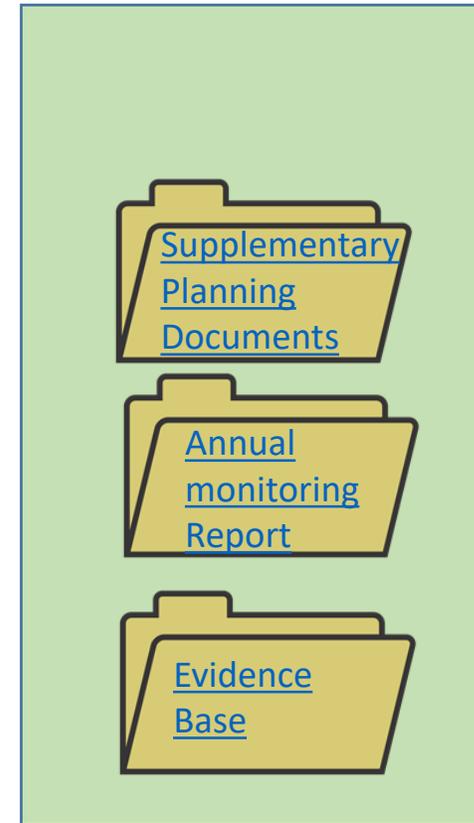
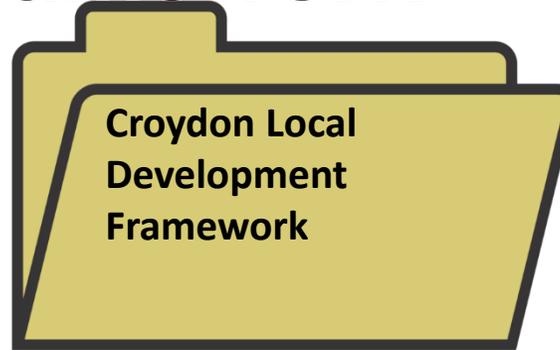
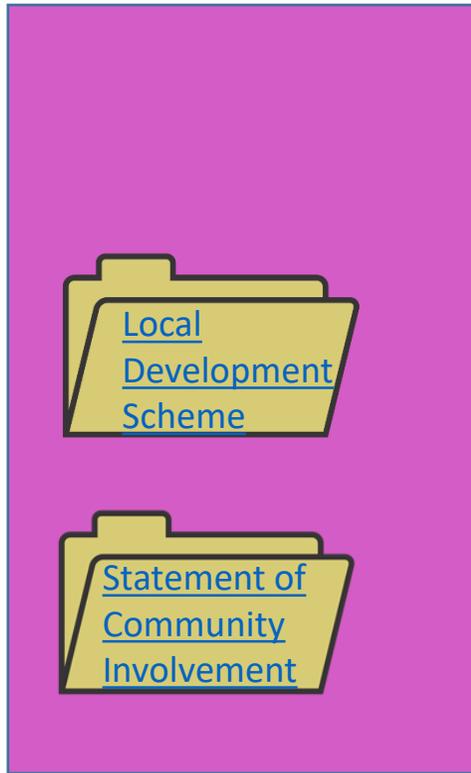


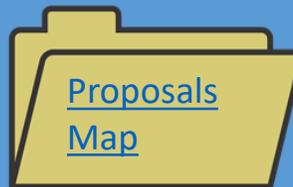
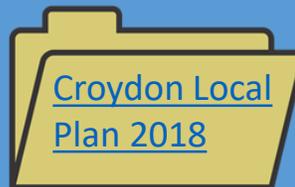
Local Development Framework and Local Plan Review Briefing

- Local Development Framework Background
- Local Plan Review Scope
- Local Plan summary
- Engagement and Consultation
- Way forward

Local Development Framework



Development Plan Documents



What is a Local Plan?

The Local Plan provides a spatial strategy, guides decisions on future development proposals and addresses the needs and opportunities of the borough.

