

The Places of Croydon

This section of the consultation document provides a summary of the key issues and the growth scenario for the strategic options for each of the Places of Croydon:

- **Addington;**
- **Addiscombe;**
- **Broad Green and Selhurst;**
- **Coulsdon;**
- **Central Croydon;**
- **Crystal Palace and Upper Norwood;**
- **Kenley and Old Coulsdon;**
- **Norbury;**
- **Purley;**
- **Sanderstead;**
- **Selsdon;**
- **Shirley;**
- **South Croydon;**
- **South Norwood and Woodside;**
- **Thornton Heath; and**
- **Waddon.**



Allocating land for development:

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities, for each Place. For each site, the proposed use and indicative number of homes (if applicable) is provided.

Local Green Spaces

National planning policy says that local communities should be able to identify for special protection green areas of particular importance to them by seeking their designation as Local Green Spaces in Local Plans. By such designations, local communities will be able to rule out new development other than in very special circumstances. Local Green Space is a designation under the planning system that can only be awarded to certain green spaces should they demonstrate meeting the following nationally set criteria:

- Be local in size and not an expansive tract of land;
- Be in close proximity to the community it serves; and
- Be demonstrably special and have a particular significance to the community it serves.

In 2016, as part of the preparation of the Croydon Local Plan 2018, the council tried to gain this extra layer of protection for all of Croydon's parks and green spaces that met the above mentioned criteria. All identified sites were put forward to be designated, however, none of them were granted the Local Green Space designation as the Planning Inspector, appointed by the Secretary of State to review of Local Plan, felt there was not enough local evidence to prove how these spaces were special/important to local communities, or that they hold any particular local significance. In particular he said that *"many of [the characteristics identified by the council], such as a community garden, children's play area, natural open space, playing field or recreation ground seem rather commonplace with the consequence that, even where three of these co-exist, the criterion of 'demonstrably special' or of 'particular' significance within the terms of [national planning policy] is not met."*

In preparation for the Local Plan review, between 4th June 2019 to 22nd July 2019 the council asked local residents to tell us which green spaces were special to them and why. The responses received have been reviewed by the council. In reviewing the responses the council has had in mind the following comments made by the Planning Inspector who examined the current Croydon Local Plan 2018 in which he said:

"A large number of [representations made to the council about designating particular spaces as Local Green Space] argue for the general benefits of open space to recreation and health. These are undisputed but, by definition, general benefits do not amount to the special justification needed to support Local Green Space designation on a specific site. Others argue for the historic interest of particular places or pointed to their ecological or nature conservation interest. These too cannot be disputed but... the [Croydon Local Plan 2018] already contains policies to protect land with these characteristics. Other [representations] provide pointers to the kind of criteria that the council may wish to use in the [Local Plan] Review which I recommend... The concept of Local Green Space is not simply about maintaining a quantitative standard of open space or facilities, important though that is; it is concerned with boundaries which are capable of enduring beyond the end of the plan period, i.e., not just ensuring that a sufficient quantity of open space is provided or retained in an area but that it be provided or retained on the particular site in question because its location has particular importance to the local community, possibly as the result of an event on the site or as the result of a campaign of acquisition or gift in relation to the site."

Where responses have indicated that there is a feature or use of a green space that is beyond a general benefit; and it is not a feature protected by another Local Plan policy; then they are proposed in this Issues and Options consultation as a possible Local Green Space. The possible Local Green Spaces are set out under each Place, and include the reason why they might be demonstrably special. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups asking for further information about the 'demonstrably special' feature of the green space.

Other green spaces to be protected through the Local Plan review

Just because a green space has not been put forward as a proposed Local Green Space, it does not mean that it is a development site. All green spaces are important; even more so in the context of a need for 46,040 homes by 2039. These new homes will require access to green spaces. Therefore, other green spaces will be protected in the Local Plan review under an 'other green spaces' policy. Many of them will also be part of the Green Grid network of open spaces proposed in the Green Grid section of this Issues and Options consultation document.

