

# GREATER LONDON AUTHORITY

[REDACTED]  
(By email)

Our Ref: MGLA080120-9920

4 February 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 7 January 2020. Your request has been dealt with under the Freedom of Information Act (FOI) 2000.

You asked for:

*Please could you provide me with all documentation and correspondence relating to the Mayor's decision to approve the development of the Westfield shopping centre in Croydon. This decision was made on the 8th of January 2018.*

Our response to your request is as follows:

Please find attached the information which the GLA holds within the scope of your request.

Information held by the GLA within scope of your request and is publicly available is as follows:

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

- Stage 1 Mayor's initial representation and Stage 2 Mayor's final decision<sup>1</sup>
- Referral Documents:
  - [PART 6: Planning Applications for Decision Item 6.1](#)
  - [S106 Agreement](#)

Yours sincerely

[REDACTED]  
**Information Governance Officer**

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<sup>1</sup> <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/whitgift-centre>

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

# Email for case Whitgift Centre

[REDACTED]@london.gov.uk [REDACTED]@croydon.gov.uk [REDACTED]

To :

**From :** planningadmin@london.gov.uk

**Sent :** 13:27:41 27 Dec 2017

**Subject :** GLA 3003d - Whitgift Centre

Dear [REDACTED]

**Site name:** Whitgift Centre

**Site Address :** Whitgift Centre and surrounding land, Croydon CR0 1LP

**Local planning authority reference:** 16/05418/OUT

**D&P case number:** 3003d

Thank you for your letter of 27 December 2017 informing the Mayor that Croydon has resolved that it is minded to grant permission for the above planning application.

I hereby give notice that your Stage II referral was received complete on 27 December 2017 and that the fourteen day period allowed to the Mayor will therefore terminate on 9 January 2018.

If you have any queries at this stage, please contact [REDACTED] who can be reached by email or phone;

Kind Regards

[REDACTED]  
Development & Projects  
Greater London Authority

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 05 January 2018 18:17  
**To:** All Planning Staff  
**Cc:** Fiona Fletcher-Smith  
**Subject:** Deputy Mayor feedback - 8 January

Following my agenda run-through with the Deputy Mayor, please see this week's agenda feedback in advance of the Mayor's Planning Meeting on 8 January.

**Stage IIs**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Whitgift Centre, LB Croydon** (stage one – 16 January 2017) - Westfield's redevelopment proposals for Croydon town centre. Substantial retail with up to 967 Build-to-Rent residential units, with the option of providing some student accommodation or hotel. After a herculean amount of negotiation, we have secured 20% affordable, and an improved affordability range, and agreed to £56 million worth of transport improvements.

## Stage 1s

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]  
Senior Manager - Development & Projects

[REDACTED]

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**From:** [REDACTED]@croydon.gov.uk>  
**Sent:** 06 December 2017 00:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Redevelopment of the Whitgift Centre, Croydon  
**Attachments:** Draft Conditions Whitgift 5 12 17.docx; s106 - all schedules - at 5 Dec 2017GLA.doc

Dear [REDACTED]

**Town and Country Planning Act 1990**  
**Greater London authority Acts 1999 and 2007.**  
**Town and county Planning (Mayor of London) Order 2008**  
**Whitgift Centre and Surrounding Land, Croydon, CR0 1LP**  
**Mayor Reference D&P/3003d/01**  
**Notification under Article 5.**  
**Planning Application Reference 16/05418/OUT**

On 14<sup>th</sup> November 2017 the above planning application was presented to the Planning Committee of the Council.

The Committee resolved to grant planning permission subject to and any direction from the Mayor.

The WeTransfer link below provides a link to the committee report and all of the consultation responses and other representations. I attach a copy of the draft conditions and definitions, and the draft S106 agreement, for the Mayor to consider under Stage 2. It is worth noting that the S106 is still in draft and there are still some points that are still being discussed with the Developer. These have been square bracketed in the draft agreement.

I would be grateful if you could confirm receipt and confirm that this will be presented to the Mayor's meeting on 18<sup>th</sup> December 2017.

Kind regards,

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 05 December 2017 12:08  
**To:** [REDACTED]@london.gov.uk>  
**Cc:** [REDACTED]@croydon.gov.uk>  
**Subject:** Redevelopment of the Whitgift Centre, Croydon  
**Importance:** High

Dear [REDACTED]

In advance of our formal referral later today (ref application 16/05418/OUT), please find below a WeTransfer link to the committee report and all of the consultee and neighbour responses.

<https://we.tl/9kMtPHArif>

I am working on getting you the affordable clauses in advance of the remainder of the S106.

Other documents for the referral will follow later today.

Kind Regards

[REDACTED]  
**Deputy Team Leader - North Team**

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	<b>TIMING AND SUPPLEMENTAL SECTION 106</b>
1.	<p>Each phase of the Development shall be begun no later than two years from the approval of the last Reserved Matter relevant to that Phase.</p> <p>Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>Applications for approval of the Reserved Matters shall be made to the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>• for Phase 1 before the expiration of 3 years from the date of this Permission; and</li> <li>• for Phase 2 before the expiration of 5 years from the date of this Permission unless Phase 2 is to be brought forward in any approved sub-phases in accordance with Condition 4 in which case the Reserved Matters in relation to the first of such sub-phases shall be made before the expiration of 5 years from the date of this Permission, with the Reserved Matters for all of the remaining sub-phases to be made within 7 years from the date of this Permission.</li> </ul> <p>Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>
3.	<p>No Development hereby permitted shall be commenced or carried out in, on, over or under a part of the Site (other than in respect of the Excepted Land and Interests) relevant to a Development Stage unless and until:</p> <p>(a) in respect of the land in, on, under or over which the relevant Development Stage is to be carried out, other than in respect of the Excepted Land and Interests ("Relevant Land"):</p> <p>(i) all the owners of all the freehold and leasehold interests in such Relevant Land (and any chargee or mortgagee of any such interests); and</p> <p>(ii) the Developer and any New Developer to the extent it owns an interest (whether legal or equitable) in such Relevant Land (and any chargee or mortgagee of any such interest);</p> <p>have properly deduced the title to such interests in such Relevant Land to the Council, in order to ensure compliance with the obligations, commitments, restrictions and covenants relevant to that Development Stage under the Section 106 Agreement applying to or enforceable against such owners and/or the Developer and/or any New Developer of such interests, and have entered into the Supplemental Section 106 Agreement in respect of all of such interests in the Relevant Land; and</p> <p>(b) any New Developer has entered into the Supplemental Section 106 Agreement whether or not the New Developer has an interest in the Relevant Land in order to ensure compliance with the obligations, commitments, restrictions and covenants relevant to that Development Stage under the Section 106 Agreement applying to or enforceable against the Developer.</p> <p>Reason: To ensure that the Development is carried out satisfactorily and the provisions of the Section 106 Agreement shall satisfactorily apply to the carrying out and operation of the Development.</p>
4.	<p>Prior to submission of the first application for approval of Reserved Matters a Phasing Scheme for the entire Development shall be submitted to and approved in writing by the Local Planning Authority and detailed Phasing Plans shall be submitted for approval with each Reserved Matters application submitted in accordance with Condition 2. The Development shall be carried out in accordance with the approved Phasing Scheme and the Phasing Plans (or any such revised Phasing Scheme and Phasing Plans subsequently submitted and approved in writing by the Local Planning Authority).</p> <p>Reason: To allow the local planning authority to understand the projected phasing of the development and to define the extent of CIL liability relevant to each phase or sub-phase for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).</p>
	<b>DESIGN, LAYOUT AND MATERIALS</b>
	<b>GENERAL COMPLIANCE</b>
5.	<p>The Reserved Matters submitted for approval for each Phase shall be submitted in accordance with the following approved parameter plan drawings:</p> <p>Parameter Plan PS001 - Planning Application Boundary  Parameter Plan PS002 – Demolition and Retained Facades/Buildings  Parameter Plan PS003 – Vehicular Access and Circulation</p>

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	<p>Parameter Plan PS004 – Pedestrian Access and Circulation  Parameter Plan PS005 – Development Building Line  Parameter Plan PS005 (inset) – Development Building Line  Parameter Plan PS006 – Maximum Building Heights  Parameter Plan PS007 – Minimum Building Heights  Parameter Plan PS008 – Basement Floor Uses  Parameter Plan PS009 – Ground Floor Uses  Parameter Plan PS010 – Upper Floor Uses  Parameter Plan PS011 – Upper Floor – Residential and Amenity Zone  Parameter Plan PS012 – Basement Floor Extent  Parameter Plan CA001 – Relevant Demolition in Conservation Area, Works Occurring Within The Conservation Area</p> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, Croydon Local Plan: Strategic Policies 2013 and London Plan 2016</p>
6.	<p>The Reserved Matters submitted for approval for each Phase shall be in accordance with the Development Specification and Framework and the Design Guidelines.</p> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, Croydon Local Plan: Strategic Policies 2013 and London Plan 2016</p>
7.	<p>The total quantum of built floorspace shall not exceed 507,571 square metres (Gross External Area).</p> <p>Reason: The Development is subject to an Environmental Impact Assessment and any increase to the maximum amount of floorspace tested may have an impact which has not been assessed by that process in accordance with the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.</p>
8.	<p>The maximum amount of Gross Internal Area in each use specified below and permitted by this permission shall not exceed the following:</p> <ul style="list-style-type: none"> <li>a) Class A1-A5 Retail &amp; Related uses 158,000 square metres</li> <li>b) Class D2 Leisure 16,000 square metres</li> <li>c) Class B1 Office 3,700 square metres</li> <li>d) Class C3 Residential 132,492 square metres</li> <li>e) Class D1 Community use 1,000 square metres</li> <li>f) Back of House ancillary uses 50,000 square metres</li> <li>g) Malls 35,000 square metres</li> <li>h) Car Park 95,000 square metres</li> </ul> <p>The Notes in the Informatives provide further guidance for the purposes of interpretation of this condition.</p> <p>Reason: The Development is subject to an Environmental Impact Assessment and any increase to the maximum amount of floorspace tested may have an impact which has not been assessed by that process in accordance with the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.</p>
9.	<p>The minimum amount of Gross Internal Area in each use specified below and required by this permission shall not be less than the following:</p> <ul style="list-style-type: none"> <li>a) Class D1 Community Use 800 square metres to be delivered by completion of Phase 1</li> <li>b) Class C3 Residential 67,680 square metres to be delivered by completion of Phase 2</li> </ul> <p>Reason: To ensure appropriate provision is made for the community within the development. In accordance with policies SP5.4 &amp; SP5.5 of the Croydon Local Plan: Strategic Policies 2013, policy CS1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and Policy 3.16 of the London Plan 2016.</p>
10.	<p>No less than 60% of the proposed retail and related use floorspace (Use Class A1-A5) shall be used for Use Class A1 (retail) purposes as defined by the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) Orders 1991 and 2005.</p>



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	Reason: To protect the viability and vitality of the Primary Shopping Area in accordance with SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.6, SP3.8, SP3.9, SP3.11, SP3.12 of the Croydon Local Plan: Strategic Policies 2013 and 4.7 of the London Plan 2016
11.	<p>The minimum areas (in square metres) of public realm as shown on Parameter Plan PS009 and required by this permission shall not be less than the following:</p> <p>a) 1,000 square metres at Poplar Walk b) 250 square metres at Galleria East c) 250 square metres at Galleria West d) 500 square metres at George Street</p> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, Croydon Local Plan: Strategic Policies 2013 and London Plan 2016</p>
12.	<p>The basement of the Development shall only be used in accordance with Parameter Plan PS008 and for ancillary uses such as cycle parking and associated facilities; delivery and servicing; and other back of house functions.</p> <p>In addition, part of the basement may be used for residential disabled car parking bays accessed from Poplar Walk in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Minor variations to the approved scheme may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Reason: To ensure that the Development provides an appropriate level of car parking and that no car parking (with the exception of residential disabled car parking) is permitted in the basement., in accordance with the restrictions on car parking levels and to ensure that there are no changes to traffic flows that would have an impact on the approved Transport Assessment. In accordance with policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies and policy 6.13 of the London Plan 2016</p>
13.	<p>In the event that the Reserved Matters Applications for Phase 1 do not include the implementation of Tower 1, the Reserved Matters Applications for Phase 1 will provide for a retail Building in the Tower 1 location as required by Design Guideline 2.3.7.6 and Parameter Plan PS005 and this Building shall be completed prior to Opening for Trade.</p> <p>Reason: To help ensure satisfactory development of the Site in the interests of visual amenity of the area in accordance with UD1, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1 of the Croydon Local Plan: Strategic Policies 2013 and 7.1, 7.4 and 7.6 of the London Plan 2016</p>
	<i>PRE-COMMENCEMENT (PHASES 1 AND 2)</i>
14.	<p>The approval of the Local Planning Authority shall be obtained with respect to the following Reserved Matters before the Commencement of Development for each Phase :-</p> <p>(1) access (save for external vehicular access to/from the Site as shown in drawings 7572-GA-04 Rev A and 7572-GA-05 Rev A) (2) appearance (3) landscaping (4) layout (5) scale.</p> <p>Reason: These matters were not submitted for consideration as part of the Application and are needed to comply with the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>
15.	<p>Prior to the carrying out of works relating to each Building and the 24 hour east/west pedestrian route (as shown on Parameter Plan PS004), indicative samples of External Facing Materials including the provision of sample panels / mood boards relating to that Building or the 24 hour east/west pedestrian route (as applicable) shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The Development shall only be implemented and completed in accordance with details approved pursuant to this condition.</p>

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	Reason: To ensure that the appearance of the Development is satisfactory in accordance with UD3, UC3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1 to SP4.16 of the Croydon Local Plan: Strategic Policies 2013 and 7.7 of the London Plan 2016
16.	<p>Within 18 months of Commencement of Development of Phase 1 a green and brown roof strategy will be submitted to and approved in writing by the Local Planning Authority. The strategy will include (1) location and planting details, and (2) a programme for provision.</p> <p>The green and brown roofs shall be provided and thereafter retained in accordance with the approved strategy.</p> <p>Minor variations to the approved details may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved details are approved in writing by the Local Planning Authority, the green and brown roofs the subject of such approved amended details shall be constructed, completed and retained (as appropriate) in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity in accordance with policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and policy 5.11 of the London Plan 2016</p>
17.	<p>Prior to Commencement of Development for each Phase, a landscape strategy shall be submitted to the Local Planning Authority for their written approval for both hard and soft landscape works for that Phase. The landscape strategy accompanying the first phase to come forward will also provide details of a programme for the delivery of the amenity deck.</p> <p>The landscape strategy submitted for approval for the relevant Phase pursuant to this condition shall include existing planting to be retained; an indication of species and size of proposed new planting, hard landscaping materials (which shall be permeable as appropriate), and all boundary treatment within and around the Development; and a programme for delivery of the landscaping.</p> <p>Prior to first planting and laying of materials full details of the hard and soft landscape works referenced in the landscape strategy will be submitted to and approved in writing by the Local Planning Authority, and the landscaping works shall be delivered and completed in accordance with the details and the delivery programme approved by the Local Planning Authority pursuant to this condition.</p> <p>All landscaping works and areas provided and completed pursuant to the details approved pursuant to this condition shall be thereafter retained and maintained in accordance with the details approved pursuant to this condition for the lifetime of the Development and all planting shall be maintained for a period of fifteen years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided.</p> <p>Reason: To enhance the appearance of the Development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with UD1, UD2, UD6, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP1.2, SP4.1, SP4.5, SP4.6, SP7.3, SP7.5 of the Croydon Local Plan: Strategic Policies 2013 and 7.5 of the London Plan 2016</p>
18.	<p>Prior to Commencement of Development for each Phase, details shall be submitted to and approved in writing by the Local Planning Authority of the proposed finished ground levels for the relevant Buildings in that Phase and the adjacent land and buildings. Each Phase shall be implemented and completed in accordance with the details approved pursuant to this condition.</p> <p>Reason: To ensure that level changes are acceptable in the context of the visual amenity of the area and for access for users in accordance with policies UD1, UD2, and UD7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP5.1 and SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 7.1, 7.2 and 7.6 of the London Plan 2016</p>
19.	Prior to the Commencement of Development for each Phase, details of the amount, location and design of any photovoltaic panels to be provided on the Buildings within that Phase shall be submitted to and approved in writing by the Local Planning Authority. Any photovoltaic panels shall be installed and completed on each Building within each Phase in accordance with the details approved pursuant to this condition prior to First

