

East Croydon Community Organisation public meeting minutes

2 December 2015

1 Welcome	Esther Sutton welcomed guests & ECCO members to the meeting, outlined the agenda and asked if members could make donations to help cover the costs of hiring the hall and printing the leaflets. About 25 people attended.
2 Croydon Local Plan Revision consultation	<p>Councillor Sean Fitzsimons outlined what was being consulted on and how to make a comment. The deadline for comments was 18 December 2015.</p> <p>If Councils and local communities want to have a say in local planning decisions, they need to have robust and up to date local planning documents, that conform to central government and Mayor of London guidance. They must be able to withstand scrutiny from the government appointed Planning Inspector.</p> <p>There are three documents to comment on.</p> <ul style="list-style-type: none"> • The Croydon Local Plan: Strategic Policies Partial Review (Preferred and Alternative Options) - www.croydon.gov.uk/localplanone (Originally agreed 2013, comments on tracked changes only) • The Croydon Local Plan: Detailed Policies and Proposals. (Preferred and Alternative Options) –www.croydon.gov.uk/localplantwo (new, can comment on the whole document) • The Croydon Local Plan: Policies Map Changes. www.croydon.gov.uk/policiesmap (new, helps explain the previous documents in graphical form) <p>The Croydon Local Plan: Strategic Policies Partial Review (Preferred and Alternative Options)</p> <p>In 2013, the previous Council administration agreed the draft Croydon Local Plan: Strategic Policies which set out the following:</p> <ul style="list-style-type: none"> • 20,200 new homes 2011 – 2031 (around 1100 new homes a year) • At least 7,300 homes in the Croydon Opportunity Area (COA – mostly central Croydon, but including Cherry Orchard Road up to the junction with Cross Road) • Strong emphasis on retaining employment • Renewal of the town centre retail area • Infrastructure (new schools, health facilities, transport) needs set out in the Infrastructure Delivery Plan (https://www.croydon.gov.uk/planningandregeneration/framework/lpevidence/infrastructure-delivery) • 16 places of Croydon, including Addiscombe Place (which includes Addiscombe and Ashburton wards, part of Fairfield ward) <p>However, since then, the Mayor of London has increased the amount of homes that he expects Croydon to supply every year to 1,435 homes a year (31,750 homes between 2016 - 2036). The new housing come will come from</p> <ul style="list-style-type: none"> • the Croydon Opportunity Area - 9,500 homes (up from 7,300)

- windfall sites* or sustainable growth of the suburbs: 10,500 Homes, (up from 6,900) (*these are sites that were not known to be available for development at the time the plan was written)
- urban sites beyond Croydon Opportunity Area: 9,000 Homes (up from 5,600)

The biggest area of growth will be in the town centres and district centres (such as Addiscombe shopping area on Lower Addiscombe Road), where there are good transport links and where more residents will help sustain local shops and business.

As the result of this, and the reasons below, the plan had to be revised.

- optimising housing supply through increased densities in centres and sustainable growth of the suburbs
- Identifying neighbourhood centres (including Lower Addiscombe Rd/Cherry Orchard Rd) as areas that have community support, as well as retail, uses. This protects them from being turned over to housing.
- reviewing employment locations and employment protection policies
- introducing the East Croydon office retention area to strengthen the Council's ability to hold onto employment space (from Dingwall Road to Cherry Orchard Road, Lansdowne Rd /Cross Rd to George St/Addiscombe Rd). Croydon has already lost more office space than the other London boroughs put together.
- new local heritage areas
- archaeological priority areas review

The Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)

This provides the detailed proposals that arise as a result of the policies set out in the first document. It sets out

- updated development management planning policies
- site proposals (land use allocations) to meet the growth indicated in the first document
- the need for new housing, including a higher % of affordable housing, and provision of new Travellers sites. New housing sites in the ECCO area include 130 Oval Road.
- potential sites for new schools (primary and secondary). This would include
 - a secondary school on the site of Rees House, Moreland Road
 - a primary school on the site of Stephenson House, Cherry Orchard Road
- potential sites for new health facilities

Other policy changes of note include,

- identification of opportunity areas for renewal or growth
- provision of high quality homes with amenity space
- housing standards and building regulations