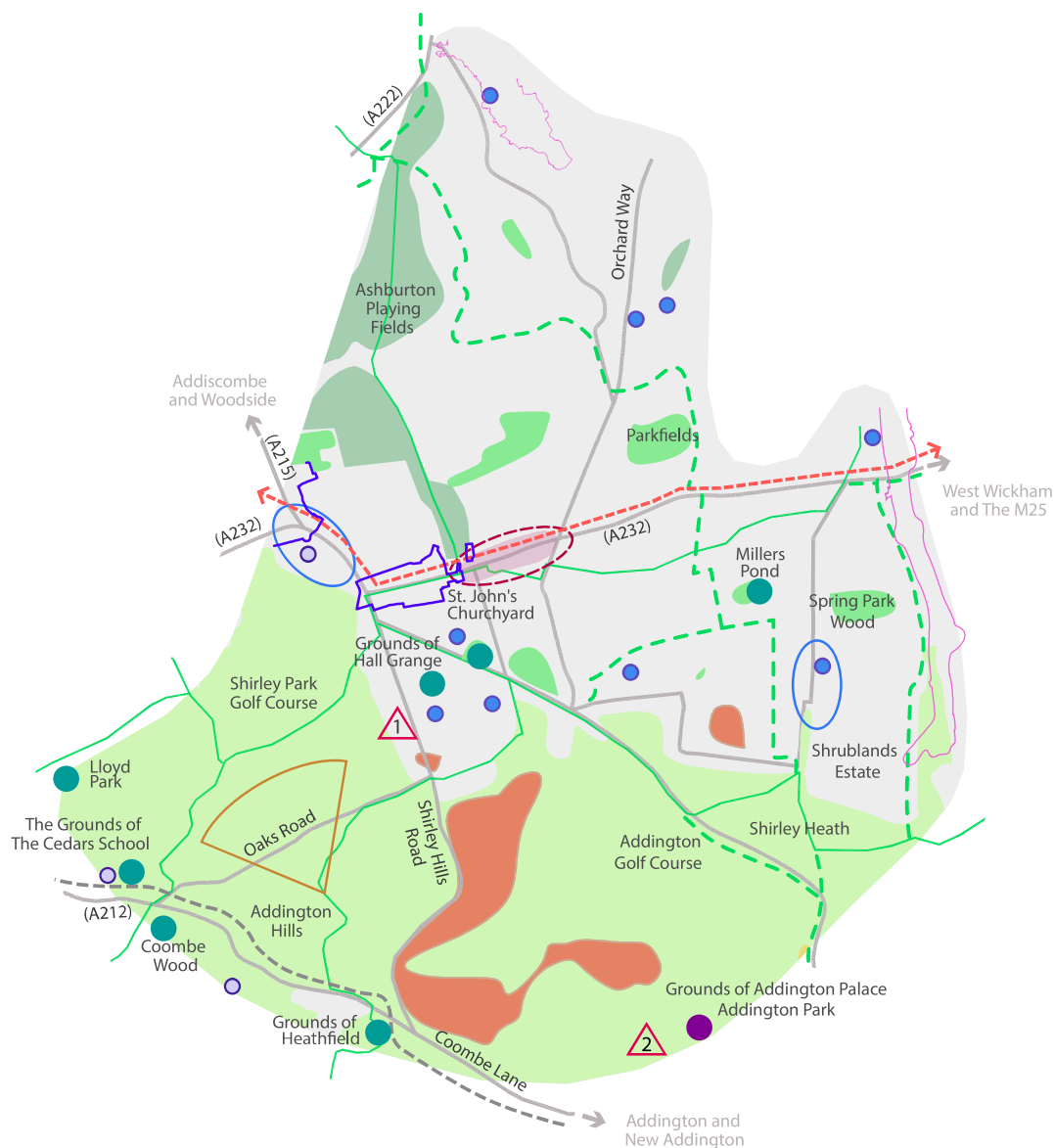
Those spaces that are proposed to be protected through an 'other green space' designation because they are not Green Belt or Metropolitan Open Land and are not demonstrably special enough to be Local Green Space include the following types of space:

- **Town parks and natural open spaces** – These are large areas of open space that provide a landscape setting with a variety of natural features. They provide a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits. The category also includes larger areas of natural open space. They will usually provide recreation for an entire Place and can be up to 20ha in size.