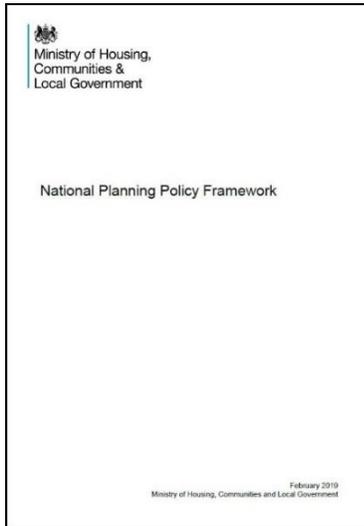
It is....

- Our document drafted with residents
- Has to be based on evidence and needs
- Long term strategy
- The planning expression of the corporate plan

It is not

- A blueprint for developers
- Quick fix
- A repetition of national and London Plan policies

The Current Policy Framework / Development Plan



- National Planning Policy Framework
- Development Plan
 - London Plan 2021
 - Croydon Local Plan 2016-36 - Adopted 2018
 - South London Waste Plan 2022



THE LONDON PLAN



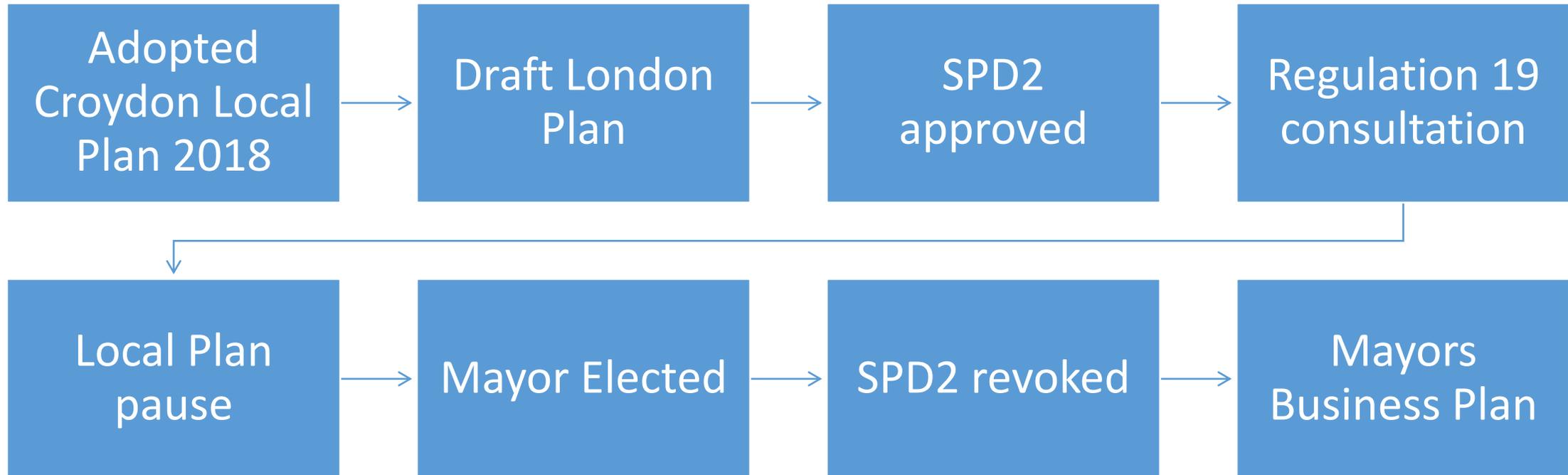
THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
MARCH 2021



