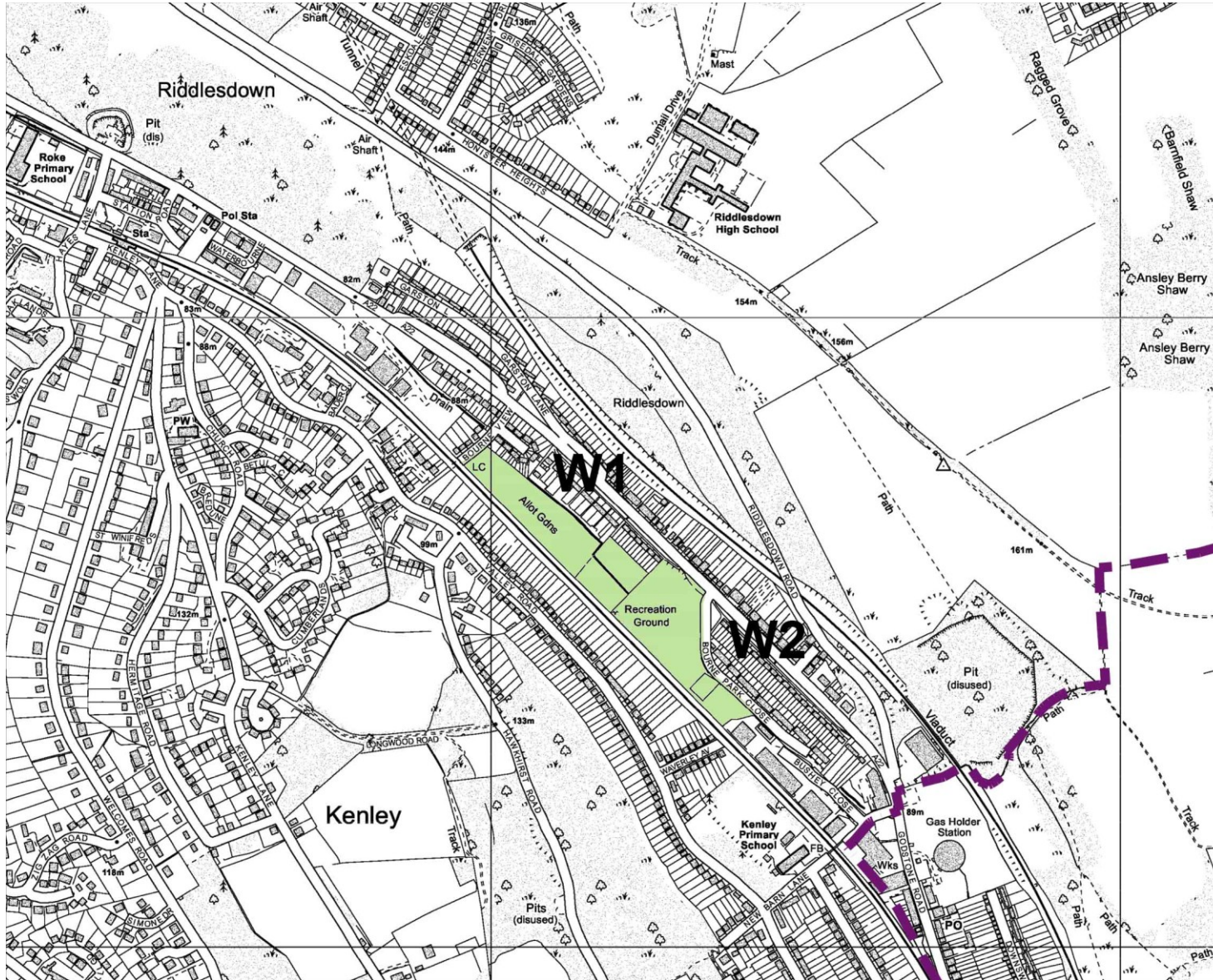


- V2** Land rear of Hilliards Heath Road
- V3** Chaldon Way Gardens
- V4** Coulsdon Memorial Ground
- V5** Scrub Shaw
- V6** Coulsdon Coppice (North)
- V7** Coulsdon Coppice (Stoneyfield Shaw)
- V8** Coulsdon Coppice (Bleakfield Shaw)

Site V1 did not meet the criteria for designation.