- **Local parks and natural open spaces** – These provide for court games, children's play, sitting out areas and nature conservation areas; or they are slightly larger areas of natural open space. They serve more than the neighbourhood in which they are located, but won't serve an entire Place. Usually they will be under 2ha in size.
- **Neighbourhood parks and natural open spaces** – These also only serve the neighbourhood in which they are located but will be more formal green spaces. They include public gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas. Generally they are under 1ha in size.
- **Informal green spaces** – These are small areas of informal open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and small amounts of play equipment. Typically they will serve only the neighbourhood in which they are located, and are generally under 0.4ha in size.
- **Linear open spaces** – These are paths, disused railways, nature conservation areas and other routes that provide opportunities for informal recreation. They can often be characterised by elements that are not public open space but that contribute to the enjoyment of the space.

Under each Place in the following parts of this consultation document, each of the known Town, Local and Neighbourhood parks and natural open spaces are listed. Informal green spaces and linear open spaces are also proposed to be protected, but they are too numerous to list individually in the Local Plan review. These include many spaces suggested to the council earlier in 2019.

Shirley



Existing

- Built Environment
- Existing Green Grid and connections
- Metropolitan Green Belt
- Metropolitan Open Land
- Non designated green space
- Registered Historic Park and Gardens
- Locally listed Historic Parks and Gardens
- Local Heritage Areas
- Area of Focussed Intensification
- Croydon Panorama
- Tramway
- Roads
- Schools (Primary and Secondary)
- Independent Schools
- District Centre
- Neighbourhood Centre
- Local Landmarks (Numbered)
1. Shirley Windmill
2. Addington Palace
- Area at potential risk of flooding

Proposed

- Proposed Green Grid and connections
- Public Realm Improvements



Where we want to be

Shirley will continue to be a suburb surrounded by substantial green space with improved cycle and pedestrian links. The vibrant Local Centre, with a range of retailing and independent shops will continue to serve the local community. A mature and rejuvenated Shrublands will be served by both local shops as well as those on Wickham Road. Shirley Road and Spring Park/ Bridle Road Neighbourhood Centres will support the existing and future community with services and facilities beyond a retail function.

Opportunities, constraints and change up to 2039

- An area of sustainable growth of the suburbs, growth will mainly be of infilling with new homes that respect existing residential character and development on specific allocated sites.
- Some small scale employment will be provided in the Local Centre with predominantly independent shops supporting the local community.
- New development will be sensitive to the existing residential character and the wooded hillsides of the Place referring to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the Local Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected.
- Development in the flood zones will be guided by the policies of the Local Plan to reduce flood risk.
- Shirley will continue to be well served by open space with improved connections to the Green Grid, along with way finding, enabling increased walking and cycling.
- With improved access and links where possible, the existing connectivity and good public transport of Shirley will be maintained.
- The council will work on the feasibility of a rapid transit route/tram extension from Central Croydon to West Wickham/Hayes in discussion with Transport for London, to improve connectivity, air quality and housing growth.

Shirley Growth Scenarios

Strategic option 1 –
All residential growth to take place in the existing urban area.