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	<p>Occupation of each Building, and the photovoltaic panels shall thereafter be retained on each Building in accordance with the details approved pursuant to this condition.</p> <p>Reason: To enhance the appearance of the roof of the Development and protect the visual amenities of the locality in accordance with UD3, UD14, EP15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6, of the Croydon Local Plan: Strategic Policies 2013 and 5.7 of the London Plan 2016</p>
20.	<p>Prior to the Commencement of Development for each Phase, details of any necessary aviation warning lights for that Phase shall be submitted to and approval in writing obtained from the Local Planning Authority. Aviation warning lights shall be installed and completed in accordance with the details approved pursuant to this condition as soon as it is reasonably practicable to do so and shall be retained in working order in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>Reason: To enhance the appearance of the Development and meet safety requirements in accordance with UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6, SP8.2 of the Croydon Local Plan: Strategic Policies 2013 and 7.6 and 7.7 of the London Plan 2016</p>
21.	<p>Prior to the Commencement of Development for each Phase, details of any structures to be installed on the roof of the Development within that Phase shall be submitted to and approval in writing obtained from the Local Planning Authority and the structures shall not be implemented and completed except in accordance with the details approved pursuant to this condition.</p> <p>Minor variations to the approved details may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Reason: To enhance the appearance of the roof of the Development and protect the visual amenities of the locality in accordance with UD3, UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6 of the Croydon Local Plan: Strategic Policies and 7.6 of the London Plan 2016</p>
	<i>PRE-COMMENCEMENT (PHASE 1)</i>
22.	<p>Prior to Commencement of Development for Phase 1, a plan(s) shall be submitted to and approved in writing by the Local Planning Authority, showing the depth and extent of any basement. The basement shall be constructed and completed in accordance with the details approved pursuant to this condition and shall be thereafter retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To ensure that the basement cycle parking, delivery and servicing area is of an appropriate size. In accordance with policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies and policy 6.13 of the London Plan 2016</p>
	<i>POST-COMMENCEMENT</i>
23.	<p>Prior to the installation of any architectural lighting for each Phase, a scheme for the night time illumination of the exterior of the Buildings within each Phase, including details of fixtures, fittings and operation, shall be submitted to and approved by the Local Planning Authority in writing. Any night time illumination shall only be installed and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade for Phase 1 and prior to First Occupation of each Residential Tower and the night time illumination shall thereafter be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To improve the visual interest of Croydon Metropolitan Centre in accordance with SP4.5, SP4.6 of the Croydon Local Plan: Strategic Policies 2013 and 7.4 and 7.6 of the London Plan 2016</p>
24.	<p>Prior to Opening for Trade, a scheme for the provision of infrastructure within the Development to allow the transmission of police Airwave radio or any subsequent replacement communications technology shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the specifications required by the Metropolitan Police and shall be provided in accordance with the approved details prior to the Phase 1 Opening for Trade and retained for the lifetime of the Development.</p>

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	Reason: In the interests of the safety and security of the Site in accordance with UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.7, SP4.8 of the Croydon Local Plan: Strategic Policies 2013 and 7.13 of the London Plan 2016
25.	<p>Prior to the Opening for Trade of each unit for retail and/or related use purposes (Use Class A1 – A5) fronting onto the public highway, details of the elevational treatments of each shopfront shall be submitted to and approved in writing by the Local Planning Authority and such shopfronts shall be provided and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade. Such shopfronts shall be retained in accordance with the details approved pursuant to this condition unless and until subsequently revised via standalone planning permissions or other approvals as appropriate.</p> <p>Reason: To ensure that shopfronts are appropriate in the context of the remainder of the Development in accordance with UD3, UD4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6, SP4.7, SP4.8, SP4.9 of the Croydon Local Plan: Strategic Policies 2013 and 7.4 and 7.6 of the London Plan 2016</p>
	<b>ENABLING WORKS AND CONSTRUCTION</b>
	<i>PRE-COMMENCEMENT (ENABLING WORKS)</i>
26.	<p>3 months prior to the start of any Enabling Works for each Phase, an Environmental Construction Management Plan (ECMP) for the proposed carrying out and programming of the Enabling Works for that Phase shall be submitted to and approved in writing by the Local Planning Authority. Works within each Phase shall only be carried out and completed in accordance with the ECMP approved pursuant to this condition.</p> <p>Minor variations to the approved ECMP may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved ECMP are approved in writing by the Local Planning Authority, the works within each Phase the subject of such approved amended details shall be constructed and completed (as appropriate) in accordance with the approved amended ECMP.</p> <p>Reason: In order to ensure that the Development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by UD8, UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016</p>
27.	<p>Demolition of the existing buildings within the Conservation Area (as shown on Parameter Plan PS002) shall not take place unless the reserved matters permissions for the replacement buildings have been secured and a signed and completed contract for carrying out the works of redevelopment for the replacement buildings has been entered into.</p> <p>Reason: In the interests of preserving and enhancing the character of the Conservation Area in accordance with UC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.13 of the Croydon Local Plan: Strategic Policies 2013, and 7.8 of the London Plan 2016</p>
28.	<p>Prior to the commencement of demolition of the former Alders building, details shall be submitted to and approved in writing by the Local Planning Authority of a method statement to protect and retain the facades at 2-28 North End, 30 North End and 5 George Street (the extent of which is shown on Parameter Plan PS002). The Development shall be implemented and completed in accordance with the details and methods approved.</p> <p>Reason: In the interests of preserving and enhancing the character of the Conservation Area in accordance with UC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.12 and SP4.13 of the Croydon Local Plan: Strategic Policies 2013, and 7.8 of the London Plan 2016</p>
29.	<p>Prior to the start of any demolition affecting/adjacent to buildings along North End, George Street and Wellesley Road (as specified in figure 5.3 of the Environmental Statement, Chapter 5), a method statement shall be submitted to and approved in writing by the Local Planning Authority outlining minor modification and protection works needed to buildings along North End, George Street and Wellesley Road, where occupation and operation would be maintained. The Development shall be implemented and completed in accordance with the approved method statement.</p>

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	Reason: In the interests of preserving and enhancing the character of the Conservation Area in accordance with UC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.12 and SP4.13 of the Croydon Local Plan: Strategic Policies 2013, and 7.8 of the London Plan 2016
30.	<p>Prior to any demolition at the Site, save for Preparatory Demolition, a Construction Method Statement shall be submitted to and approved in writing from the Local Planning Authority. The Development shall be carried out in accordance with the provisions of the Construction Method Statement (or any such revised Construction Method Statement approved in writing by the Local Planning Authority).</p> <p>Reason: To ensure that the Development is delivered in a timely manner following demolition, to help ensure that the vitality of the town centre is maximised by appropriately planned logistics and to ensure that there are no health and safety concerns. In accordance with SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>
31.	<p>Prior to any demolition at the Site save for Preparatory Demolition, a strategy for facilitating the decanting and relocation of existing tenants within Croydon Town Centre shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall be in accordance with the CPO Land Acquisition and Relocation Strategy (April 2014) to be updated and approved by the Local Planning Authority. The approved strategy shall be implemented in accordance with its terms and the Developer shall provide the Local Planning Authority with such information as it may reasonably require on progress with its implementation.</p> <p>Reason: To help ensure that the vitality of the town centre is maximised. In accordance with SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>
32.	<p>Prior to the start of Enabling Works for the Development (or such other date or stage in the carrying out of the Development as may be agreed in writing with the Local Planning Authority), an intrusive site investigation and investigation into the possibility of soil, water and gaseous contamination within the Site must be carried out in accordance with a scope to be submitted to and approved in writing by the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required. Remedial works which are shown to be required as a result of the investigation must be submitted to and approved in writing by the Local Planning Authority before any such works are carried out and completed, and such works must be carried out and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade or the First Occupation of any Building as appropriate.</p> <p>A validation report detailing evidence of all remedial work carried out pursuant to this condition must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before First Occupation of any residential unit and Opening for Trade in Phase 1.</p> <p>The Local Planning Authority shall be immediately notified of any on Site contamination not initially identified by the Site investigation.</p> <p>Reason: To ensure the safe development of potentially contaminated land in accordance with EP1, EP2, EP3, EP4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3, SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p>
33.	<p>Prior to the start of the Enabling Works (or such other date or stage in the carrying out of the Development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the Site shall each be submitted to and approved, in writing, by the Local Planning Authority:</p> <ol style="list-style-type: none"> <li>1. A detailed risk assessment which has identified; all previous uses; potential contaminants associated with those uses; a conceptual model of the Site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the Site.</li> <li>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off Site.</li> <li>3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</li> <li>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.</li> </ol>

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	<p>Reason: The Site lies on the Lynch Hill Gravel overlying the Lambeth Formation. These formations are classed as a Secondary A Aquifer due to the amounts of water they can yield for supply and provide baseflow to water courses to support aquatic ecology. The Site lies within the inner area of a source protection zone designated to protect nearby public water supply boreholes. The area is therefore sensitive in terms of groundwater protection. The aquifers may be vulnerable to pollution from any contaminants present at the Site. In accordance with policies EP1 and EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 and SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.21 of the London Plan 2016</p>
34.	<p>Prior to the start of Enabling Works and excavations for drainage and foundations, the Developer shall provide to the Local Planning Authority and obtain written approval for a programme of archaeological work in accordance with a written scheme of investigation. The Development shall be implemented and completed in accordance with the scheme approved pursuant to this condition.</p> <p>The archaeological works shall be carried out and completed by a suitably qualified investigating body that is approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the Site before Development is carried out in accordance with UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.12, SP4.13, SP4.14 of the Croydon Local Plan: Strategic Policies 2013 and 7.8 of London Plan 2016</p>
35.	<p>Prior to the start of Enabling Works, a detailed risk assessment, identifying the probability of vibration impacting on properties and uses of adjacent land (including the impact of piling, demolition and Site excavation activities of Phase 2 impacting on Phase 1) from piling, demolition and Site excavation activities and proposing any appropriate mitigation should the vibration be identified as a risk shall be submitted to and approval in writing obtained by the Local Planning Authority. This risk assessment can be updated and resubmitted in relation to each Phase of the Development. Any requirement for periodic or continuous vibration monitoring identified by the risk assessment and approved pursuant to this condition shall be implemented prior to the start of Enabling Works (or such alternative time as is proposed in the risk assessment and approved by the Local Planning Authority) and completed in accordance with the details approved pursuant to this condition.</p> <p>Reason: To ensure an appropriate level of residential amenity for existing occupiers and to protect adjacent heritage assets from damage, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.15 of the London Plan 2016</p>
36.	<p>Prior to the start of any Enabling Works to properties in George Street and the former Alders store, a scheme for the protection of the Almshouses during the carrying out of the Enabling Works and the construction of the Development, particularly any piling or other works likely to cause vibration, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to demolition and retained for the period of the carrying out of the Enabling Works and construction of the Development.</p> <p>Reason: To ensure the protection of a Grade II Listed building, in accordance with policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.13 of the Croydon Local Plan: Strategic Policies and 7.8 of the London Plan 2016</p>
37.	<p>Once demolition starts on Site:</p> <p>(a) should demolition works to prepare for the Development cease on Site and either (i) further demolition works have not occurred within 6 months of such cessation or (ii) Commencement of Development has not occurred within 6 months of such cessation; or</p> <p>(b) if demolition to prepare for the Development (including Preparatory Demolition) has not been completed within 18 months of the start of demolition works</p> <p>a strategy for Meanwhile Uses will be submitted to the Local Planning Authority for approval in writing to identify uses and activities on the Site. The approved strategy will be implemented in accordance with the approved details, which shall include a timetable for the implementation of Meanwhile Uses.</p>



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	Reason: To help ensure the vitality of the town is maximised prior to the commencement of Construction Works in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016
	<i>PRE-COMMENCEMENT (PHASES 1 AND 2)</i>
38.	<p>No later than 3 months prior to Commencement of Development for each Phase, an Environmental Construction Management Plan (ECMP) for the carrying out and programming of that Phase shall be submitted to and approved in writing by the Local Planning Authority. Works within each Phase shall only be carried out and completed in accordance with the ECMP approved pursuant to this condition.</p> <p>Minor variations to the approved ECMP may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved ECMP are approved in writing by the Local Planning Authority, the works within each Phase the subject of such approved amended details shall be constructed and completed (as appropriate) in accordance with the approved amended ECMP.</p> <p>Reason: In order to ensure that the Development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by UD8, UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016</p>
39.	<p>Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment or replacement thereof), prior to the start of any Enabling Works for each Phase, a Construction Logistics Plan for those Enabling Works for that Phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL, and the Enabling Works shall only be carried out and completed in accordance with the Construction Logistics Plan approved pursuant to this condition.</p> <p>Minor variations to the approved Construction Logistics Plan may be agreed in writing by the Local Planning Authority in consultation with TfL, and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved Construction Logistics Plan are approved in writing by the Local Planning Authority in consultation with TfL, the works within each Phase the subject of such approved amended details shall be constructed and completed (as appropriate) in accordance with the approved amended Construction Logistics Plan.</p> <p>Reason: In order to ensure that the Development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by UD8, UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016</p>
40.	<p>Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment or replacement thereof), prior to Commencement of Development for each Phase, a Construction Logistics Plan (CL Plan) for that Phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL, and the Development shall only be carried out and completed in accordance with the CL Plan approved pursuant to this condition.</p> <p>Minor variations to the approved CL Plan may be agreed in writing by the Local Planning Authority in consultation with TfL, and such variations shall only be allowed to the extent they do not deviate from this Permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved CL Plan are approved in writing by the Local Planning Authority in consultation with TfL, the works within each Phase the subject of such approved amended details shall be constructed and completed (as appropriate) in accordance with the approved amended CLP.</p>