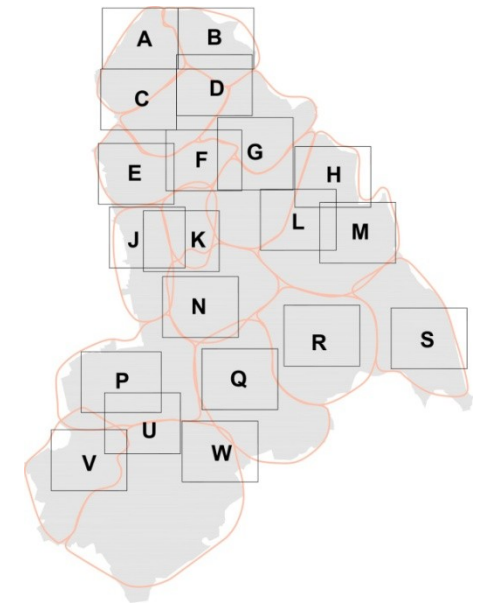


Map GS-W



W1 Former Godstone Road Allotments

W2 Bourne Park



Minor extensions to Metropolitan Green Belt

See changes to Policies Map associated with Policy SP7: Green Grid.

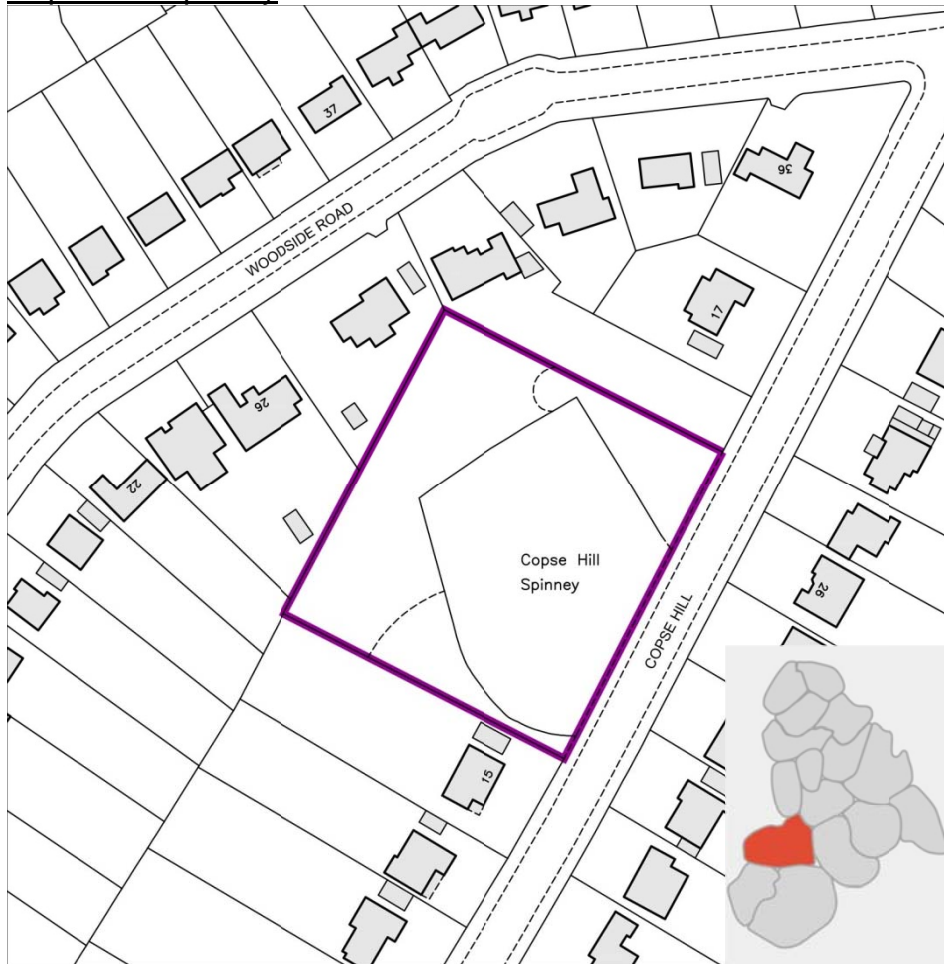
Policy DM25: Biodiversity

Sites of Nature Conservation Importance

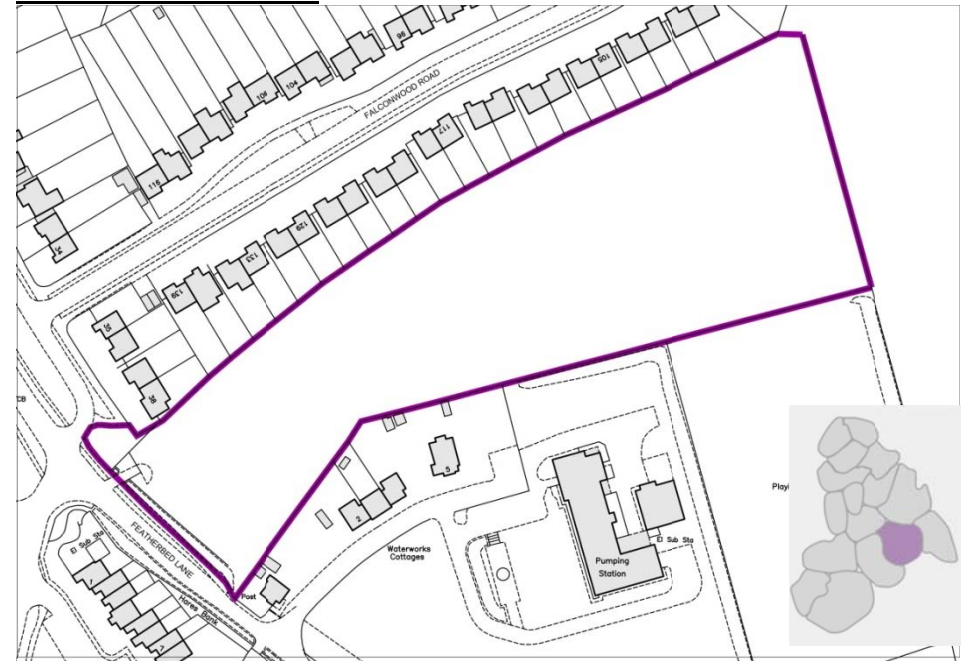
There are a number of proposed amendments to the boundaries of Sites of Nature Conservation Importance. These changes are summarised in the table below with maps following:

Site of Nature Conservation Importance	New
Copse Hill Spinney	✓
Falconwood Meadow	✓
Grounds of Heathfield House	✓
Hamsey Green Pond	✓
Ladygrove	✓
Shirley Park Golf Course	✓
Spices Yard	✓
Temple Avenue Copse	✓
Whitgift Pond	✓