Homes already under construction

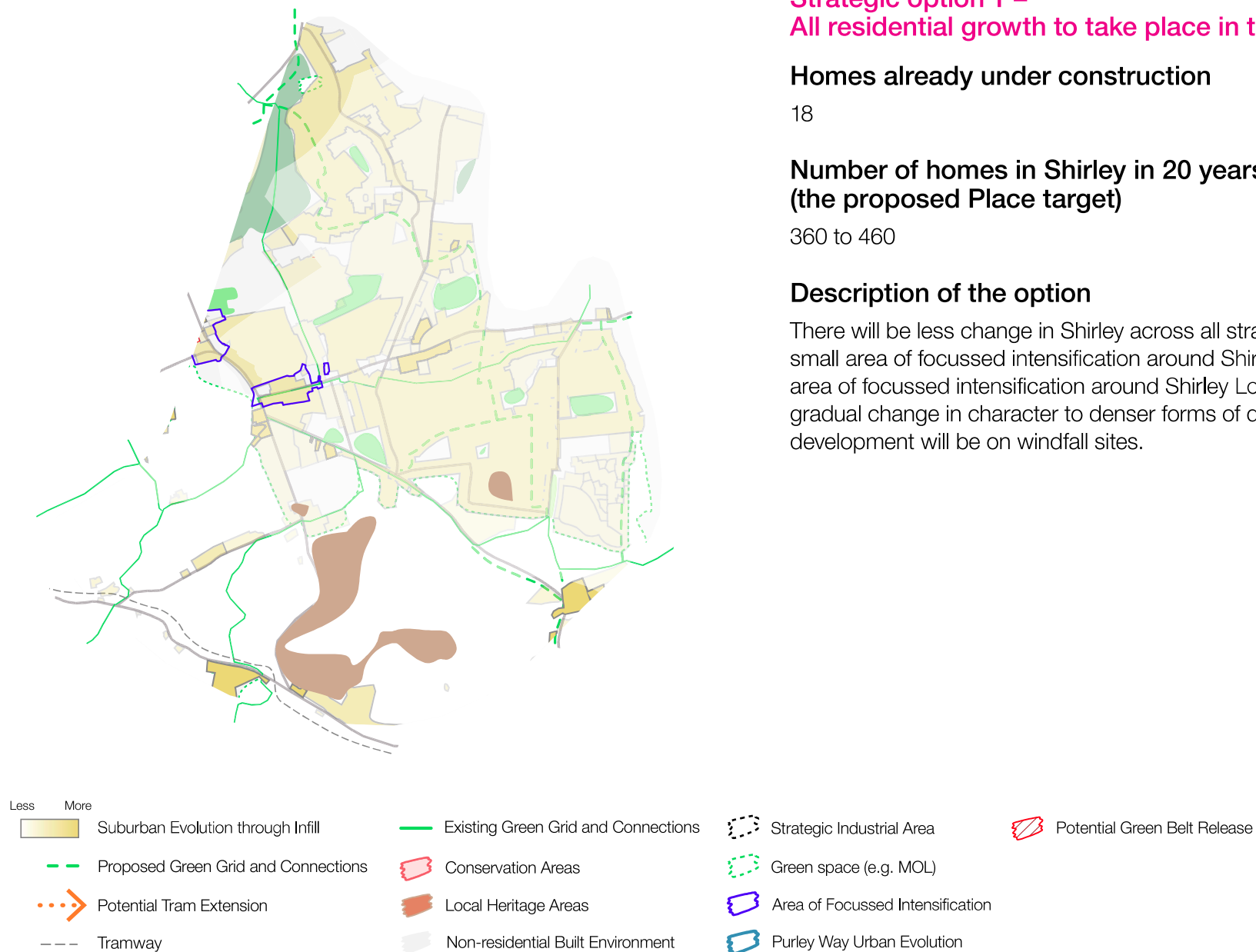
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**Number of homes in Shirley in 20 years
(the proposed Place target)**

360 to 460

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.





Less More



Suburban Evolution through Infill



Proposed Green Grid and Connections



Potential Tram Extension



Tramway



Existing Green Grid and Connections



Conservation Areas



Local Heritage Areas



Non-residential Built Environment



Strategic Industrial Area



Green space (e.g. MOL)



Area of Focused Intensification



Purley Way Urban Evolution



Potential Green Belt Release

Strategic option 2 –

Major redevelopment of the Purley Way area to reduce some pressure off residential growth in the existing urban area.

Homes already under construction

18

Number of homes in Shirley in 20 years (the proposed Place target)

360 to 450

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.