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	Reason: In order to ensure that the Development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by UD8, UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016
41.	<p>Prior to Commencement of Development for each Phase, a piling method statement for that Phase shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Any piling must be undertaken and completed in accordance with the terms of the piling method statement approved pursuant to this condition.</p> <p>Reason: Unless appropriately managed, piling on land affected by contamination may introduce pathways by which contamination can penetrate and pollute the aquifer, and the proposed works will be in close proximity and have the potential to impact upon local underground sewerage utility infrastructure, so to protect residential amenity and to reduce air and noise pollution in accordance with policies UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.21, 7.14 and 7.15 of the London Plan 2016</p>
	<b>GENERAL COMPLIANCE</b>
42.	<p>The existing facades of the former Alders building at 2-28 North End, 30 North End and 5 George Street as shown on Parameter Plan PS002 shall be retained as shown.</p> <p>Reason: Reason: In the interests of preserving and enhancing the character of the Conservation Area in accordance with UC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.12 and SP4.13 of the Croydon Local Plan: Strategic Policies 2013, and 7.8 of the London Plan 2016</p>
43.	<p>If during any Enabling Works or works relating to the carrying out of the Development contamination not previously identified is found to be present then no further works (unless agreed in writing by the Local Planning Authority) shall be carried out until the Developer has:</p> <ol style="list-style-type: none"> <li>submitted to, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how the suspected contamination shall be dealt with; and</li> <li>implemented and completed the strategy approved pursuant to this condition.</li> </ol> <p>Reason: In order to manage any contamination and to protect health and the environment in accordance with EP1, EP2, EP3, EP4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3, SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p>
44.	<p>Notwithstanding the provisions of Parts 4 (Temporary Buildings and Uses) and 5 (Caravan Sites and Recreational Campsites) of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015, no part of the Site shall be used for sleeping accommodation for Site workers, unless the approval of the Local Planning Authority has first been obtained.</p> <p>Reason: To provide control over the use of the Site during construction. In accordance with policy UD1, UD2, UD3 and UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, 7.1 and 7.3 of the London Plan 2016</p>
45.	<p>Notwithstanding the provisions of Part 4 Class A (The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land) of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015, no land outside the Site shall be used for the provision of temporary buildings, work, plant or construction machinery.</p> <p>Reason: To provide control over the use of land adjoining the Site during construction. In accordance with policy UD1, UD2, and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, 7.1 of the London Plan 2016</p>
46.	<p>During the carrying out of Enabling Works and the construction of the Development, temporary accommodation and plant (with the exception of cranes) located on the Site shall not be visible from street level views within the Conservation Area and the setting of any listed building without the express written consent of the Local Planning Authority pursuant to this condition.</p> <p>Reason: To provide control over temporary uses and to satisfactorily control the impact of the Development on the Conservation Area. In accordance with policy UD1, UD2, UD3 and UC3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.13 of the Croydon Local Plan: Strategic Policies 7.1 and 7.8 of the London Plan 2016</p>



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	TRANSPORT AND ACCESSIBILITY
	PHASE 1
47.	<p>Prior to the Commencement of Development the Developer shall:</p> <ul style="list-style-type: none"> <li>(a) Enter into Highways Agreement(s) in relation to such areas as are public highway; and</li> <li>(b) Submit a scheme of works for approval by the Local Planning Authority in relation to such areas as are not public highway</li> </ul> <p>In order to secure delivery of the agreed schemes of works within Zones L1, and L8 identified on Plan 1.</p> <p>The agreed schemes of works shall be carried out and completed prior to Opening for Trade.</p> <p>The agreed scheme of works shall include (unless otherwise agreed in writing by the Local Planning Authority), but shall not be restricted to proposals for:</p> <p><b>Wellesley Road (Zone L1 on Plan 1)</b></p> <ul style="list-style-type: none"> <li>• New signalised site access junction, located between the northern extent of the underpass and Lansdowne Road</li> <li>• New signalised site access junction, located opposite Sydenham Road</li> <li>• New road and footway layouts, including a new southbound right turn into the site opposite Sydenham Road</li> <li>• Provision for trams including priority through the signals at Sydenham and Lansdowne Road junctions</li> <li>• Re-profiling of the carriageway of the underpass as necessary</li> <li>• Any necessary works to the side walls of the underpass to facilitate re-profiling.</li> <li>• Enhanced provision for cycling through the provision of advanced stop lines</li> <li>• Cycle parking</li> <li>• Necessary amendments to signalised pedestrian crossings</li> <li>• Accesses to the site</li> <li>• New paving on western side of Wellesley Road and minor pavement works where there are interventions on the eastern side of Wellesley Road, carriageway surfacing and kerb alignments to existing standards.</li> <li>• Provision of bus lanes, bus stops and bus shelters</li> </ul> <p><b>Dingwall Avenue (Zone L8 on Plan 1)</b></p> <ul style="list-style-type: none"> <li>• New pedestrian and vehicular layouts</li> <li>• Provision for taxi's, private hire vehicles and dial-a-ride</li> <li>• Provision of cycle parking</li> <li>• New hard surfacing</li> <li>• New street furniture</li> <li>• Hard and soft landscaping</li> </ul> <p>The design of the schemes referred to in this condition shall be supported by any necessary detailed VISSIM modelling and assessment in relation to detailed design and all necessary TfL approvals.</p> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to policy UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and policy 7.5 and 6.12 of the London Plan 2016.   </p>
48.	<p>The Development shall not Open for Trade until the following public realm and highways Public Infrastructure Measures have been implemented, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><b>Wellesley Road (Zone L1 on Plan 1)</b></p> <ul style="list-style-type: none"> <li>• New signalised pedestrian crossing at the Junction of Wellesley Road with Lansdowne Road</li> <li>• New street furniture (western side of Wellesley Road)</li> <li>• Hard and soft landscaping (western side of Wellesley Road)</li> <li>• Lighting as required</li> <li>• Signage as required</li> </ul>

**Commented [PM1]:** Zones and Plan references to be checked against final Plan or Plans

**Commented [PM2]:** Informative re condition 47 to state that in the event that Dingwall Avenue has been stopped up, the works to Dingwall Avenue identified in condition 47 are be undertaken in accordance with an Access Management and Maintenance Agreement with the Council rather than under Section 278 of the Highways Act 1980.

**Commented [PM3]:** Zones and Plan references to be checked against final plans

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	<p><b>Park Lane, including Gyratory</b> (Zone L2 on <b>Plan 1</b>)</p> <ul style="list-style-type: none"> <li>Any necessary works to the side walls of the underpass at the southern end of the southbound Park Lane slip road</li> <li>New highway and footway layouts, including amendments to the Gyratory</li> <li>Widening of the eastbound approach to the gyratory to provide a fourth traffic lane</li> <li>Widening of the northbound carriageway of Park Lane to provide two traffic lanes into the underpass</li> <li>Cycle parking</li> <li>New paving, carriageway surfacing and kerb alignments to existing standards</li> <li>Provision of bus lanes and bus standing</li> <li>New street furniture reinstatement as required</li> <li>Hard and soft landscaping</li> <li>Lighting reinstatement as required</li> <li>Signage as required</li> </ul> <p><b>Poplar Walk</b> (Zone L6 &amp; L7 on <b>Plan 1</b>)</p> <ul style="list-style-type: none"> <li>New residential site access junction, located between North End and St Michael's Road</li> <li>Provision of coach drop off/pick up bay</li> <li>Retention of a service bay</li> <li>New vehicle and footway layouts (to include widening of the footway along the southern side of Poplar Walk) and extension of the contraflow cycle lane along its length</li> <li>New paving, carriageway surfacing and kerb alignments</li> <li>Provision for cycling</li> <li>Re-provision of service bay and taxi rank</li> </ul> <p><b>George Street</b> (Zone L3 on <b>Plan 1</b>)</p> <ul style="list-style-type: none"> <li>Enhanced tram stop, including altering levels and removal/relocation of operational equipment</li> </ul> <p><b>North End</b> (Zone L4 on <b>Plan 1</b>)</p> <ul style="list-style-type: none"> <li>Repaving</li> <li>New street furniture</li> <li>Hard and soft landscaping</li> <li>Cycle parking</li> </ul> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to policy UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and policy 7.5 and 6.12 of the London Plan 2016.</p>
49.	<p>Prior to the closure of on-site car parks the Developer shall submit for approval a Parking Management Plan to direct visitors to the town centre to alternative parking provision during the construction period. Any signage identified as being required by the Parking Management Plan, subject to any required consents and approvals being obtained, shall be installed prior to the closure of the car parks.</p> <p>Reason: To ensure that the construction of the Development does not interfere with the safety and free flow of the highway in accordance with UD13, T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016.</p>
50.	<p>Prior to Phase 1 Opening for Trade, a travel plan (TP) to encourage sustainable modes of transport, including a cycle strategy and sufficient space for a cycle hub for Phase 1, shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The TP shall be in accordance with TfL best practice guidance at the time. The TP shall be implemented fully in accordance with the details approved pursuant to this condition prior to Phase 1 Opening for Trade and shall thereafter continue to be implemented in full in accordance with the details approved pursuant to this condition for the life of the Travel Plan and any replacement to it.</p> <p>Prior to First Occupation of any Residential Units a travel plan (TP) in relation to the occupiers of these Residential Units, to encourage sustainable modes of transport, including a cycle strategy, shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The TP shall be in accordance with TfL best practice guidance at the time. The TP shall be implemented fully in accordance with the details approved pursuant to this condition prior to First Occupation of these Residential Units and shall</p>

**Commented [PM4]:** PM to provide a revised the list of "Specified Public Infrastructure Measures" for the purpose of the s106 Agreement to accord with the list in condition 48

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	<p>thereafter continue to be implemented in full in accordance with the details approved pursuant to this condition for the life of the Travel Plan and any replacement to it .</p> <p>The TP may be revised with the written approval of the Local Planning Authority in consultation with TfL and any revised TP approved pursuant to this condition shall be implemented in full in accordance with the details approved pursuant to this condition.</p> <p>Reason: To encourage sustainable modes of transport and reduce reliance on the car and in accordance with T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies, SP8.4, SP8.18 of the Croydon Local Plan: Strategic Policies 2013 and 6.3 and 6.11 of the London Plan 2016</p>
51.	<p>The proposed vehicular access and egress arrangements to and from the Site shall be carried out in accordance with the approved drawings refs 7572-GA-04 Rev A and 7572-GA-05 Rev A and completed prior to Phase 1 Opening for Trade unless otherwise agreed in writing by the Local Planning Authority</p> <p>Reason: To ensure an acceptable level of highway safety in accordance with UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1 of the Croydon Local Plan: Strategic Policies and 6.12 of the London Plan 2016</p>
52.	<p>Prior to Opening for Trade, a coach strategy for the drop off and pick up of visitors shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The Development shall be implemented in accordance with the strategy approved pursuant to this condition.</p> <p>Reason: To ensure satisfactory coach drop off and pick up to serve the Development in accordance with policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.14 of the Croydon Local Plan: Strategic Policies 2013 and 6.8, 6.12 of the London Plan 2016</p>
53.	<p>Prior to Phase 1 Opening for Trade, details of a scheme for the provision of real time public transport journey information (with a live feed from TfL journey planner or equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to Opening for Trade. The developer shall maintain and operate the real time information works.</p> <p>Reason: To encourage the use of sustainable modes of transport and reduce reliance on the car and in accordance with policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.14 of the Croydon Local Plan: Strategic Policies 2013 and 6.8, 6.12 of the London Plan 2016</p>
	<i>PHASES 1 AND 2</i>
54.	<p>Prior to Opening for Trade a delivery and servicing plan for vehicles shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. Vehicles servicing the commercial element of Phase 1 shall do so in accordance with the details approved pursuant to this condition, and shall continue to do so for the life of the Development.</p> <p>Prior to First Occupation of any Residential Unit a delivery and servicing plan for vehicles shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. Vehicles servicing the Residential Towers shall do so in accordance with the details approved pursuant to this condition, and shall continue to do so for the life of the Development.</p> <p>The approved servicing plans may be revised with the written approval of the Local Planning Authority in consultation with TfL and vehicles serving either the commercial element or the Residential Towers shall do so in accordance with the revised details approved pursuant to this condition as appropriate.</p> <p>Reason: To ensure that delivery and servicing traffic does not interfere with the safety and free flow of the highway in accordance with UD13, T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 6.14 of the London Plan 2016</p>
55.	<p>Prior to Phase 1 Opening for Trade, a taxi, private hire and Dial-a-Ride strategy for the drop off and pick up of visitors and occupiers shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The Development shall be implemented in accordance with the strategy approved pursuant to this condition. Prior to the First Occupation of any Residential Units a revised taxi, private hire and Dial-a-Ride strategy to incorporate the requirements of visitors and occupiers of the Residential Units shall be submitted and approved in writing by the Local Planning Authority in consultation with TfL. The revised strategy shall be implemented as approved pursuant to this condition.</p>

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	Reason: To ensure satisfactory taxi, private hire and Dial-a-ride drop off and pick up to serve the Development in accordance with policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.14 of the Croydon Local Plan: Strategic Policies 2013 and 6.12 of the London Plan 2016
	<b>PARKING</b>
	<i>PHASE 1</i>
56.	<p>Proposals for covering the uppermost deck of the Development's car parks shall be submitted to and approved in writing by the Local Planning Authority within 18 months of Commencement of Development and implemented in accordance with the details submitted pursuant to this condition</p> <p>Reason: To ensure that an acceptable standard of development is provided and retained having regard to policies UD3 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.3, SP4.5 and SP4.6 of the Croydon Local Plan: Strategic Policies 2013, and 7.4, 7.6 and 7.7 of the London Plan 2016</p>
57.	<p>Before Phase 1 Opening for Trade, a Car Park Management Plan ("CPMP") shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The CPMP shall include, but shall not be restricted to details of:</p> <ul style="list-style-type: none"> <li>• Operation of all the car parks within Phase 1 having regard to, inter alia, the operation of the Centrale car park</li> <li>• Mechanisms by which queuing back onto the highway will be prevented during peak demand periods</li> <li>• Measures to support the aims of the travel plan</li> <li>• Measures to encourage short or medium stay retail and linked leisure uses rather than long stay use of the car park by commuters or Croydon Metropolitan Centre workers</li> <li>• Interventions in the event of maximum occupancy</li> <li>• Management of use of spaces associated with electric vehicle charging points</li> <li>• Signage to other town centre car parks</li> <li>• Variable message signing within the car park to direct drivers to empty spaces</li> </ul> <p>The operation of the car park shall be carried out in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>The approved CPMP may be updated from time to time provided the revised CPMP has been approved in writing by the Local Planning Authority in consultation with TfL and the car parks shall be operated in accordance with any revised plan approved pursuant to this condition.</p> <p>Reason: To ensure that cars parking in the Development do so safely and that it does not interfere with the free flow of the highway in accordance with UD13, T2, T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1, SP8.3, SP8.4, SP8.13, SP8.15, SP8.16, SP8.18 of the Croydon Local Plan: Strategic Policies 2013 and 6.13 of the London Plan 2016</p>
58.	<p>An initial minimum total of 300 cycle spaces shall be provided prior to Opening for Trade in accordance with a Scheme to be submitted and approved in writing by the Local Planning Authority of which a minimum of 50 to be provided in the basement of the Development and the majority of the spaces to be provided within the public realm adjacent to the Site. The use of the cycle spaces shall be monitored annually, and if the monitoring shows that 90% of the spaces are occupied at peak time by visitors to the Development, a further 100 spaces will be provided inside the Development, in a location and programme to be agreed with the Local Planning Authority, until the provision required by the London Plan 2016 is met.</p> <p>For those spaces to be located in and around the Site, the Developer shall enter into an agreement with the Local Highway Authority under Section 278 of the Highways Act where necessary.</p> <p>Reason: To ensure an acceptable standard of cycling parking across the Development having regard to T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.7 of the Croydon Local Plan: Strategic Policies 2013 and 6.9 of the London Plan 2016</p>
59.	<p>Prior to Phase 1 Opening for Trade a total of 60 motorcycle parking spaces shall be provided and maintained within the car park on the Site.</p>