Copse Hill Spinney

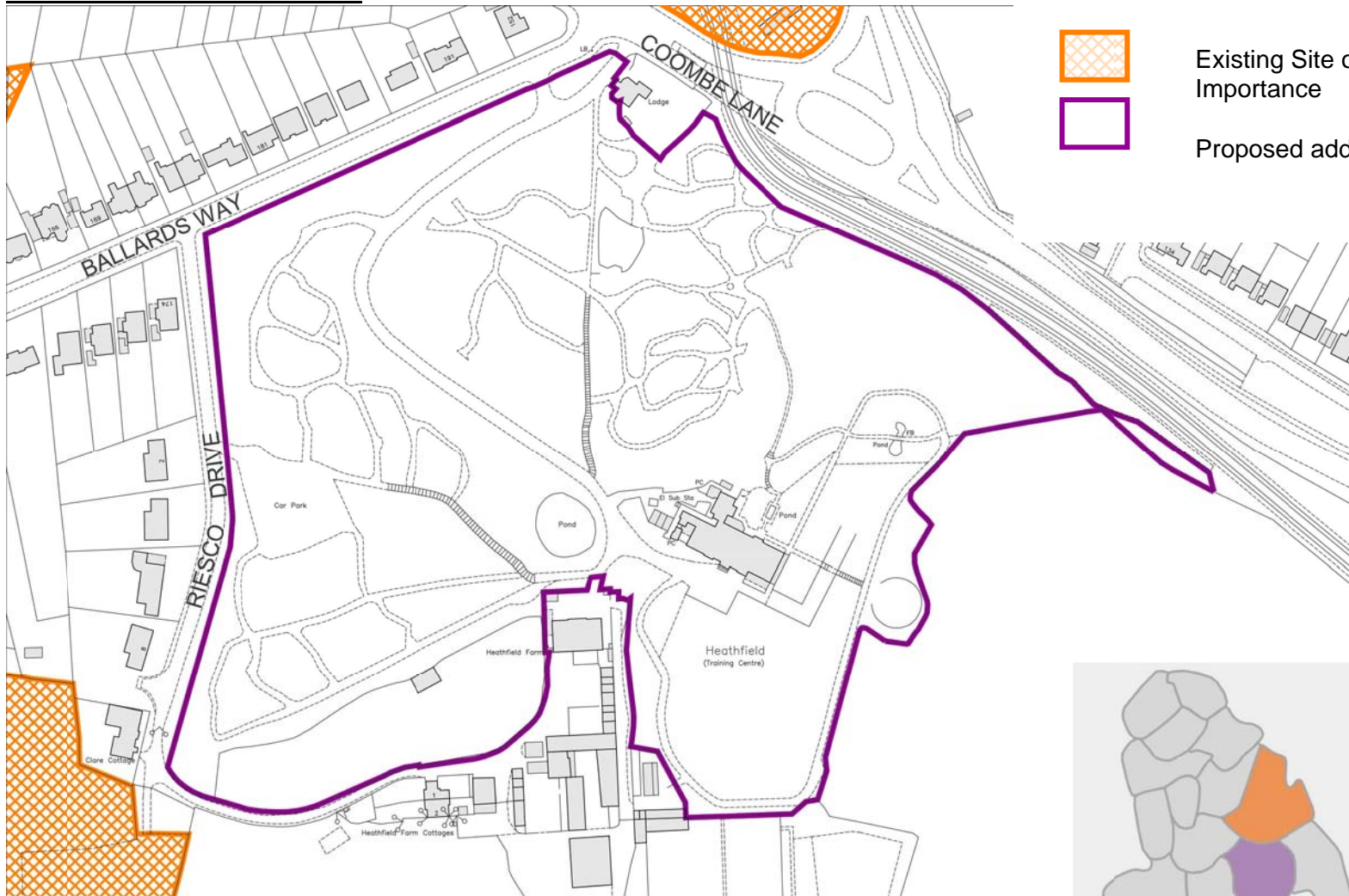


Falconwood Meadow



 Proposed additions

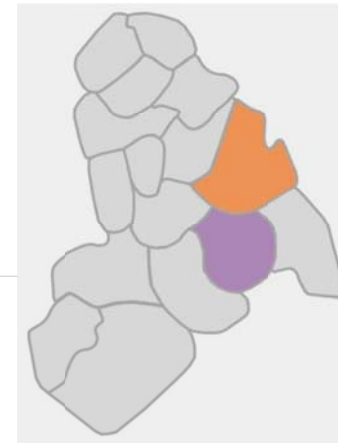