**Strategic option 3 –
Limited release of Green Belt land for residential development
to reduce some pressure off residential growth in the existing
urban area.**

Homes already under construction

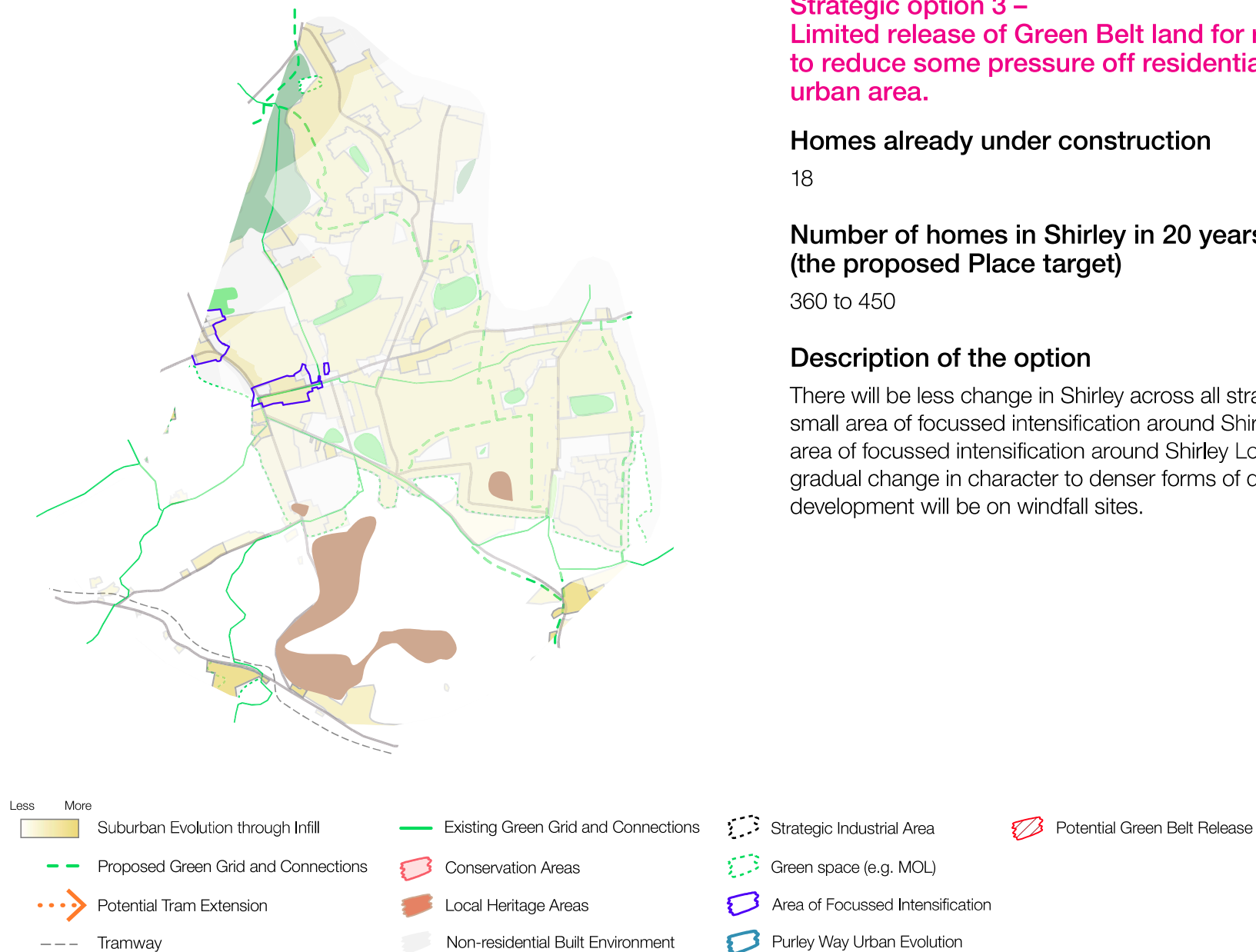
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Number of homes in Shirley in 20 years (the proposed Place target)

360 to 450

Description of the option

There will be less change in Shirley across all strategic options, beyond a small area of focussed intensification around Shirley Local Centre. In the area of focussed intensification around Shirley Local Centre there will be a gradual change in character to denser forms of development. About a third of development will be on windfall sites.