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	Reason: To ensure an acceptable level of motorcycle parking having regard to T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and 6.13 of the London Plan 2016
60.	<p>Details of the visibility splays to the car park entrance/exit shown on drawing nos. 7572-GA-04 Rev A and 7572-GA-05 Rev A shall be provided and written approval obtained from the Local Planning Authority; and the accesses shall be constructed and completed in accordance with the details approved pursuant to this condition in each case prior to such accesses being brought in to use, and thereafter such accesses shall be retained in accordance with the details approved pursuant to this condition for so long as the accesses remain in use.</p> <p>Reason: To ensure an acceptable level of highway safety in accordance with UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1 of the Croydon Local Plan: Strategic Policies and 6.12 of the London Plan 2016</p>
	<i>PHASE 1 (residential) and PHASE 2</i>
61.	<p>Prior to Commencement of Development of any Residential Towers details of cycle parking specific to occupiers of the Residential Towers that are being commenced, to include details of size, design, location and number, shall be submitted to and approved by the Local Planning Authority in writing. The cycle parking shall be provided in accordance with the details approved pursuant to this condition, and shall thereafter be retained in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>Reason: To ensure an acceptable standard of cycling parking across the Development having regard to T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.7 of the Croydon Local Plan: Strategic Policies 2013 and 6.9 of the London Plan 2016</p>
62.	<p>A number of new car parking spaces equivalent to at least 10% of the total number of Residential Units is to be provided on-site and to be available for blue badge holders. These spaces are to be provided on a pro rata basis as each Residential Tower is occupied and retained for the lifetime of the Residential Units.</p> <p>The residential disabled car parking spaces shall be located as close as possible to the access points of the Residential Units.</p> <p>The requirements in relation to car parking pursuant to this condition may be amended in accordance with the written approval of the Local Planning Authority, and the car parking spaces and facilities in relation to their use shall be provided, completed and retained for the lifetime of the Development in accordance with any revised details approved pursuant to this condition.</p> <p>Reason: To ensure that an appropriate level of disabled person spaces having regard to UD7, UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1, SP8.6, SP8.12, SP8.13, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and policy 6.13 of the London Plan 2016</p>
63.	<p>A minimum of 15 car parking spaces shall be provided and completed for a Car Club within the car park from the First Occupation of any Residential Unit within Phase 1 or Phase 2 and retained for the lifetime of the Development thereafter.</p> <p>Demand for these spaces shall be reassessed annually for five years following the last occupation of Phase 2 and results submitted in writing to the Local Planning Authority and additional spaces shall be provided within Phase 2 proportional to additional demand as agreed in writing with the Local Planning Authority subject to an overall maximum provision of 40 spaces.</p> <p>Reason: To ensure an acceptable standard of development having regard to T2, T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.13, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and 6.9 of the London Plan 2016</p>
	<i>GENERAL COMPLIANCE</i>
64.	Reserved matters details submitted pursuant to condition 2 (reserved matters) relating to the proposed car parking areas shall include details of the measures proposed to mitigate the potential impact of emissions of air pollutants within those areas. The approved details and/or mitigation shall be implemented prior to operation of the relevant car parking area, and in this case shall be retained and maintained throughout the period when the relevant car parking area is operational.

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	Reason: To ensure satisfactory air quality in connection with the Development. In accordance with policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.14 of the London Plan 2016
65.	<p>The number of car parking spaces in use on Site shall not exceed 3,140 not including any accessible bays dedicated to residential units.</p> <p>Reason: To ensure that the Development has an acceptable impact on the local highway network and that the availability of car parking does not encourage additional visitors to travel by car, having regard to T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and 6.13 of the London Plan 2016</p>
66.	<p>Petrol and oil interceptors shall be fitted in all new car parking facilities on the Site.</p> <p>Reason: To prevent oil-polluted discharges from entering local watercourses in accordance with EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies SP6.3, SP8.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.21 of the London Plan 2016</p>
67.	<p>Initially 4% of total car parking spaces to be designated for blue badge holders and 2% of total car parking spaces to be designated for dual use for blue badge holders and as parent/child spaces all to be provided and completed within the car park associated with the commercial element of Phase 1. The use of the blue badge car parking spaces shall be monitored on an annual basis and written details provided annually to the Local Planning Authority. If the monitoring shows that 90% of the blue badge car parking spaces are occupied at peak time by visitors to the Development, the number of blue badge car parking spaces shall be increased to 6% of the total and provided within the car park.</p> <p>The requirements in relation to car parking pursuant to this condition may be further amended in accordance with the written approval of the Local Planning Authority in consultation with TfL, and the car parking spaces and facilities in relation to their use shall be provided, completed and retained for the lifetime of the Development in accordance with any revised details approved pursuant to this condition.</p> <p>Reason: To ensure that an appropriate level of electric vehicle charging points and disabled person spaces having regard to UD7, UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1, SP8.6, SP8.12, SP8.13, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and 6.13 of the London Plan 2016</p>
68.	<p>Initially 5% of the total car parking spaces shall be fitted with Electric Vehicle Charging Points (EVCP's) and a further 15% of the total shall be provided with passive provision. 50% of the spaces designated for blue badge holders (identified in condition 67) shall be fitted with EVCP's (to form part of the overall 5% requirement). The use of the EVCP's shall be monitored on an annual basis and written details provided annually to the Local Planning Authority. If the monitoring shows that 90% of the spaces (excluding the spaces for blue badge holders) are occupied at peak time by visitors to the Development, at least a further 50 EVCP's shall be provided within the car park on an annual basis until in aggregate 20% of the total have been provided within the car park.</p> <p>The requirements in relation to car parking pursuant to this condition may be further amended in accordance with the written approval of the Local Planning Authority in consultation with TfL, and the car parking spaces and facilities in relation to their use shall be provided, completed and retained for the lifetime of the Development in accordance with any revised details approved pursuant to this condition.</p> <p>Reason: To ensure that an appropriate level of electric vehicle charging points having regard to UD7, UD13 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.1, SP8.6, SP8.12, SP8.13, SP8.15 of the Croydon Local Plan: Strategic Policies 2013 and 6.13 of the London Plan 2016</p>
	<b>PLANT AND MACHINERY</b>
	<b>PHASES 1 AND 2</b>
69.	<p>Prior to Commencement of Development, the Developer shall provide to the Local Planning Authority and obtain its written approval for a report identifying the mitigation measures to be incorporated when designing and selecting the proposed heating plant. This may include, but not be limited to, appropriate design of flues, incorporation of low nitrogen dioxide optimisation and regular inspection of the machinery. The Development shall be constructed and completed in accordance with the approved measures.</p>



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	Reason: To protect air quality in accordance with EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.14 of the London Plan 2016
70.	<p>Within 18 months of Commencement of Development for each Phase, details of all external mechanical plant, including details of the screening to any such external plant, within that Phase shall be submitted to and approved in writing by the Local Planning Authority. The approved external mechanical plant, including the screening, shall be implemented and completed in accordance with the details approved prior to the commencement of operation of the plant. All external mechanical plant, including the screening, shall be retained in accordance with the details approved pursuant to this condition for the life of the plant.</p> <p>Reason: To enhance the appearance of the roof of the Development and protect the visual amenities of the locality in accordance with UD3, UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6, of the Croydon Local Plan: Strategic Policies 2013 and 7.6 of the London Plan 2016</p>
71.	<p>Prior to the installation of any mechanical roof plant in relation to the Development, details of measures (such as screening, mufflers, silencers, etc) to mitigate the noise impact of roof plant shall be submitted to and approved in writing by the Local Planning Authority and noise mitigation measures shall be installed and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade in relation to plant serving the commercial element of Phase 1 and First Occupation of each Residential Tower in relation to plant serving that Residential Tower, and such measures be retained in accordance with the details approved pursuant to this condition for the life of the plant.</p> <p>Reason: To ensure an appropriate level of residential amenity for future and adjoining occupiers, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.15 of the London Plan 2016</p>
	<b>ENVIRONMENT, ENERGY AND SUSTAINABILITY</b>
	<i>PRE-COMMENCEMENT (PHASES 1 AND 2)</i>
72.	<p>The Reserved Matters submitted for approval for each Phase shall include details of measures to deal with any solar glare impacts (including detailed solar glare assessment) and a lighting strategy (including detailed lighting spillage assessment) for each Phase of the Development for approval by the Local Planning Authority. The Development shall only be implemented and completed in accordance with the approved details and lighting strategy for each Phase.</p> <p>Reason: To ensure that any solar glare and lighting impacts of the Development is satisfactory in accordance with UD2, UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.5 and SP4.6 of the Croydon Local Plan: Strategic Policies 2013 and 7.7 of the London Plan 2016</p>
73.	<p>Prior to the Commencement of the Development of each Phase, details of a low emissions strategy for the construction of that Phase shall be submitted to and approved in writing by the Local Planning Authority. The Development of each Phase will be constructed in accordance with the provisions of the approved details.</p> <p>Within 18 months following Commencement of Development of each Phase confirmation of the low emissions strategy for the relevant Phase of the completed Development will be submitted to and approved in writing by the Local Planning Authority. The Development shall operate in accordance with the provisions of the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure an appropriate level of residential amenity for future occupiers and that the impact on air quality in central Croydon is acceptable in accordance with policies UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 of the Croydon Local Plan: Strategic Policies and 5.2 of the London Plan 2016</p>
74.	<p>Prior to Commencement of Development of the commercial element of Phase1, the Developer shall provide to the Local Planning Authority and obtain its written approval for a report identifying how a minimum of 35% of the regulated carbon emissions above Part L 2013 for which it is responsible, are to be off-set by on-site renewable, allowable solutions or low carbon energy production methods in accordance with the London Plan (2016) Energy Hierarchy. The carbon savings which result from this will be above and beyond what is required to comply with Part L 2013 Building Regulations.</p> <p>Prior to each Building within Phase 1 Opening for Trade (or as otherwise agreed in writing with the Local Planning Authority) it shall be constructed and completed in accordance with the approved on-site renewable,</p>

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	<p>allowable solutions or low carbon energy production methods identified in the approved report, and each Building within the Development shall retain such an energy supply for so long as the Building remains in existence.</p> <p>Minor variations to the methods of other details in the approved report may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved report are approved in writing by the Local Planning Authority, the Buildings within the Development the subject of such approved amended report shall be constructed, completed, retained and used (as appropriate) in accordance with the approved amended report.</p> <p>Reason: To comply with the necessary sustainability requirements in accordance with SP6.1, SP6.2, SP6.3, SP6.4, SP6.5, SP6.6 of the Croydon Local Plan: Strategic Policies 2013 and 5.2 (Energy Hierarchy) and 5.3 of the London Plan 2016</p>
75.	<p>Prior to Commencement of any Residential Tower, the Developer shall provide to the Local Planning Authority and obtain its written approval for an energy assessment identifying how the zero carbon homes target can be achieved in accordance with the London Plan (2016) Energy Hierarchy.</p> <p>If the Developer is unable to achieve zero carbon, the report must identify how a minimum 35% of the regulated carbon emissions above Part L 2013 for which it is responsible, are to be off-set by on-site renewable, allowable solutions or low carbon energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L 2013 Building Regulations. The regulated carbon dioxide emissions are to be off-set through a cash in lieu contribution secured through the Section 106 Agreement.</p> <p>Prior to First Occupation of each Residential Tower (or as otherwise agreed in writing with the Local Planning Authority) it shall be constructed and completed in accordance with the approved on-site renewable, allowable solutions or low carbon energy production methods identified in the approved report, and each Residential Tower within the Development shall retain such an energy supply for so long as the Residential Tower remains in existence.</p> <p>Minor variations to the methods and other details in the approved report may be agreed in writing by the Local Planning Authority and such variations shall only be allowed to the extent they do not deviate from this permission nor have any additional or materially different likely significant environmental effects than assessed in the Environmental Statement accompanying the Application.</p> <p>Where variations to the approved report are approved in writing by the Local Planning Authority, the Residential Towers within the Development the subject of such approved amended report shall be constructed, completed, retained and used (as appropriate) in accordance with the approved amended report.</p> <p>Reason: To comply with the necessary sustainability requirements in accordance with SP6.1, SP6.2, SP6.3, SP6.4, SP6.5, SP6.6 of the Croydon Local Plan: Strategic Policies 2013 and 5.2 (Energy Hierarchy) and 5.3 of the London Plan 2016</p>
76.	<p>Prior to Commencement of Development in each Phase, the approval of the Local Planning Authority shall be obtained with respect to the following matters related to that Phase:-</p> <p>a) Means by which the Buildings are to be enabled for connection to any future District Energy Scheme for provision of all suitable heating and hot water requirements, and b) A scheme to facilitate any future connection of the Development to a future District Energy Scheme at the Boundary of the Site</p> <p>The scheme shall be implemented prior to Opening for Trade in respect of Phase 1 (non-residential) and First Occupation in respect of any Residential Tower (in either Phase 1 or Phase 2).</p> <p>Each Phase shall be constructed in accordance with the approved details related to it.</p> <p>Reason: To allow for connection to district energy networks in accordance with SP6.1, SP6.2 of the Croydon Local Plan: Strategic Policies 2013 and 5.6 of the London Plan 2016</p>