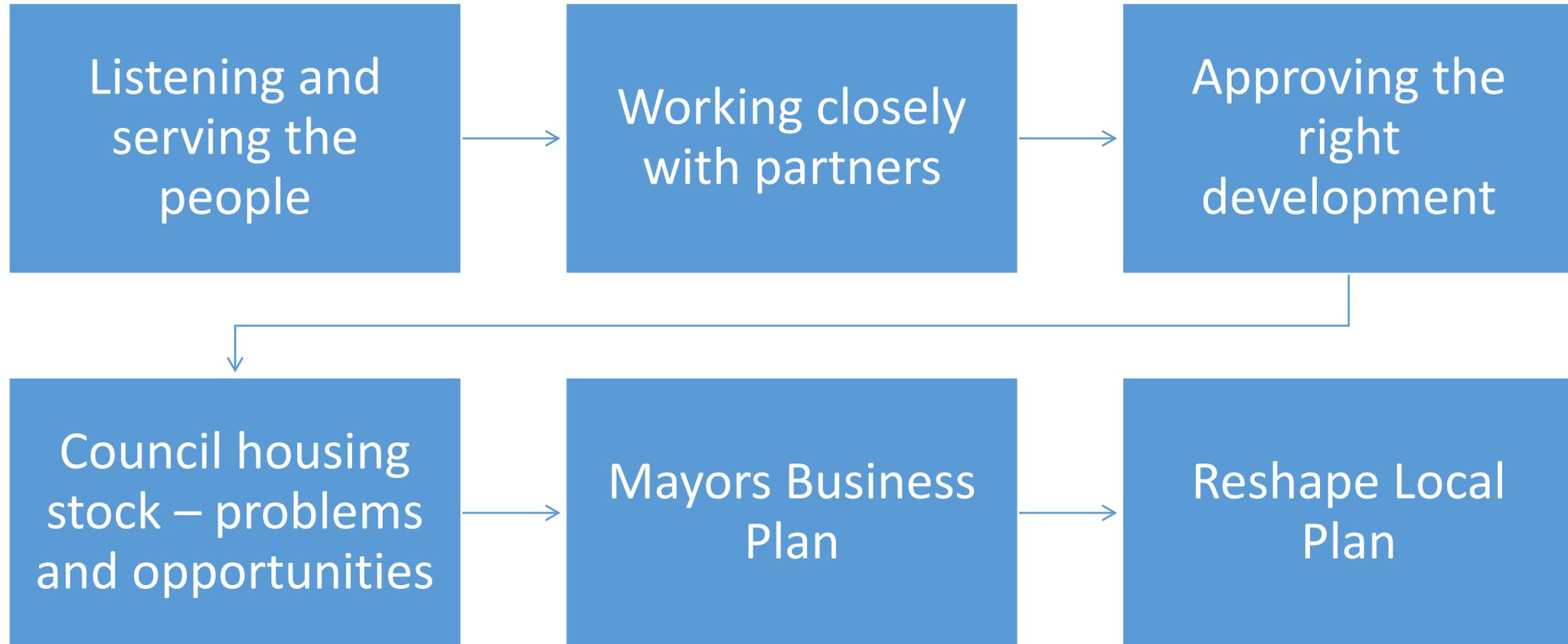
Why is it important to have a Local Plan

- Statutory
- To shape the places where we live
- Reflects community aspirations
- Keeps the planning of the borough in our hands using our policies
- Reduces costs of fighting appeals and supports funding applications

Key timeline



Local Plan Pause



Reflecting Mayor's Business Plan - 2022-2026

Strategy

- Make Croydon a cleaner, safer and healthier place
- A place of opportunity for business, earning and learning
- Increase pride in Croydon

Reflecting Mayor's Business Plan - 2022-2026

Homes

- Challenge top down Housing targets
- Propose **a new and reduced** Housing target beyond 10 years
 - Housing to be proud about
 - Homes for everyone
 - People can lead healthier and independent lives for longer
 - Family homes
 - HMO standards improved
 - Housing stock fit for the 21st century

Reflecting Mayor's Business Plan - 2022-2026

Urban Design

- **Revoke SPD2**
- **Removal** of all suburban intensification areas
- **Removal** of 3 storey blanket policy
- **Design** over density
- **Respecting** Croydon's unique character and identity
- Allocate larger brownfield sites and sustainable locations

Local Plan Review



Climate emergency



Housing crisis – deliver the London Plan target March 2021



Review strategy and policies due to;