	<ul style="list-style-type: none"> • identification of new tech, cultural and creative enterprise centres • changes to Employment Tier 4 policy • greater protection for local green spaces • stronger policies and links to the local flood risk management strategy • restrictions on hot food and take-away units, particularly near schools • pub protection • restrictive the number of care homes to align with local need • specific policies for each of the 16 places. The boundaries of the places are purposely blurred, so some roads, such as Cherry Orchard Road, may come under two policies. <p>Neither of these documents address</p> <ul style="list-style-type: none"> • the stark transition between the offices and new high-rise apartments on Cherry Orchard Road and the surrounding Victorian and Edwardian low-rise terrace houses. • the needs of Cherry Orchard Road/Lower Addiscombe road shopping parades • setting a maximum height for buildings on Cherry Orchard Road and Addiscombe Road. • Network Rail proposals for a new East Croydon Station north of current site and two new tracks and platforms at the station. • the need for new off road cycling routes through East Croydon Station area, both north/south, east/west. • the demolition of the existing Croydon College buildings and their replacement by smaller buildings behind Fairfield Halls
<p>3 Menta/ Redrow 106 agreements</p>	<p>Councillor Fitzsimons described how the Menta/Redrow development is taking place in two main phases.</p> <p>The first phase involves building four apartment blocks on the site of the former Galaxy House. There is no section 106 money attached to this phase of the development. Instead the developer will pay a Community Infrastructure Levy, which can be spent anywhere within the borough. Planning permission was granted on the basis that 10% of the apartments would be affordable housing. However, Menta has paid the Family Mosaic Housing Association to provide 30 affordable flats in the Quest House development instead.</p> <p>The second phase involves</p> <ul style="list-style-type: none"> • replacing the Porter and Sorter with an office block with a pub on the ground floor • an office block/hotel on the other side of Billinton Hill • stairs and a lift to the new pedestrian bridge across the railway lines • a high rise apartment block between this and the Galaxy House development • affordable housing on a site between Cherry Orchard Road and Oval Road that will also include community premises, a publically accessible play area and a public square. <p>The developer will provide section 106 money for this phase of the development, but</p>

	<p>much of this has already been earmarked for</p> <ul style="list-style-type: none"> • new pavements and street trees from Billinton Hill to Cross Road • the design and development of the public square and play area • the lift and stairs to the new bridge • improvements to East Croydon Station and its surroundings, including the bus, tram and taxi infrastructure <p>In addition, the 106 money will only be paid when these buildings start to be built above ground and it will be paid in phases (currently scheduled from mid-2017 to 2022). The final access to the footbridge from Cherry Orchard Road end should be made in 2020. It will not be a bridge that people can cycle over, although there will be provision for them to wheel their cycles over.</p> <p>The former Post Office sorting office site will be developed by Hyde Housing Association to include housing, retail and offices. They may also take over the development of the Porter and Sorter site from Menta.</p>
4 Play streets	<p>Maria Nawrocka (Croydon Council) described how two streets in Croydon have already decided to close their streets regularly so that children can play freely – Love Lane and Limes Road. In the event, people of all ages make the most of the opportunity, including older people and teenagers.</p> <p>The decision to close a street has to be taken by the people who live there, following these stages</p> <ul style="list-style-type: none"> • at least one local person shows an interest in starting to organise the play street • checking with the Council that the road can be closed (for example, this cannot happen on bus routes) • consulting the people who live on the street. Not everyone has to agree, though there should be too many objectors. In practice, it is usually possible to take on board the concerns of the objectors and still hold a play street. • applying to the Council for permission well in advance, as notices have to be published • reminding residents that the play street is about to take place • taking delivery of the barriers and road closed signs (and deciding where to keep them) <p>Find out more about Croydon Play Streets at https://www.croydon.gov.uk/healthsocial/families/ccfpartnership/playstreets</p>
5 Play days	<p>Hillary Bell (ECCO Member & Lebanon Rd resident) described how she is hoping to hold play days at the Children’s Centre in Tunstall Road. These would take place at the weekends when the facilities are currently not used. Activities could include family zumba, crafts, Addiscombe Children’s Choir.</p> <p>Hilary is planning to make a bid to the Addiscombe community ward budget to fund pilot sessions in February and March, with a view to making these a monthly event if there is sufficient interest and support.</p> <p>Anyone interested in helping Hilary develop these days should contact Hilary via ECCO.</p>

6 Any other business	<p>Oscar Dahling reported that Ark Oval school has received two sets of planning permission recently and that he would have liked the meeting to discuss these. He is concerned about lack of community access to the school facilities.</p> <p>James Hogg expressed concern that the downsizing of Croydon College will decrease the opportunities for further education for those young people in Croydon who will not be going to university.</p>
7 Donations	Members and guests donated £31.45
8 Next meeting	The next meeting will hopefully be a social event at The Glamorgan to welcome the new residents of Quest House. Date to be arranged in spring 2016.