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77.	<p>Prior to Commencement of Development for Phase 1, a scheme to enhance the biodiversity for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. Prior to Commencement of Development for Phase 2, and for the relevant part of that Phase, a scheme to enhance the biodiversity for Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be implemented and completed in accordance with the details approved pursuant to this condition with respect to the relevant Phases, and shall thereafter be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To enhance biodiversity across the Site in accordance with NC1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP7.4 of the Croydon Local Plan: Strategic Policies 2013 and 7.19 of the London Plan 2016</p>
78.	<p>Prior to Commencement of Development of each Phase a detailed wind microclimate report for each Phase and the relevant part thereof shall be submitted to and approved in writing by the Local Planning Authority describing the effects of the Buildings within that Phase on the immediate area. Any mitigation measures identified as necessary by the report approved pursuant to this condition shall be implemented and completed prior to the earlier of First Occupation and Opening for Trade of Phase 1 and subsequently prior to First Occupation of each Residential Tower in Phase 2, and such mitigation measures shall be thereafter maintained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To ensure that wind conditions are appropriate for the entrances to Buildings in accordance with UD10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies SP4.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.7 of the London Plan 2016</p>
79.	<p>Prior to Commencement of Development a Radar Mitigation Scheme ('RMS') (including a timetable for its implementation during construction), that has been agreed with the Operator, shall be submitted to and approved in writing by the Local Planning Authority. The RMS shall thereafter be implemented and operated in accordance with the approved details.</p> <p>Reason: In the interests of the safe operation of Heathrow Airport and of NATS En-route PLC. In accordance with policy UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies and 6.1 of the London Plan 2016.</p>
<b>PRE-COMMENCEMENT (PHASE 1)</b>	
80.	<p>Prior to Commencement of Development for the commercial element of Phase 1, a BREEAM pre-assessment report shall be submitted to and approved in writing by the Local Planning Authority. This report shall demonstrate, unless otherwise agreed in writing by the Local Planning Authority having regard to feasibility and other relevant matters, how Buildings for non-residential use over 1,000 square metres in Phase 1 shall achieve an 'Excellent' rating against BREEAM 2014. The scheme shall then be provided in accordance with the approved details. A certificated BREEAM 2014 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided confirming that the details in the approved scheme have been met, within 12 months of Opening for Trade.</p> <p>Reason: To meet the necessary sustainability requirements in accordance with SP6.1, SP6.2, SP6.3, SP6.4, SP6.5, SP6.6 of the Croydon Local Plan: Strategic Policies 2013 and 5.3 of the London Plan 2016</p>
<b>PRE-COMMENCEMENT (PHASE 2)</b>	
81.	<p>The Residential Towers in both Phase 1 and 2 shall achieve a water use target of 110 litres per head per day.</p> <p>Reason: To ensure the efficient use of energy and construction, in accordance with policy SP6.13 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 &amp; Policy 5.15 of the London Plan 2016</p>
<b>GENERAL COMPLIANCE</b>	
82.	<p>Any heat and power systems to be installed within the Development shall be air quality neutral in line with London Plan Policy 7.14 (London Plan 2016) (or such equivalent replacement of that Policy in force at the time of installation), unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To protect air quality in accordance with EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.14 of the London Plan 2016</p>
<b>UTILITIES, WASTE AND WATER</b>	
<b>PRE-COMMENCEMENT (DEVELOPMENT)</b>	

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83.	<p>No Commencement of Development of each Phase shall take place until a detailed drainage strategy for that Phase has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include the following elements:</p> <p>a) Detailed site layout at an identified scale;</p> <p>b) Topographical survey of the site, with contours with a demonstrated understanding of how surface water would flow across the site;</p> <p>c) Clear calculations of;</p> <ul style="list-style-type: none"> <li>- change in impermeable areas between present site and proposed development;</li> <li>- existing and proposed run-off rates and volumes during a 1 in 1yr, 1 in 30yr, 1 in 100yr and 1 in 100yr + climate change storm events; and</li> <li>- water storage capacity of the proposed drainage features.</li> </ul> <p>With demonstration that they meet the requirements of the policy. Where it is not possible to meet the requirements of the policy, full justification shall be provided of the reasons why this cannot be met and demonstration that the proposal is as close to policy requirements as possible.</p> <p>d) Demonstration that the proposed form of drainage has regard to the SuDS hierarchy in the London Plan (2016) and robust evidence to support proposals where SuDS are deemed inappropriate. A drainage design can incorporate a range of SuDS techniques including source control. A statement on the benefits this brings in terms of water quality, environmental and social benefits should be provided;</p> <p>e) Plans, drawings and specification of SuDS proposed;</p> <ul style="list-style-type: none"> <li>- Any proposed infiltration to ground should be supported by percolation tests in accordance with BRE Digest 365 or CIRIA guidance R156.</li> </ul> <p>f) Details of any offsite works required, together with necessary consents (where relevant);</p> <p>g) Details of the management and maintenance for all SuDS and how they will be secured for the lifetime of the development (maintenance plan); and,</p> <p>h) Details on the proposed emergency overflow arrangement in the event of exceedance.</p> <p>The scheme shall subsequently be implemented in accordance with the approved details for each Phase prior to Opening for Trade of Phase 1 and First Occupation of each Residential Tower as relevant.</p> <p>Reason: To prevent the increased risk of flooding, both on and off Site in accordance with policy SP6.3 and SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p> <p><i>PRE-COMMENCEMENT (PHASES 1 AND 2)</i></p>
84.	<p>Prior to Commencement of Development for each Phase detailed impact studies on the existing water supply infrastructure for that Phase shall be submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The detailed impact studies for each Phase should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The outcomes of the impacts studies approved pursuant to this condition should be implemented and completed for each Phase in accordance with the details approved pursuant to this condition and should thereafter be retained in accordance with those details for the life of the Development.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3, SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p>
85.	<p>Prior to Commencement of Development for each Phase a detailed drainage strategy detailing on and/or off Site drainage works for that Phase, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the Site shall be accepted into the public system for part of the Site until the relevant drainage works have been constructed and completed in accordance with the details approved pursuant to this condition and such works shall be thereafter retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: The Development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the Development; and in order to avoid adverse environmental impact upon the community in accordance with EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3, SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p> <p><i>POST-COMMENCEMENT</i></p>
86.	<p>Prior to Opening for Trade of Phase 1 details of bin storage and a waste collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be provided and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade of Phase 1 and waste shall be collected in accordance with the details approved pursuant to this condition.</p>

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	<p>Prior to First Occupation of any Residential Unit details of bin storage and a waste collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be provided and completed in accordance with the details approved pursuant to this condition prior to First Occupation of any Residential Unit and waste shall be collected in accordance with the details approved pursuant to this condition.</p> <p>Waste storage and refuse collection for each Phase shall be retained in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>The approved waste collection management plans may be updated from time to time provided the revised plans has been approved in writing by the Local Planning Authority, and the waste storage and refuse collection for each Phase shall be provided, completed and retained (as appropriate) in accordance with any revised plan approved pursuant to this condition.</p> <p>Reason: In the interests of visual amenity of the area in accordance with UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP4.1, SP6.6 of the Croydon Local Plan: Strategic Policies 2013 and 7.1 and 7.6 of the London Plan 2016</p>
	<b>GENERAL COMPLIANCE</b>
87.	<p>No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the Site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The Development shall be carried out in accordance with the approved details.</p> <p>Reason: Unless carefully managed surface water and foul water can enter and pollute controlled waters. For example, percolating surface water drainage from a soakaway may open up pore spaces reducing the attenuation capacity to remove dissolved contaminants in the drainage percolating through the unsaturated zone. There must be no direct discharge to groundwater or discharge through land affected by contamination. In accordance with policies EP1 and EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP6.3 and SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.21 of the London Plan 2016</p>
	<b>AMENITY, FACILITIES AND MANAGEMENT</b>
	<b>PHASES 1 AND 2</b>
88.	<p>In each case, prior to Phase 1 Opening for Trade and First Occupation of any Residential Tower an Estate Management and Maintenance Plan (EMMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMMP in each case shall include details of:</p> <ul style="list-style-type: none"> <li>• insurance</li> <li>• frequency of Site inspection</li> <li>• keeping public realm free from obstruction</li> <li>• maintenance of soft landscaping</li> <li>• litter picking</li> <li>• cleaning of ground level surfaces</li> <li>• graffiti removal</li> <li>• repairs</li> <li>• monitoring of security cameras</li> <li>• lighting</li> <li>• drainage</li> <li>• cycle parking</li> </ul> <p>The details of each EMMP approved pursuant to this condition shall be implemented and completed prior to Opening for Trade, or prior to First Occupation of any Residential Tower as relevant and shall be retained in accordance with details approved pursuant to this condition for the life of the Development.</p> <p>The approved EMMPs may be updated from time to time provided the revised EMMPs have been approved in writing by the Local Planning Authority and details of the EMMP shall be provided, completed and retained (as appropriate) in accordance with any revised plan approved pursuant to this condition.</p>

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	Reason: To ensure that the Development is managed appropriately and does not have a detrimental impact on adjoining occupiers in accordance with Policies UD6, UD8, UD13, UD14, UD15, EP1, T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) Saved Policies, SP2.6, SP4.1, SP4.8, SP4.9, SP6.3, SP6.6, SP8.7 of the Croydon Local Plan: Strategic Policies 2013 and 7.1 of the London Plan 2016
89.	<p>Prior to the Opening for Trade of Phase 1 and First Occupation of each Residential Tower details of any window cleaning equipment (including machine tracks) for the relevant part shall be submitted to and approved in writing by the Local Planning Authority. Window cleaning equipment shall be provided and completed in accordance with the details approved pursuant to this condition prior to Opening for Trade of Phase 1 and First Occupation of each Residential Tower. The window cleaning equipment shall thereafter be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To enhance the appearance of the roof of the Development and protect the visual amenities of the locality in accordance with UD3, UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.1, SP4.2, SP4.6, of the Croydon Local Plan: Strategic Policies 2013 and 7.6 and 7.7 of the London Plan 2016</p>
90.	<p>Prior to Opening for Trade for Phase 1 and First Occupation of each Residential Tower details of a scheme of CCTV to cover the outer elevations of the Buildings of the relevant part, the car parks and the 24 hour east/west route shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:</p> <ol style="list-style-type: none"> <li>1. Fixtures and fittings</li> <li>2. Location of cameras</li> <li>3. Manual monitoring of CCTV footage.</li> </ol> <p>The relevant part of each Phase shall be delivered in accordance with the scheme approved pursuant to this condition prior to Opening for Trade for Phase 1 and First Occupation of each Residential Tower or within such longer period as the Local Planning Authority may agree in writing. The CCTV cameras and associated fixtures and fittings shall be retained and monitored in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: In the interests of the safety and security of the Site in accordance with UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.7, SP4.8 of the Croydon Local Plan: Strategic Policies 2013 and 7.13 of the London Plan 2016</p>
	<i>PHASE 1</i>
91.	<p>Prior to Commencement of Development, the location of the Shopmobility Unit shall be submitted to and approval in writing obtained from the Local Planning Authority. Prior to Opening for Trade, the specification of the Shopmobility Unit shall be submitted to and approval in writing obtained from the Local Planning Authority. The Shopmobility Unit shall be provided in accordance with the details approved pursuant to this condition prior to Opening for Trade and shall thereafter be retained in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>Reason: To ensure the Development proposals are designed with ease of access for all users as a prime consideration in accordance with UD7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP5.1 and SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 3.1 of the London Plan 2016</p>
92.	<p>Prior to the Commencement of Development, the location of the Adult Changing Place facility shall be submitted to and approval in writing obtained from the Local Planning Authority. The Adult Changing Place Facility shall be provided in accordance with the details approved pursuant to this condition prior to Opening for Trade and shall thereafter be provided and retained in accordance with the details approved pursuant to this condition for the lifetime of the Development.</p> <p>Reason: To ensure the Development proposals are designed with ease of access for all users as a prime consideration in accordance with UD7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP5.1 and SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 3.1 and 6.9 of the London Plan 2016</p>
93.	<p>Prior to fit out for occupation of Buildings (or part thereof) for Class A3 (restaurants and café's), A4 (Drinking Establishments), A5 (hot food takeaway), D2 (Assembly and Leisure) uses and any other uses involving food preparation that require mechanical ventilation in Phase 1, a written strategy for the mechanical ventilation of the relevant Buildings (or part thereof) shall be submitted to and approved in writing by the Local Planning Authority. The relevant Buildings (or part thereof) requiring such ventilation pursuant to this condition shall be</p>

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	<p>fitted out and completed in accordance with the details approved pursuant to this condition prior to occupation of each Building (or part thereof). Such Buildings (or part thereof) shall be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To ensure an appropriate level for future occupiers, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.14 of the London Plan 2016</p>
94.	<p>Prior to fit out for occupation of Buildings (or part thereof) for Class D1 (non-residential institutions) and D2 (Assembly and Leisure) uses in Phase 1, full details of noise mitigation measures for such Buildings (or part thereof) shall be submitted to and approved in writing by the Local Planning Authority. The relevant Buildings (or part thereof) requiring such mitigation measures pursuant to this condition shall be fitted out and completed in full accordance with the details approved pursuant to this condition prior to occupation of each Building (or part thereof). Such Buildings (or part thereof) shall be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To ensure an appropriate level of residential amenity for future occupiers, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.15 of the London Plan 2016</p>
95.	<p>Prior to Phase 1 Opening for Trade a scheme for the provision of showers and lockers for use by Centre Management Staff in Phase 1 (which could be located within a cycle hub), shall be submitted to and approved in writing by the Local Planning Authority. The showers and lockers shall be provided and completed in Phase 1 in accordance with the details approved pursuant to this condition prior to Opening for Trade, and shall thereafter be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To encourage cycling to work in accordance with T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP8.7 of the Croydon Local Plan: Strategic Policies 2013 and 6.9 of the London Plan 2016</p>
96.	<p>Prior to Phase 1 Opening for Trade details of the location of wayfinding signage within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The Developer shall provide and complete wayfinding signage within Phase 1 in accordance with the details approved pursuant to this condition prior to Opening for Trade. The signage shall thereafter be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To facilitate pedestrian movement to and from the surrounding pedestrian network in accordance with SP4.8, SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 6.10 of the London Plan 2016</p>
97.	<p>Prior to Phase 1 Opening for Trade, a strategy for Meanwhile Uses for any undeveloped or vacant land within the Site will be submitted to the Local Planning Authority for approval in writing. The approved strategy will be implemented in accordance with the approved details prior to Phase 1 Opening for Trade and will be reviewed on an annual basis if no Phase 2 development comes forward and will be reviewed as each Residential Tower in Phase 2 comes forward, with the approval of the Local Planning Authority. The strategy must include a detailed maintenance strategy for the use.</p> <p>Reason: To help ensure the vitality of the town centre is maximised and to define the edge of the Galleria, in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>
98.	<p>Within 12 months of Opening for Trade of Phase 1, a strategy for Meanwhile Uses will be submitted to the Local Planning Authority for approval in writing, for any retail or leisure units that have remained unlet and unoccupied for 12 months from Opening for Trade. The approved strategy will be implemented in accordance with the approved details and may be updated from time to time with the approval of the Local Planning Authority.</p> <p>Reason: To help ensure the vitality of the town centre is maximised in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>
99.	<p>Meanwhile Uses shall be in accordance with the provisions of the 'Meanwhile Code' in Chapter 9 of the Design Guidelines and any temporary public realm to be provided in accordance with the 'Meanwhile Code' shall be in accordance with the Croydon Public Realm Design Guide (2012).</p>