Other policy changes to the London Plan
needed to align with NPPF

Reflect Mayor's Business Plan – 2022 - 2026

Questions

Why we need a Local Plan

Benefits of an up-to-date Local Plan

Part 2

What is in the Local Plan

Housing Targets and Policy Approach

Croydon Local Plan 2018 **1,645**

Draft London Plan **2,949**

Regulation 18 Consultation **2,302**

Adopted London Plan **2,079** to 2029

Regulation 19 Consultation **2,079** to 2039

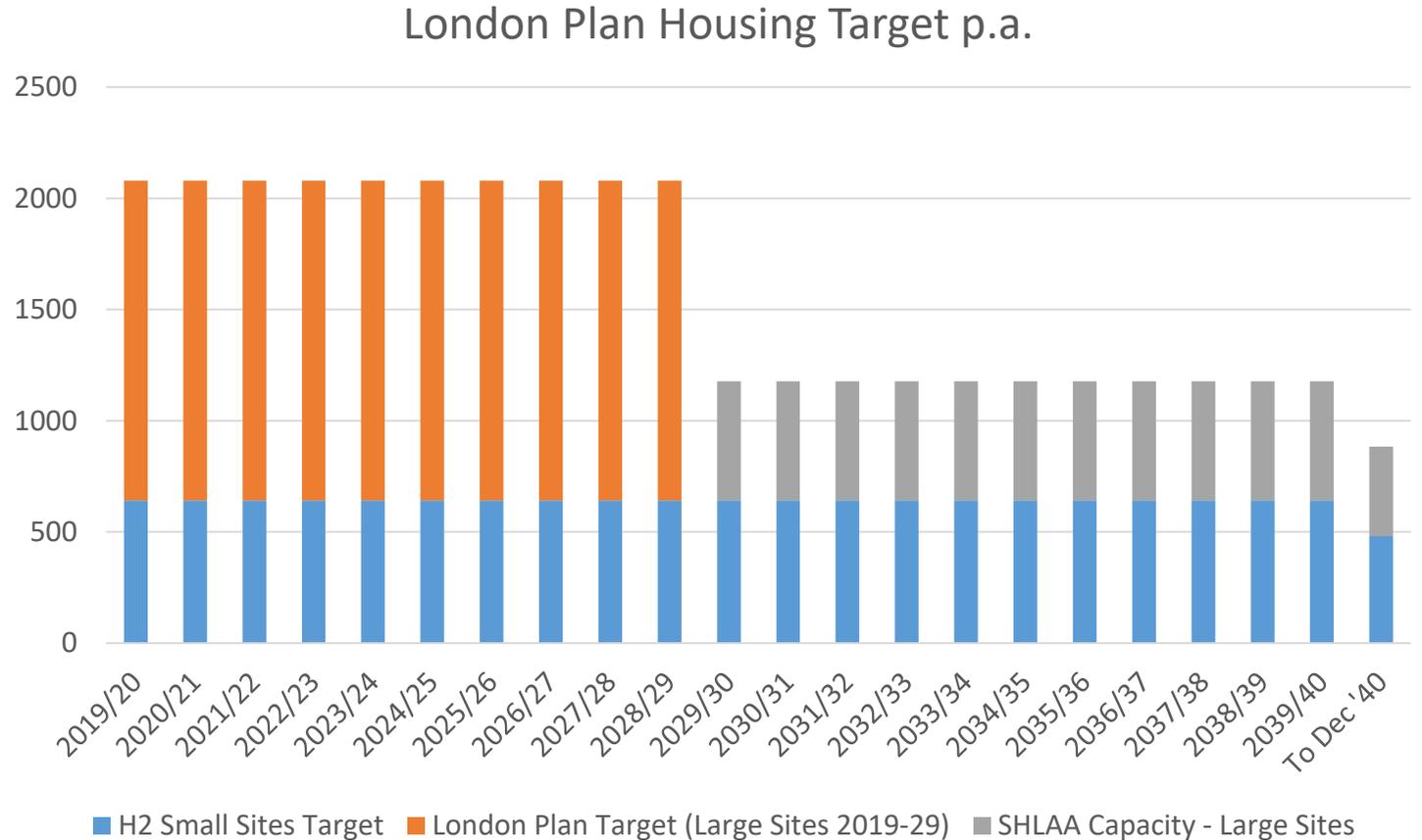
Mayors Business Plan *2,079 to 2029 then 1,200*

New London Plan – challenge top down housing targets

A Place of Opportunity

Homes

- Front Loaded according to the London Plan
- Delivering affordable housing
- Homes for everyone
- Taking account of ageing population
- HMO policy - new
- Estate regeneration – new policy