Grounds of Heathfield House



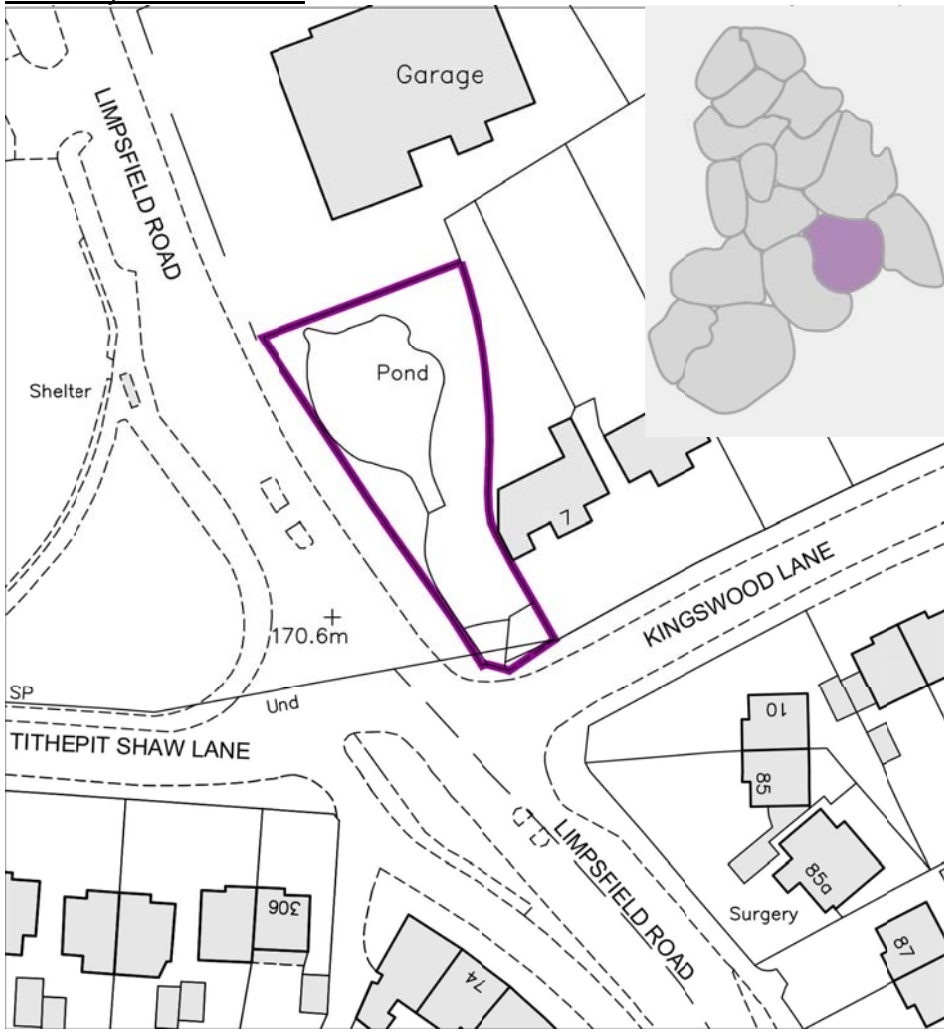
Existing Site of Nature Conservation Importance