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	Reason: To help ensure the vitality of the town centre is maximised in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016
100.	<p>The main 24 hour east/west pedestrian route as shown on Parameter Plan PS004 shall be open to the public at all times, except when it may be temporarily closed or obstructed in Defined Circumstances. The main 24 hour east/west pedestrian route shown on Parameter Plan PS004 will not be closed in its entirety for more than 1 day per year, without the prior approval of the Local Planning Authority.</p> <p>Reason: To provide pedestrian access through the Site and to improve pedestrian permeability across the Croydon Metropolitan Area in accordance with Policies UD2, UD3, UD12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.8, SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 6.10 of the London Plan 2016</p>
101.	<p>The areas of public realm as shown on Parameter Plan PS009, save for any parts that are public highway, shall be open to the public at all times, except where it may be temporarily closed or obstructed in Defined Circumstances. Each area of public realm as shown on Parameter Plan PS009, save for any parts that are public highway, will not be closed in its entirety for more than 1 day per year, without the prior written approval of the Local Planning Authority.</p> <p>Reason: To provide pedestrian access through the Site and to improve pedestrian permeability across the Croydon Metropolitan Area in accordance with Policies UD2, UD3, UD12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.8, SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 6.10 of the London Plan 2016</p>
102.	<p>The pedestrian malls as shown on Parameter Plan PS004, other than the routes through department stores, shall be open to the public during trading hours, except when they may be temporarily closed or obstructed in Defined Circumstances. The north/south pedestrian route shall not be closed in its entirety during trading hours for more than 1 day per year, without the prior written approval of the Local Planning Authority.</p> <p>Reason: To provide pedestrian access through the Site and to improve pedestrian permeability across the Croydon Metropolitan Area in accordance with Policies UD2, UD3, UD12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP4.8, SP8.6 of the Croydon Local Plan: Strategic Policies 2013 and 6.10 of the London Plan 2016</p>
	PHASE 2
103.	<p>All Residential Units shall be insulated to ensure that the following noise levels are not exceeded:</p> <ol style="list-style-type: none"> <li>1. 35 dB LAeq(16hour) within the dwelling during the day and evening (07:00-23:00)</li> <li>2. 30 dB LAeq(8 hour) and 45dB(A)max in bedrooms during the night (23:00-07:00)</li> </ol> <p>Reason: To ensure an appropriate level of residential amenity for future occupiers, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.15 of the London Plan 2016</p>
104.	<p>Reserved Matters for each Residential Tower shall come forward in accordance with standards 1-41 within Part 2: Quality, of the Mayor of London's Housing Supplementary Planning Guidance (2016) ("SPG") (or such equivalent replacement standards in force at the relevant time) , unless, it has been demonstrated that it is not feasible to achieve a specific standard of Part 2 of the SPG and pursuant to condition 6, approval in writing is obtained from the Local Planning Authority. The Development shall be implemented and completed in accordance with details approved pursuant to this condition.</p> <p>Reason: To ensure an appropriate level of amenity for future occupiers of the residential units, in accordance with UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6 of the Croydon Local Plan: Strategic Policies 2013, 3.5 of the London Plan July 2011 and the Mayor of London's Housing Supplementary Planning Guidance November 2016.</p>
105.	<p>10% of the Residential Units within each Residential Tower shall be designed and provided as wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with optional requirement M4(3) of Schedule 1 of the Building Regulations 2010 (as amended) in accordance with Regulation 4.(1A),(1B), (1C) and (1D) or the relevant guidance at the time. Prior to the Commencement of any Residential Tower, details of the specification of Residential Units identified as being designed and constructed as wheelchair accessible for adaptable in accordance with optional requirement M4(3) of Schedule 1 of the Building Regulations 2010 (as amended) in accordance with Regulation 4.(1A),(1B), (1C) and (1D), or the relevant guidance at the time, shall be submitted to and the approval in writing obtained from the Local Planning</p>



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	<p>Authority. The Residential Units shall be constructed and completed in accordance with the details approved pursuant to this condition prior to First Occupation of each Residential Tower.</p> <p>Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with SP2.1, SP2.6 of the Croydon Local Plan: Strategic Policies 2013 and 3.8 of the London Plan 2016</p>
106.	<p>90% of the Residential Units shall be designed and provided in accordance with optional requirement M4(2) of Schedule 1 of the Building Regulations 2010 (as amended) in accordance with Regulation 4.(1A),(1B), (1C) and (1D) or the relevant guidance at the time.</p> <p>Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with SP2.1, SP2.6 of the Croydon Local Plan: Strategic Policies 2013 and 3.8 of the London Plan 2016</p>
107.	<p>Prior to Commencement of any Residential Tower the following shall be provided to and approved in writing by the Local Planning Authority:</p> <ol style="list-style-type: none"> <li>1. Full plans detailing the proposed roof level residential amenity area, including the layout of children's play areas and provision of play equipment, to be located above the shopping centre, in accordance with the London Plan's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' (dated September 2012).</li> <li>2. A programme for the provision of the amenity space and equipment.</li> </ol> <p>The amenity space shall be provided, completed and thereafter maintained in accordance with the details approved in writing by the Local Planning Authority pursuant to this condition.</p> <p>Reason: To ensure that there is an appropriate provision of amenity areas in accordance with UD8, UD10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6 and SP4.6 of the Croydon Local Plan: Strategic Policies 2013, 3.5 and 3.6 of the London Plan 2016 and the Mayor of London's Housing Supplementary Planning Guidance November 2016 and Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance 2012.</p>
108.	<p>Prior to Commencement of each Residential Tower, details shall be submitted to and approved in writing from the Local Planning Authority for a scheme for the ventilation of habitable rooms in relation to Residential Units within the Tower.</p> <p>Each Residential Tower shall be constructed and completed in accordance with the details approved pursuant to this condition prior to First Occupation in each case.</p> <p>Such ventilation of those units shall be retained in accordance with the details approved pursuant to this condition for the life of the Development.</p> <p>Reason: To ensure an appropriate level of residential amenity for future occupiers, in accordance with UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP2.6, SP6.3 of the Croydon Local Plan: Strategic Policies 2013 and 7.14 of the London Plan 2016</p>
109.	<p>In the event that Phase 2 is not to be carried out and available for occupation simultaneously with the Opening for Trade of Phase 1, prior to Opening for Trade a strategy for Meanwhile Uses for the eastern side of the Site (shaded purple and annotated 'predominantly C3 use' on parameter plan PS008) (including temporary uses for residential lobbies on Wellesley Road as appropriate) shall be submitted for approval in writing by the Local Planning Authority. The Strategy will reflect the likely duration of the Meanwhile Uses for different elements of the Site and the nature and form of proposed uses shall be designed accordingly. The approved strategy will be implemented in accordance with the approved details prior to Phase 1 Opening for Trade and will be reviewed on an annual basis if no Phase 2 development comes forward and will be reviewed as each Residential Tower in Phase 2 comes forward, with the approval of the Local Planning Authority. Particular attention shall be paid to the Residential Tower locations, with Meanwhile Uses to be in the form of a range of temporary buildings of sufficient scale and quality to define the spaces, to be approved by the Local Planning Authority. The strategy must include a detailed maintenance strategy for the use.</p> <p>Reason: To help ensure satisfactory development of the Site whilst the residential component of the Development remains unimplemented in the interests of visual amenity of the area in accordance with UD1, UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved</p>

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	Policies, SP4.1 of the Croydon Local Plan: Strategic Policies 2013 and 7.1, 7.4 and 7.6 of the London Plan 2016.
110.	<p>In the event that any Meanwhile Uses are required for a period longer than 1 year, 3 months prior to the Meanwhile Use having occurred for a 1 year period, or prior to the Meanwhile Use commencing (if it is known that a period longer than 1 year will be required), a long-term strategy for Meanwhile Uses will be submitted to the Local Planning Authority for approval in writing. Particular attention shall be paid to the Residential Tower locations, with Meanwhile Uses for these areas to be in the form of a range of temporary buildings of sufficient scale and quality to define the spaces, to be approved by the Local Planning Authority. The approved strategy will be implemented in accordance with the approved details prior to Phase 1 Opening for Trade and will be reviewed on an annual basis if no Phase 2 development comes forward and will be reviewed as each Residential Tower in Phase 2 comes forward, with the approval of the Local Planning Authority. The strategy must include a detailed maintenance strategy for the use.</p> <p>Reason: To help ensure the vitality of the town centre is maximised and to define the edge of the site, in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>
111.	<p>In the event that Tower 2 is not delivered in Phase 1, prior to Phase 1 Opening for Trade details of the Meanwhile Use for the Tower 2 location shall be submitted to the Local Planning Authority for approval in writing. The Meanwhile Use for this location shall be in the form of a temporary building of sufficient scale and quality to define the public realm at the eastern end of the Galleria. The approved Meanwhile Use will be implemented in accordance with the approved details prior to Phase 1 Opening for Trade and shall remain until a permanent solution for the Tower 2 location commences construction.</p> <p>Reason: To help ensure the vitality of the town centre is maximised and to define the edge of the Galleria, in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016.</p>
112.	<p>In the event that no reserved matters application for a permanent solution for any part of Phase 2 is submitted in accordance with the timeframes in Condition 2, a Long Term Strategy for that element of the site will be submitted to the Local Planning Authority for approval in writing within one month of the expiry of the timeframes in Condition 2. The approved strategy will be implemented in accordance with the approved details in accordance with a timetable to be agreed with the Local Planning Authority. The strategy must include a detailed maintenance strategy for the use.</p> <p>Reason: To help ensure the vitality of the town centre is maximised and to define the edge of the site, in accordance with policy SH4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies, SP3.9 of the Croydon Local Plan: Strategic Policies 2013 and 4.8 of the London Plan 2016</p>

**Commented [PM5]:** Informative to be added re condition 122 to draw the applicant's attention to the need for a planning application to be made for any development proposed in the Long Term Strategy which is not authorised under this permission



## Mayor's Planning &amp; SDS Meeting

8 January 2018, 16:00-17:00

Room 8.7

**Agenda****declarations of interest**

The Mayor is reminded to make the appropriate oral declaration if he has any personal or prejudicial interests (as defined in the GLA Code of Conduct) in any item either at the start of proceedings, or before the matter is discussed, or when it becomes apparent to him at the meeting.

**Planning Application – Stage II**

	Item		LPA	Ref	CO
1.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
2.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
3.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
4.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
5.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
6.	<b>Whitgift Centre, Croydon</b> 507,571 sq.m. retail floorspace with up to 967 Build-to-Rent units – 20% affordable		Croydon	3003d	[REDACTED]

## Planning Application – Stage I

	Item		LPA	Ref	CO
7.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
8.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
9.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
10.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
11.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
12.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
13.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
14.	[REDACTED] [REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]

# Planning & SDS Meeting

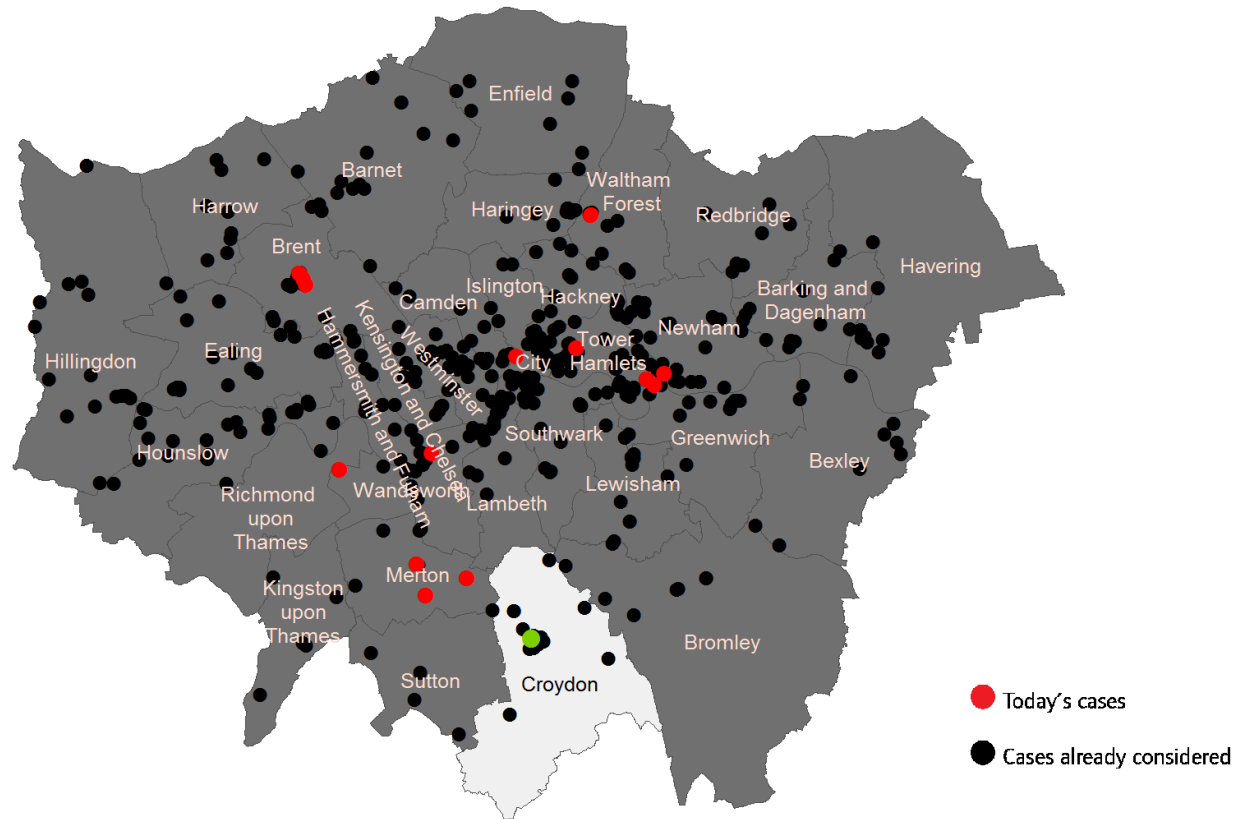
8 January 2018



# Planning Applications

## Stage II

# D&P/3003d : Whitgift Centre, Croydon



**Katherine Wood**

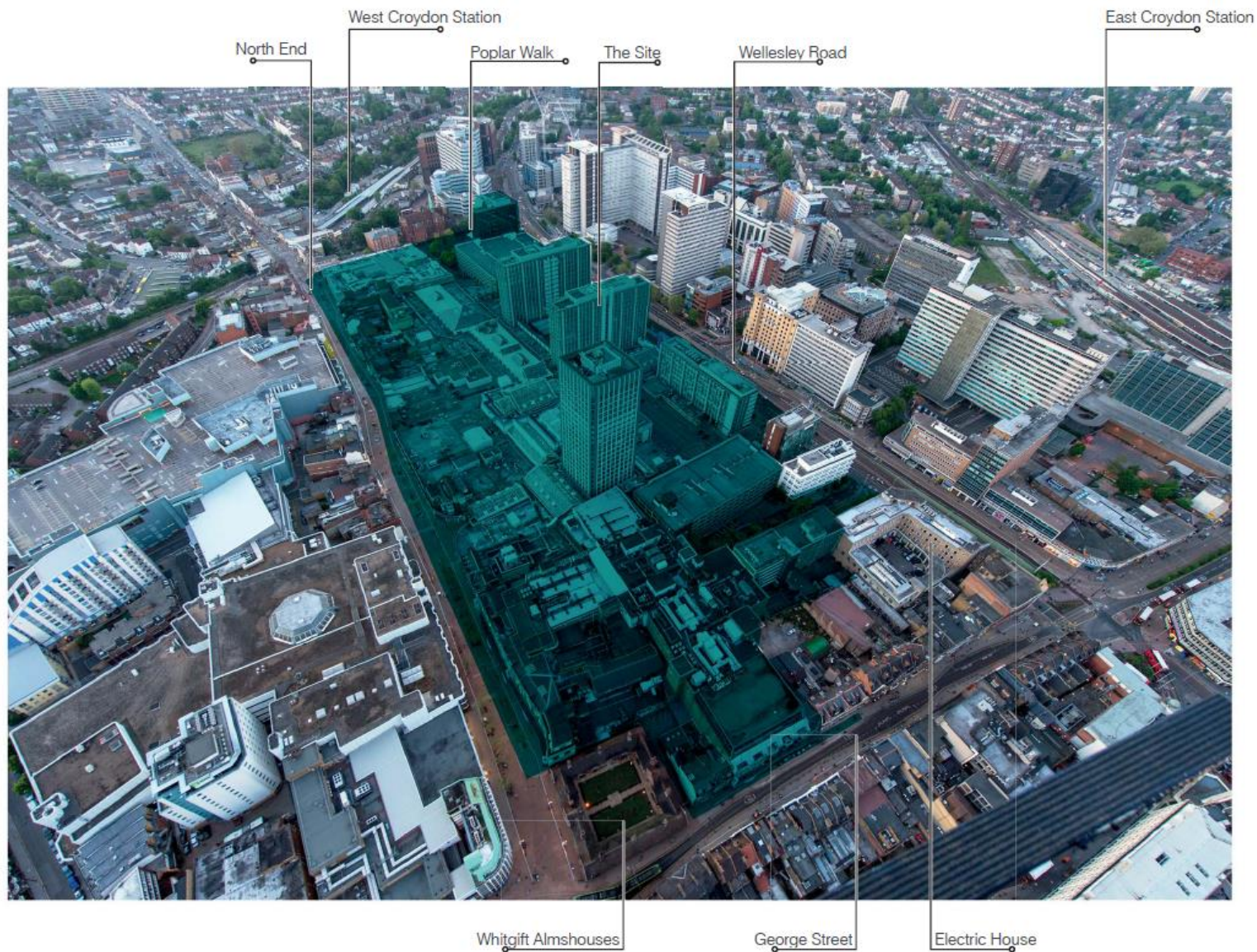
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GREATER**LONDON**AUTHORITY