A Place of Opportunity

Retail

- Redevelopment of Croydon town centre promoted
- Resilient policies for District and Neighbourhood centres
- Enabling community uses to support local retail centres

Employment

- Industrial land protection and intensification
- Retention of appropriate employment premises
- Green economic recovery

Place to Belong

Urban Design

- Protecting existing character recognising differences – over density
- Tall buildings located in the correct areas
- Stronger link between heritage and character
- Managing backland development
- *Deletion of All Intensification Areas*

Community Facilities

- Protection of existing facilities and enabling new
- Need to match facilities with new development

Place with a Sustainable Future

Environment and Climate Change

- Government and London Plan policies – apply so don't repeat
- Climate emergency - Reflect Council's Climate Change Commission
- Introduce circular economy

Green Grid

- Seeking to join up and deliver more of the Green Grid network
- Sustainability and green travel options
- Green and Blue grid – value and optimisation of water bodies
- Local Green Space designation - additional layer of protection
- Biodiversity net gain - new legislation reflected

Place with a Sustainable Future continued

Transport and Communication

- Clear policy context for the delivery of sustainable transport measures
- Climate change - sustainable travel
- Reflect the London Mayor's transport strategy
- Local parking standards

16 Places of Croydon

- Spatial vision for each of the 16 Places
- Development contribution to the proposed strategic spatial option
- Amended structure to emphasise placemaking around character
- Support for each Place's centres
- Site Allocations #