Proposed additions



Hamsey Green Pond

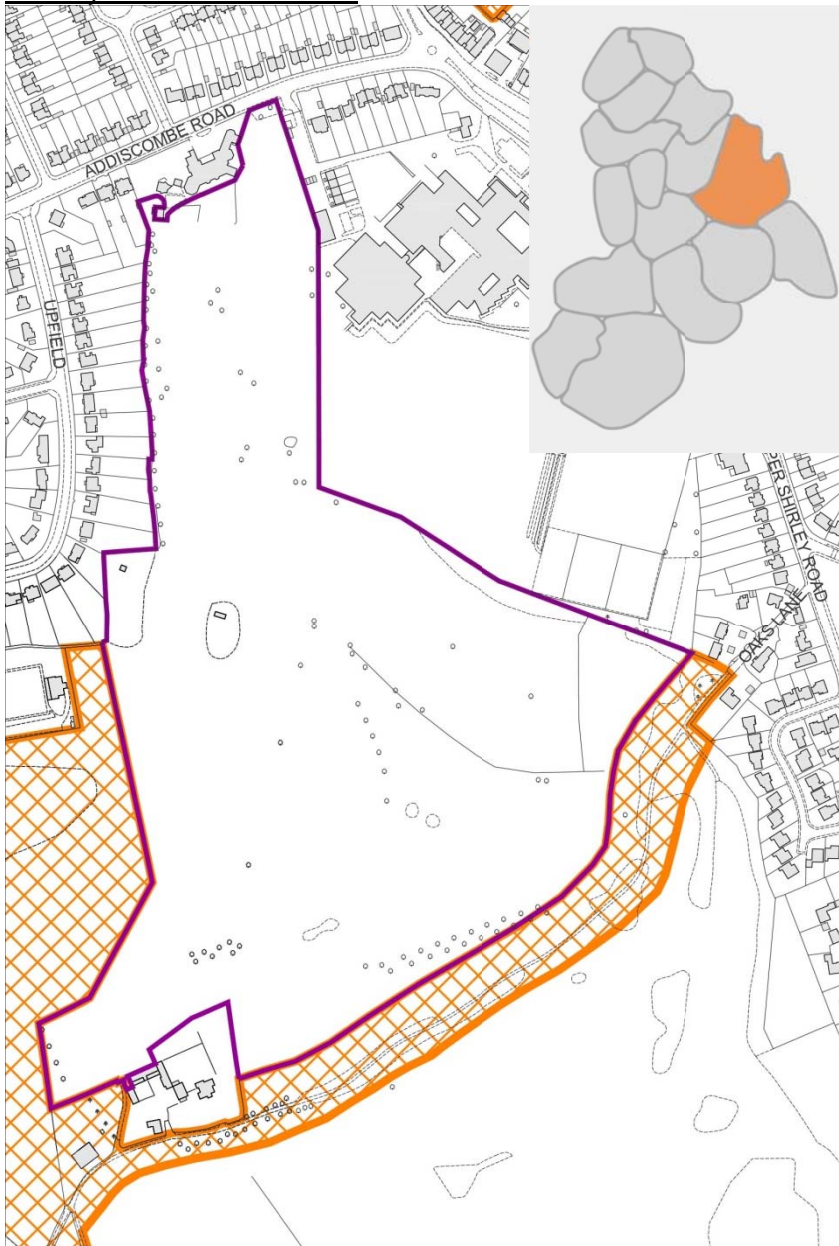


Ladygrove





 Proposed additions

Shirley Park Golf Course



Spices Yard

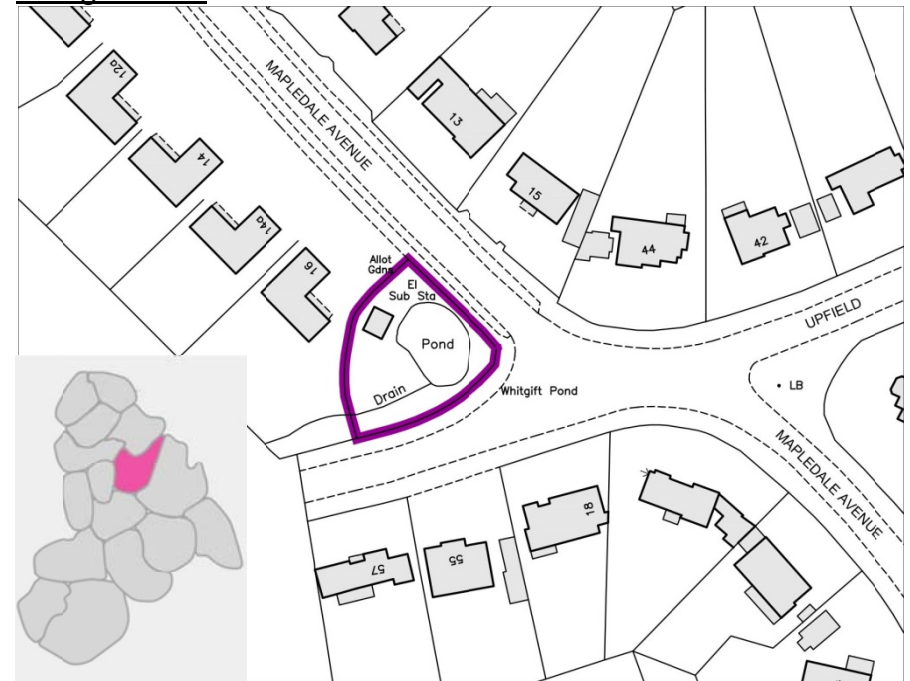


-  Existing Site of Nature Conservation Importance
-  Proposed additions

Temple Avenue Copse



Whitgift Pond



 Proposed additions

