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From:

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Date:

Ref: Consultation on Croydon Local Plan: Strategic Policies – Partial Review (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

Dear Sir/Madam

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

1 Proposed Policy DM31 Policy DM31.4: Positive Character of the Places of Croydon

Policy DM31.4 sets out locations where the Council will support **intensification** associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are shown in the table below.

Place-specific development management policy	Place
Area of the Shirley Road Shopping Parade	Shirley
Setting of the Shirley Local Centre	Shirley

I **object** to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as **Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space**. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

1. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of **Nature Conservation Importance** (locally called the Green Triangle) which should be preserved for future generations and the area of **Educational Open Space** for future Trinity School children.
2. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
3. The local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking.
4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

I object to the development plans for the **Shirley (Wickham Road) Shopping Parade** and the intensification of Wickham Avenue and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Harland Way Surgery.

2 Proposed Policy DM2 Development on Garden Land.

The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to “**resist developments**” on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

3 Proposed Policy DM10 Design and Character; 10.4 Communal Open Space

I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people.

The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.

4 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.

6 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage, Featherbed Lane

Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the **Green Belt** and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of **Nature Conservation Importance**. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017, and 39 by 2036 is excessive and will have an adverse effect on the borough.

I have restricted my objections to those plans that primarily affect our area of Shirley in which I live, but the same objections apply to other proposals in other parts of the borough.

Please confirm your receipt and acceptance of my objections.

Yours sincerely