Extent of Proposed Development and Immediate Environment

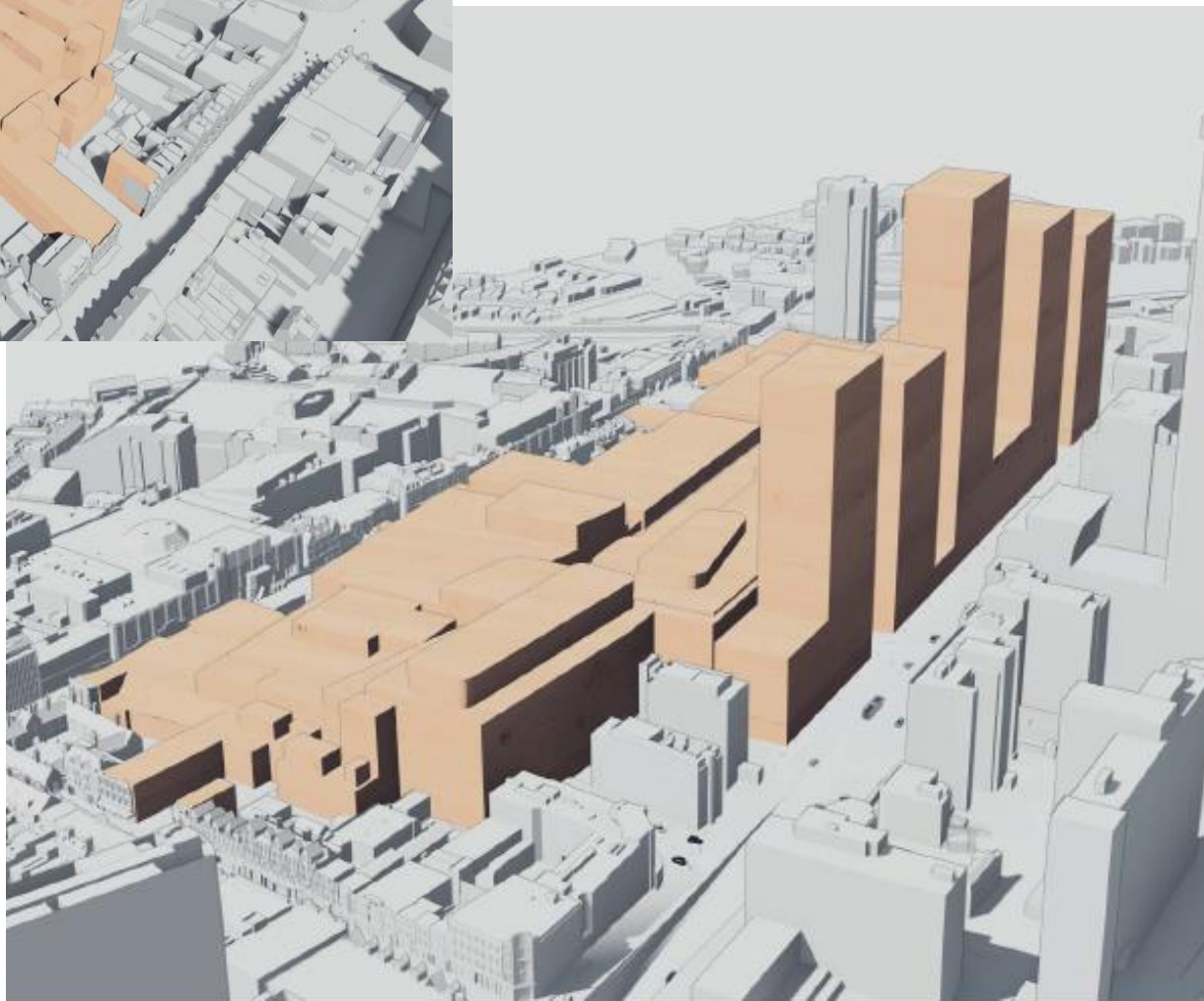
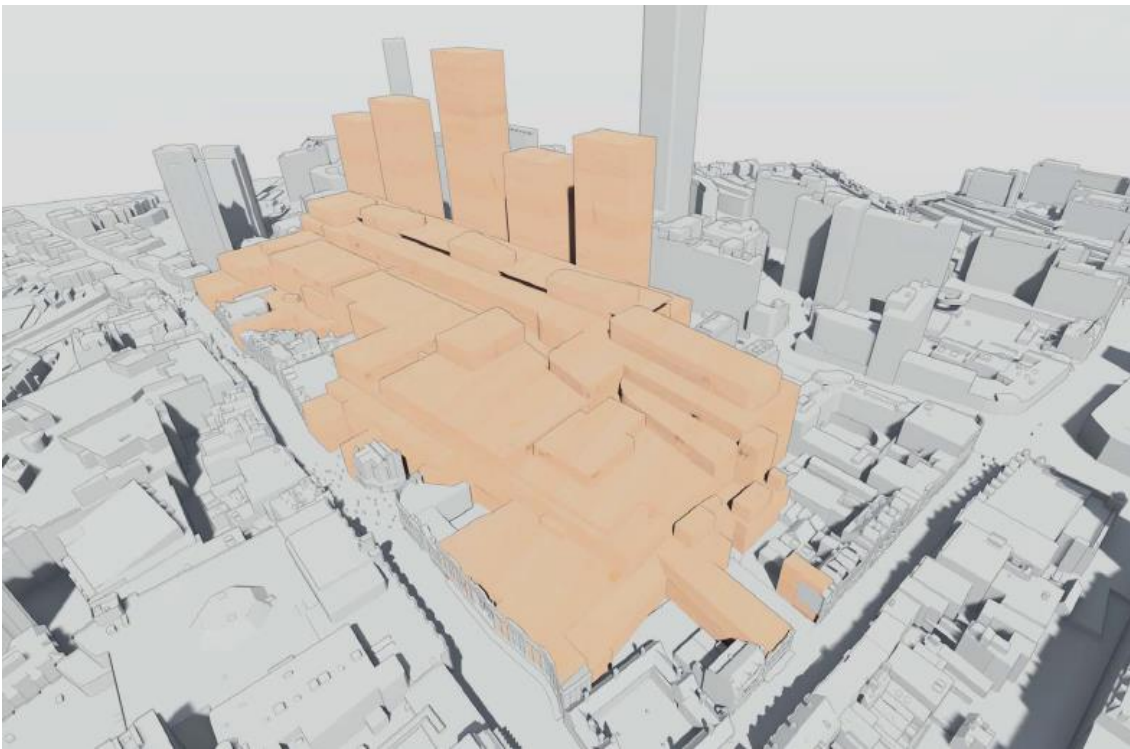


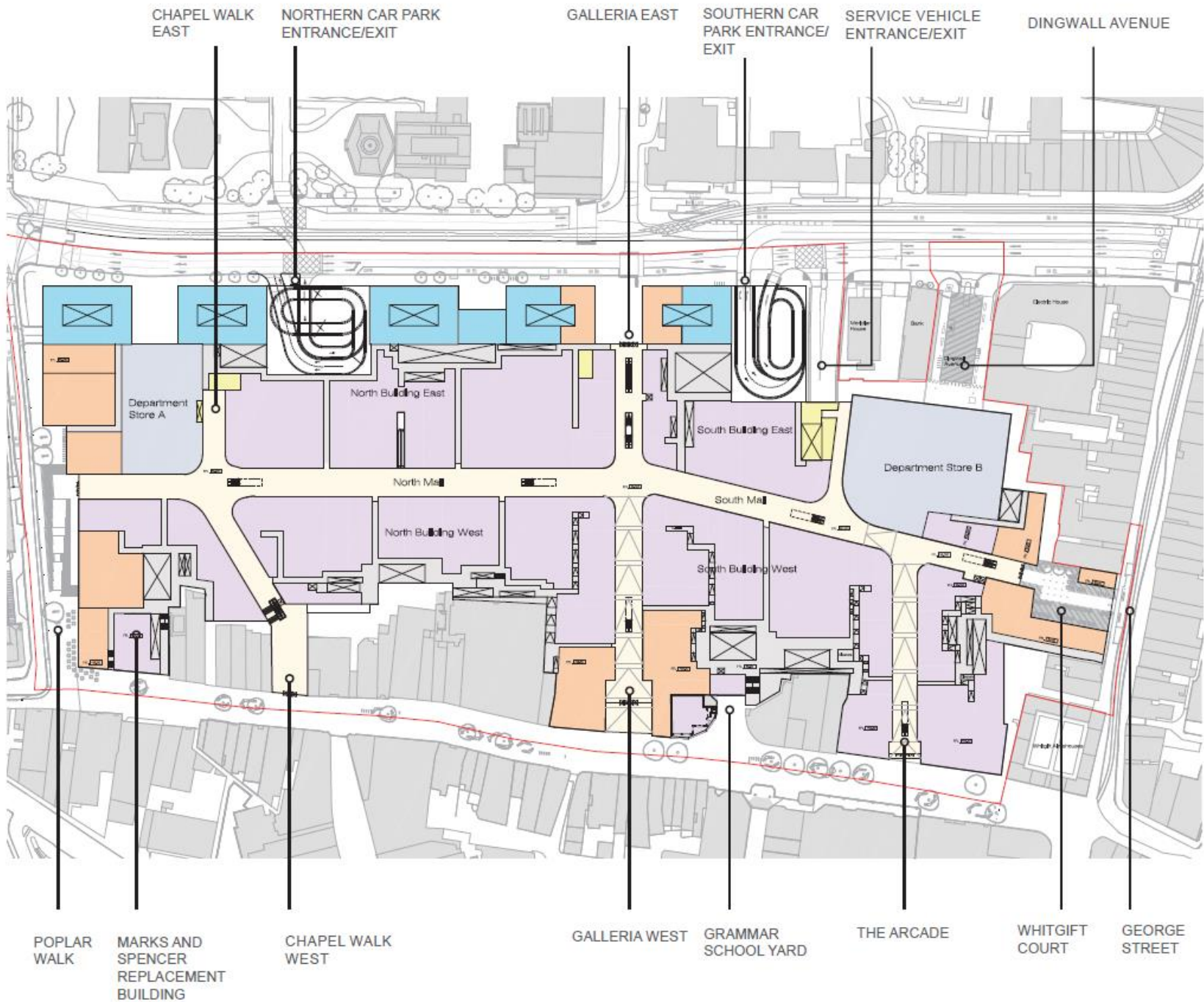


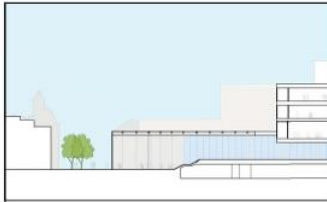


# the proposal

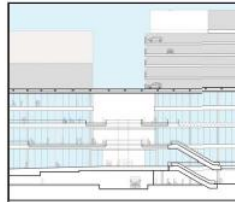
- outline application for redevelopment of the site to provide a range of town centre uses and up to 5 residential towers;
- new shopping centre with up to 173,430 sq.m. of **retail** and **leisure** space;
- between 626 to 967 **homes** on the upper floors, with option of student accommodation and/or hotel use;
- multi- storey car park **car parking**.