Proposed Site Allocations

Site Allocations are identified for future housing and other development, such as schools, health facilities and community facilities. For each site, the location, the proposed use and indicative number of homes (if applicable) is provided.

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
87	Shirley Community Centre	Mixed use development with residential and replacement community facility that provides at least equivalent functionality to the existing centre	20 to 25	✓
89	Amenity land on Fir Tree Gardens	Residential	15 to 20	✓
90	Car park of The Sandrock public house	Residential	Up to 25	✓
128	Land at, Poppy Lane	Residential development	51 to 107	

Site ref	Name of site	Proposed use	Number of homes (if applicable)	New site (not in Croydon Local Plan 2018) applicable)
504	Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future	26 to 68	

Possible Local Green Spaces

Within Shirley the following green spaces have been identified as being demonstrably special and of particular significance to the local community. However, for each and every possible Local Green Space the council will require more detailed evidence. The council will contact all relevant individuals, residents' association and 'friends of' groups, asking for further information about the 'demonstrably special' feature of the green space.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Millers Pond	Friends of Miller's Pond use, maintain and enhance Millers They have raised money through crowdfunding to enhance the park with a new path close to the pond. They have organised and held Millers Pond Fun Day for the benefit of many local organisations such as Girl Guides, Brownies, Townswomens Guilds, who advertise their groups in the local Spring Park Activity News magazine. They have raised money from these Fayres to buy bird/bat boxes and bug hotels for insects to encourage bio-diversity.
Playing field and wood Shirley Oaks	This space is used for local events and fayres. It is a community hub and an area that the whole village uses as a focal point.
Shirley Recreation Ground	Local Cub/Beaver groups use this park. Hosts local places of interest - home of Flower Fairies. The Conservation Volunteers, TCV, are based here. It attracts people from all over the country to learn special skills in a natural environment, required for conservation work.

Possible Local Green Spaces	Reasons why the space may be demonstrably special and of particular significance to the community it serves
Spring Park Wood	The Friends of Spring Park Woods have kept paths open, planted many trees and created hedgerows for nesting birds, put up bird boxes and bat boxes. Recreated the bluebell sights which were overgrown. Monitored any garden waste, The woods are used to play 'wide games' with local scout group. Local Brownie group uses wood on different occasions throughout the year to make observations about the changing of the seasons, the wildlife and to appreciate the vast variety of fauna and flora in the woodland. It has also used the pond for pond dipping activities and the grassland to play rounders in the Summer. They have done scavenger hunts, treasure trails, bark rubbings, leaf identification, mini beast hunts, natural collages, wild flower spotting, bird spotting and orienteering activities in this woodland.
Temple Avenue Copse	A volunteer group helps to keep the copse clear and tidy for the benefit of all.

Other green areas to be protected by the Local Plan review

A number of green spaces, which have not met the Local Green Space designation criteria, will be protected in the Croydon Local Plan under the 'other green spaces' policy. Informal green spaces and linear open spaces are not listed below, but would still be protected by the Local Plan review.

Other green areas to be protected by Local Plan review	Type of other green space
Glade Wood	Local natural open space
Balancing Pond and Land to rear of Honeysuckle Gardens	Neighbourhood parks and play spaces
Parkfields Recreation Ground	Town Park
St John's Church	Cemetery or church yard

Help shape the future of the Place of Shirley

- SE1. How should Shirley change to help meet the need for homes and infrastructure in the borough?
- SE2. What other potential development sites in Shirley should the Local Plan review allocate for development?
- SE3. Do you think any proposed sites in Shirley should be removed from the Local Plan review? If so, which one(s)? Please explain why.
- SE4. What community facilities in Shirley are important to you?
- SE5. What new community facilities are required in Shirley?
- SE6. Are there any green spaces in Shirley that should be protected as Local Green Spaces? Please provide evidence as to why they are irreplaceable for you.
- SE7. Are there any other green areas in Shirley (that are not informal green spaces, linear open spaces, Metropolitan Open Land or Green Belt) that should be protected? Please explain why.