Transformation Areas

Brighton
Main Line

North End
Quarter

Purley
Way

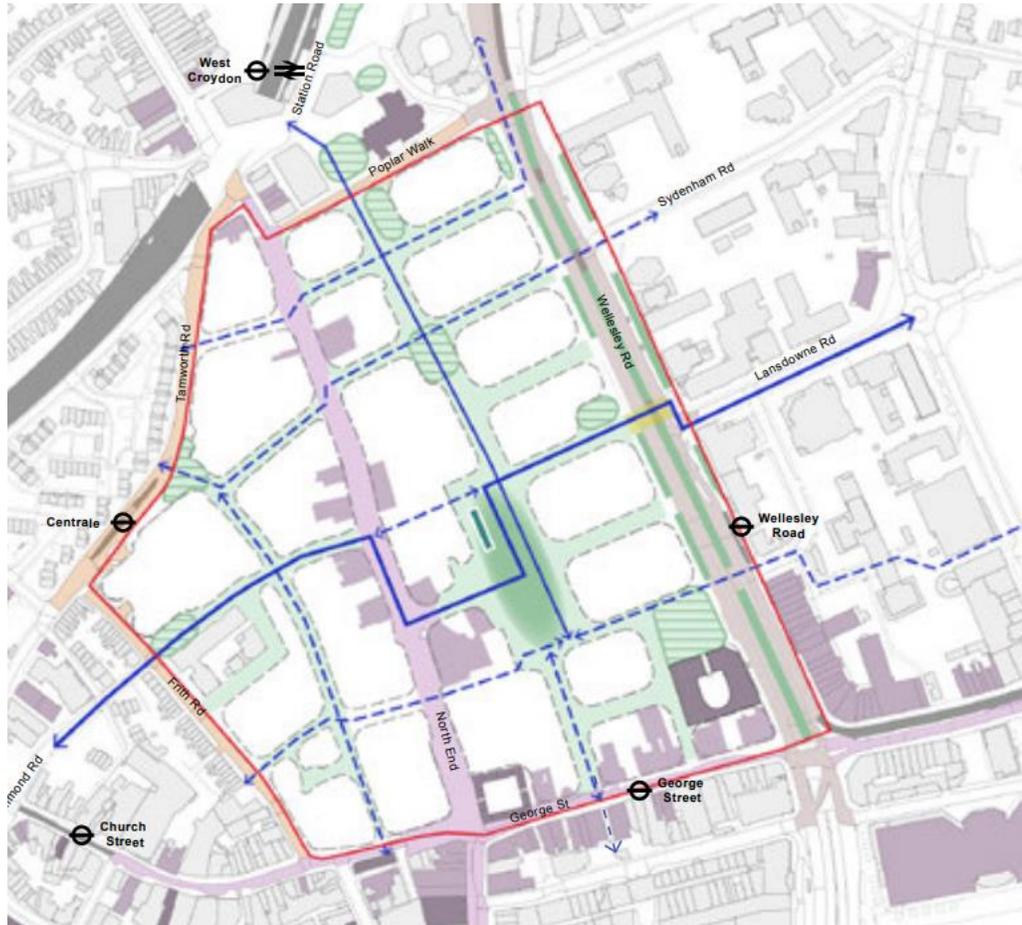
Transformation Areas

- Stand alone as areas for change with the Place policies underneath
- Needed to drive and steer significant change
- Clear policy context for infrastructure requirements associated with the significant change
- Phasing and delivery including meanwhile uses

East Croydon Station & Brighton Main Line Upgrade

- Address the East Croydon bottleneck and Selhurst Junction capacity
- Proposed new station building and station square
- Framework for a sustainable transport hub
- Realise the project's benefits through development, inward investment and improved public realm as a gateway to Croydon

North End Quarter

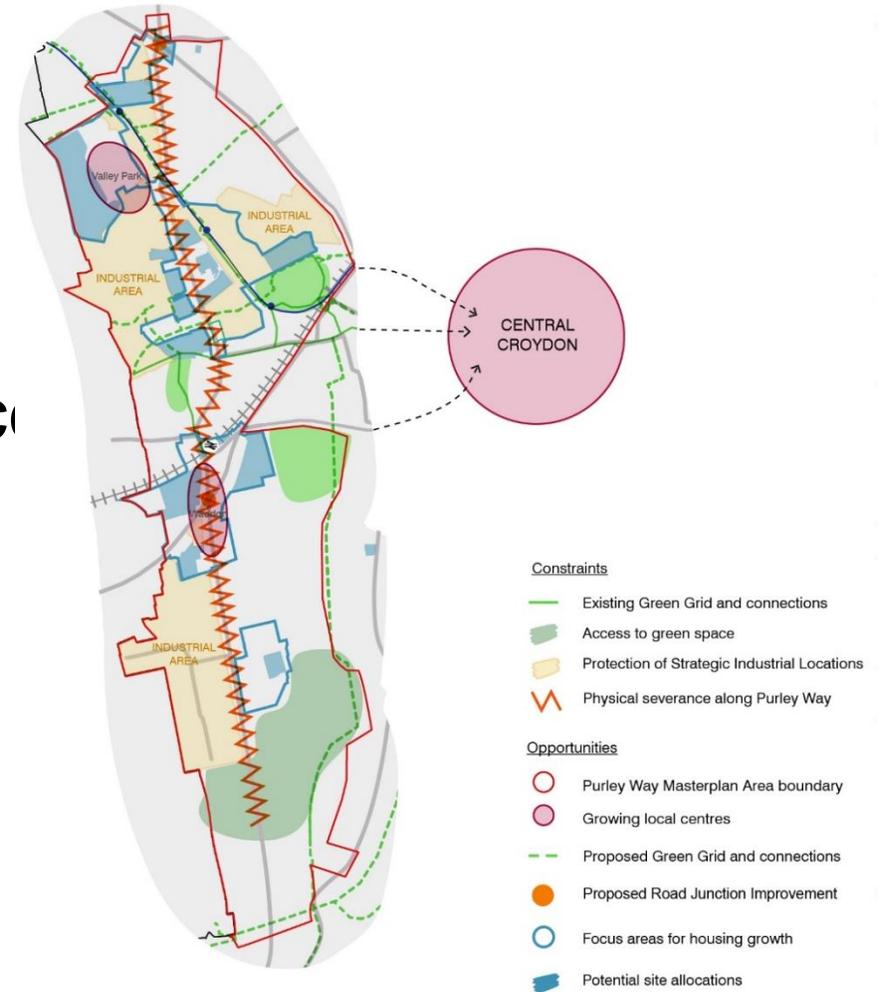


- Covers the area that forms the retail core of the Croydon Opportunity Area.
- The transformation policies will update the Opportunity Area Framework.
- The chapter will provide a flexible framework for the transformation of the area as a destination to suit the modern needs of residents, workers and visitors by providing a vibrant and successful centre.
- Works alongside the Town Centre Vision

Purley Way

Includes:

- 4 new centres
- +105,000sqm of employment floorspace
- +7,470 new homes
- +40,500 sqm of public open space
- Enhanced transport infrastructure



Local Plan Review - Timetable summary

Procuring evidence – Summer 2023

Cabinet

Consultation – Jan/Feb(6 weeks)

Council approval prior to submission

Submission of plan to Secretary of State: Summer 2024

Local plan examination anticipated during late 2024 (subject to availability of inspectors)

Local plan adoption anticipated December 2025

Evidence – to date

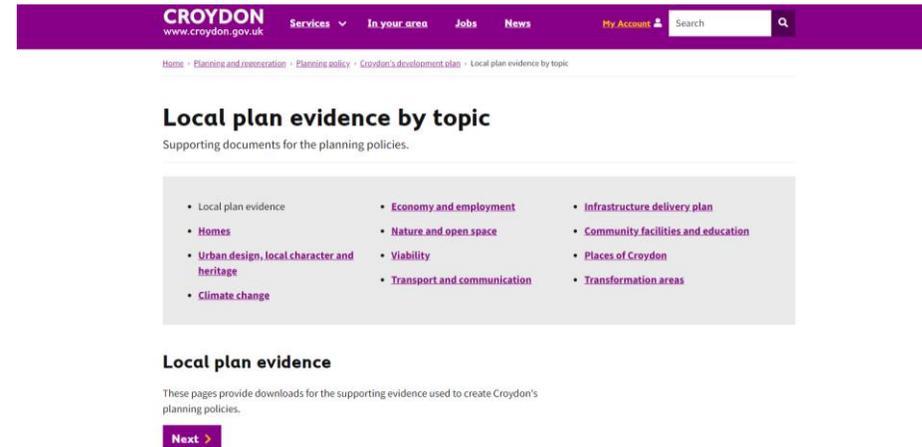
Homes: Affordable Housing Viability, Strategic Housing Market Assessment, Gypsy and Traveller Needs Assessment

Design and Character: Archaeology priority Areas, borough Character Appraisal, Housing Typologies Study, Local Heritage Areas

Climate Change: Decentralised Energy Study, Climate Change Mitigation Action Plans, Strategic Flood Risk Assessment, Local Flood Management Study, Developing blue/Green Corridors, Surface Water Management Plan, Groundwater Protection

Economy and Employment: Borough industrial and warehousing land/premises market assessment, Review of integrated industrial areas, Office Retention Area, Review of town centre designations,

Understanding the cultural sector in Croydon, future Destination of Retailing



Nature and open space: Green Belt Study, Habitat Action Plan, Green Grid, Open Space Needs Assessment

Transport: Borough Wide Transport Strategy, Biking borough Study, South London Transport Plan

Community Facilities and Education: Outdoor recreation needs assessment - final report, Indoor sports facilities needs assessment, Burial land need and provision study, Projected number of pupils in Croydon's primary and secondary schools, Need for healthcare facilities in Croydon, Care home forecast, Protecting pubs in Croydon

Evidence – to support the partial review

Housing – needs, Affordable Housing, mix and tenure (Strategic Housing Market Assessment)

Retail Needs Study

Tall building Study

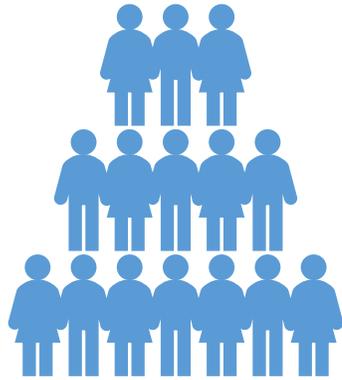
Green space assessment

All Plan Viability Assessment

Strategic Flood Risk Assessment

Sustainability Appraisal

Consultation/Communication



Listening to residents, customers, businesses, developers and partners



Regulation 19 – legal compliance shapes the consultation

Questions