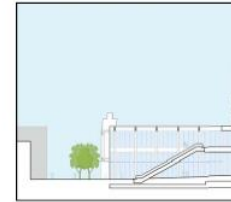
Chapel Walk



Mall

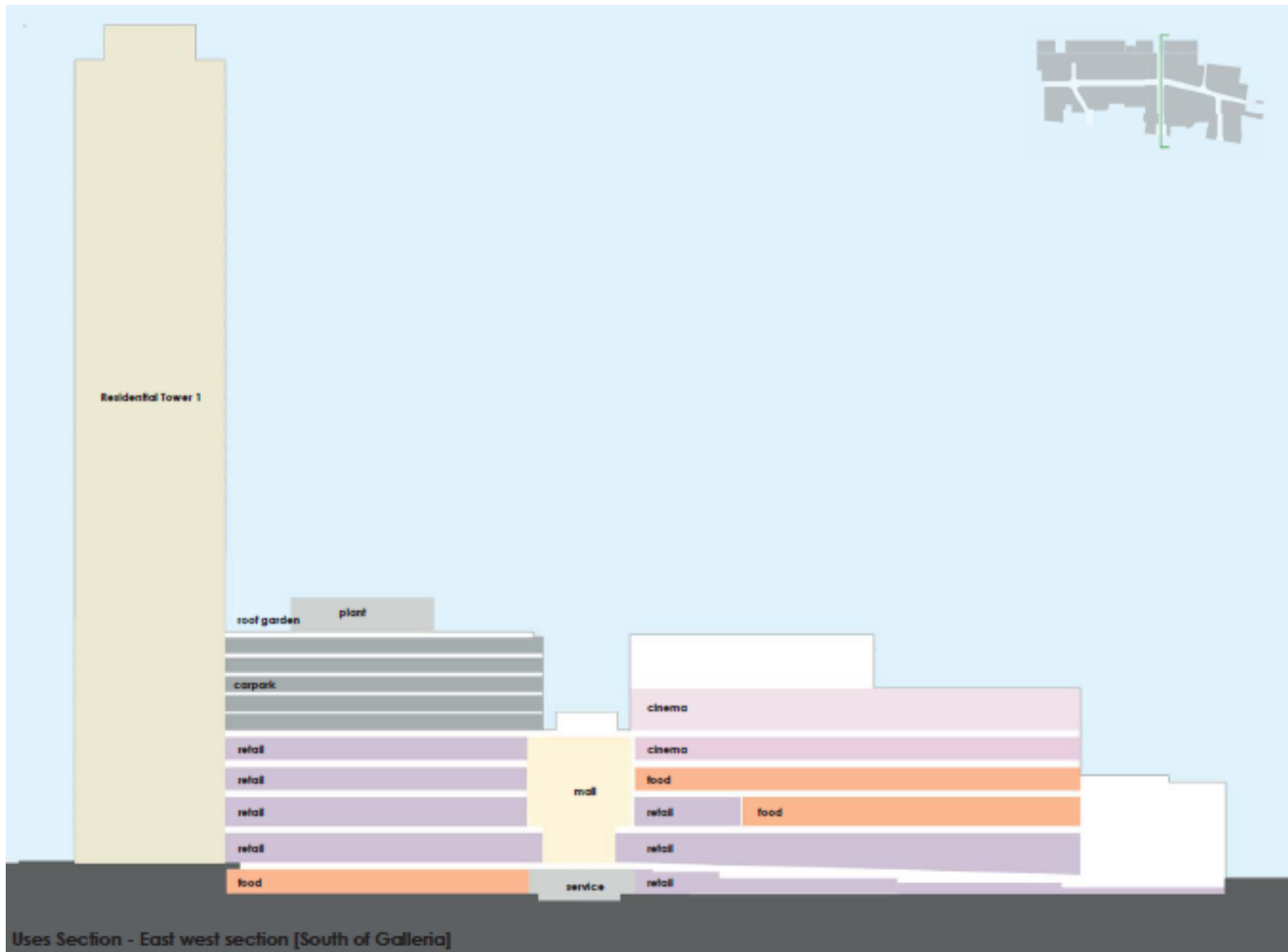


Galleria

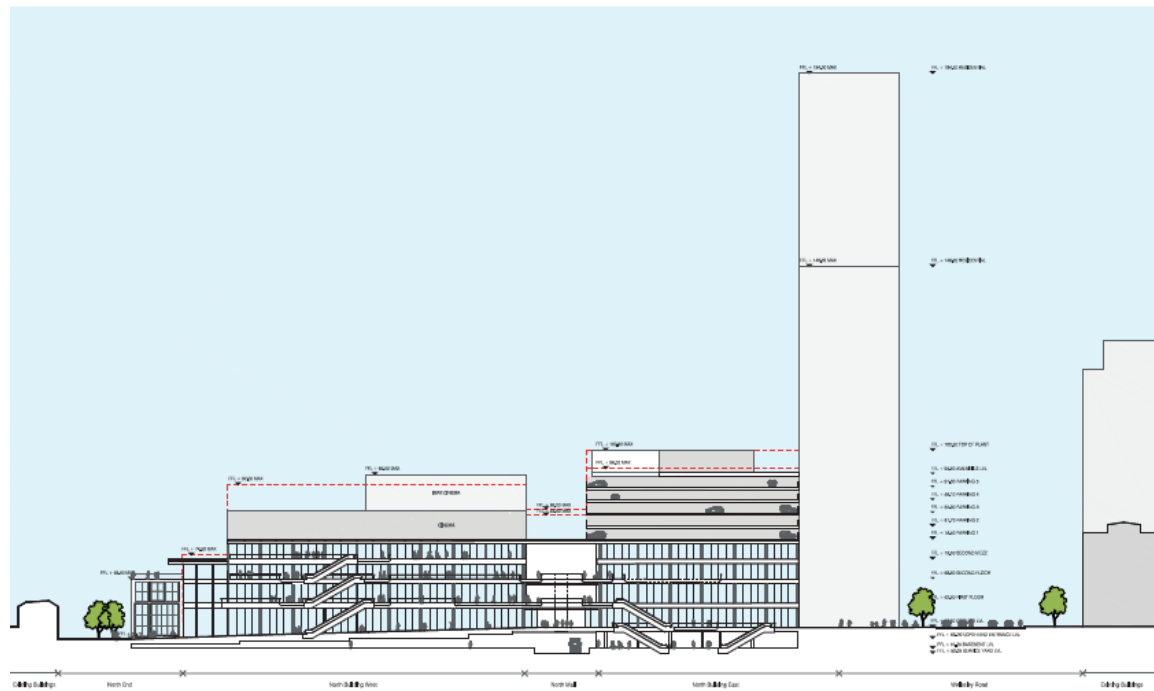
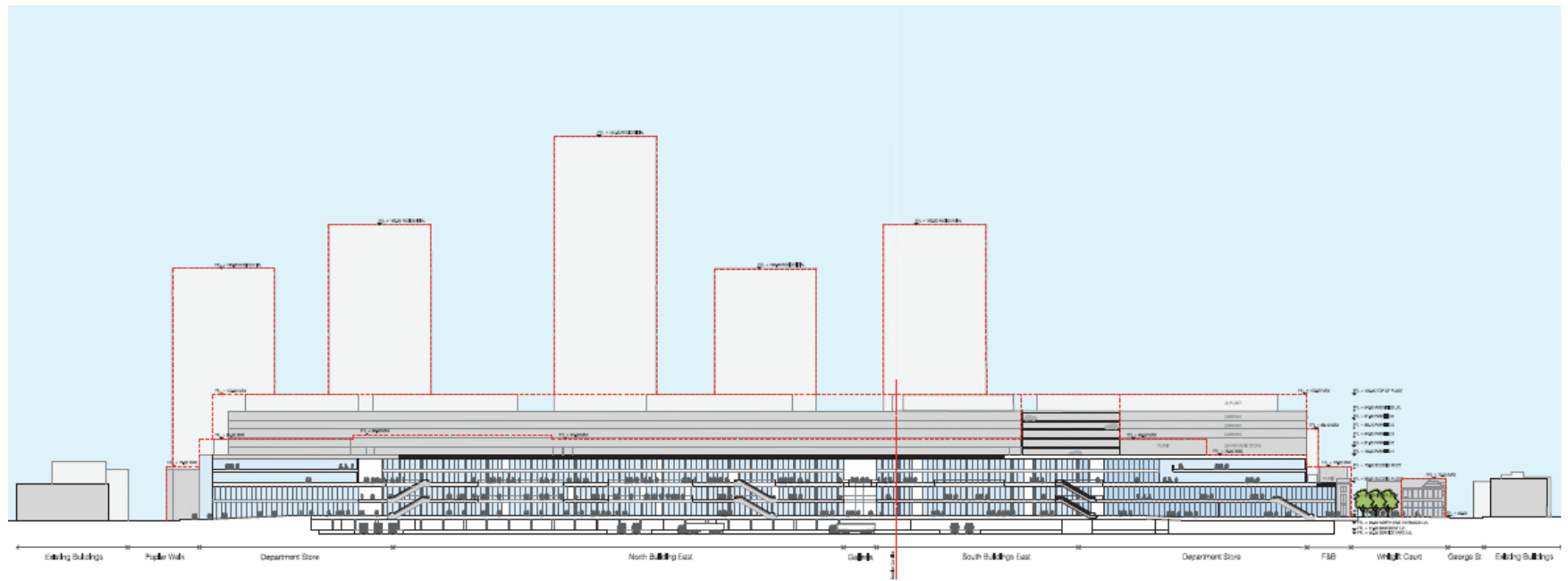


The Arcade









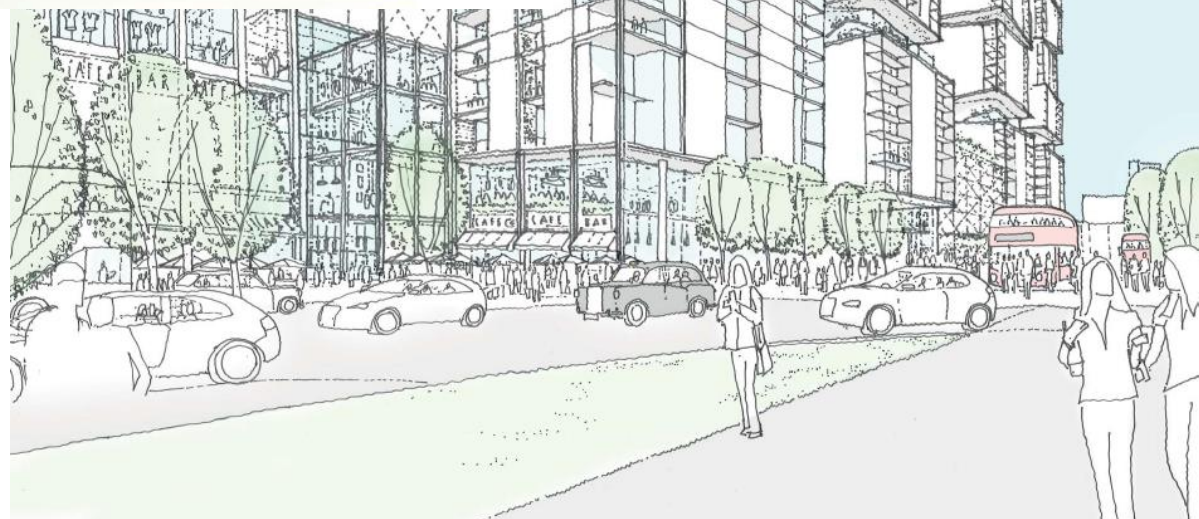






Grammar School Yard













Verified View 11 from Townscape & Visual Impact Assessment, October 2016



View to match Verified View 11 from Townscape & Visual Impact Assessment, October 2016  
Minimum parameter massing including removal of existing buildings to be demolished



View to match Verified View 11 from Townscape & Visual Impact Assessment, October 2016  
Maximum parameter massing including removal of existing buildings to be demolished



View to match Verified View 11 from Townscape & Visual Impact Assessment, October 2016  
Cumulative maximum parameter massing including massing of nearby proposed developments and removal of existing buildings to be demolished





Verified View 25 from Townscape & Visual Impact Assessment, October 2016



View to match Verified View 25 from Townscape & Visual Impact Assessment, October 2016  
Minimum parameter massing including removal of existing buildings to be demolished



View to match Verified View 25 from Townscape & Visual Impact Assessment, October 2016  
Maximum parameter massing including removal of existing buildings to be demolished



View to match Verified View 25 from Townscape & Visual Impact Assessment, October 2016  
Cumulative maximum parameter massing including massing of nearby proposed developments and removal of existing buildings to be demolished

# affordable housing

- 2014 consent secured 15% affordable housing (10% on site and 5% off site)
- At Stage 1, the affordable housing offer was 17% (DMR at 80% of market rents).
- Following receipt of the applicant's viability appraisals and the Council's independent review, which supported the applicant's position, GLA officers identified areas of significant disagreement which led to the conclusion that up to 20% affordable housing was viable. This level of affordable housing has now been secured.
- Additionally, improved affordability has been secured: 40% of the units will be let at London Living Rent levels, and 60% at Discount Market Rent, with all units available to households with a maximum income of £60,000.
- Early stage, late stage and (following GLA officer intervention since committee) mid-stage review mechanisms have been secured.

# viability position summary

- **Overall viability approach** Appraisals for residential and commercial elements have been carried out. The site value of the residential element is included as a capital receipt within the overall viability of the commercial element and contributes to overall delivery.
- **Benchmark land value:** The residential benchmark is based on an area based apportionment of overall site purchase costs; this is appropriate in this complex case where land interests have been acquired by CPO powers. The benchmark equates to less than 10% of development value for residential part which is within usual expectations.
- **Development value:** No completed BtR developments in Croydon results in uncertainty of demand and rent levels. The scheme will be the catalyst for significant regeneration and increase in values. Any subsequent uplift in value will be captured in the early, mid-stage and late-stage reviews.
- **Abnormal impacts:** Build costs for tall buildings have significant impact on overall viability; additionally this is a BtR scheme which has distinct economics. This site also has a very high EUV given the existing shopping centre and CPO requirements.
- **Development costs:** Costs are reflective of market assumptions or where they differ, are lower than typical market assumptions which benefits viability.

**On assessment of viability information, 20% affordable plus early, mid-stage and late stage review and clawback mechanism is the maximum that can be viably delivered.**



# Review mechanisms

**Delivery of affordable housing:** Each residential tower will include affordable housing. Residential Towers 1 and 2 will be delivered within Phase 1 with the commercial element.

## Reviews:

- **Early review** takes place if substantial residential implementation has not occurred within **3.5 years after date of permission**. (Commencement of first phase of residential development is due to follow the opening of the shopping centre, which is phased to be 3.5 years after commencement of construction);
- **Mid stage review** takes place upon **commencement of fourth residential tower**;
- **Late stage review** takes place upon **occupation of 75% of private units**.
- All review mechanisms have been based on the formulae in the Mayor's SPG and will secure additional affordable housing / a higher proportion of larger affordable units/ increased affordability up to the equivalent of 50% affordable housing if viable.

**Clawback:** 15 year covenant for PRS units and clawback mechanism has been secured in line with Mayor's SPG.

# transport

- The need for significant upgrades to transport services and public realm were identified at Stage 1.
- Since Stage 1, £56 million of public funding for infrastructure in Croydon town centre has been agreed; this will secure wider improvements to underpin regeneration in Croydon Opportunity Area and will address the transport mitigation requirements identified at Stage 1.
- The applicant is also required to fund improvement works to Wellesley Road.
- Appropriate transport conditions and planning obligations have been secured; officers are satisfied that transport impacts will be acceptably mitigated.

# stage II decision

Croydon Council has resolved to **approve** the application

- **Principle of development:** Development will promote the regeneration of Croydon and will secure a wide range of infrastructure improvements; principle is strongly supported.
- **Affordable housing:** An increase from 17% DMR to 20% LLR/DMR provision has been secured; this has been demonstrated as the maximum level. Early, mid-stage and late stage reviews have been secured.
- **Transport:** Transport mitigation measures have been secured through public funding of infrastructure and developer contributions.
- Urban design, heritage, inclusive access and climate change issues have been resolved.

**Recommendation** – allow Croydon Council to **approve**.

## Email for case Whitgift Centre

**To :** [REDACTED]@london.gov.uk , boroughplanning@tfl.gov.uk , [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From :** planningadmin@london.gov.uk

**Sent :** 17:19:28 08 Jan 2018

**Subject :** GLA 3003d - Whitgift Centre

### Attachments

DP3003d.pdf

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[REDACTED]

GLA Planning Administration Team

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 08 January 2018 14:41  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Westfield images

Lovely, thanks for this.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 08 January 2018 14:39  
**To:** [REDACTED]@london.gov.uk>  
**Cc:** [REDACTED]@london.gov.uk>  
**Subject:** RE: Westfield images

Hi [REDACTED]

This one has been used in several media reports since Croydon's committee:



And this one is from CLP's website (<http://www.thecroydonpartnership.com/resources>)



Neither formed part of the planning application documents (there weren't any good CGIs!) so I think you would have to credit Croydon Partnership with the images.

Thanks,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 08 January 2018 14:28  
**To:** [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk);  
[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)  
**Subject:** Westfield images

Hi

Do we have any CGIs we can use on social media when we tweet the press release?

Cheers

[REDACTED]

[REDACTED]  
Press Officer  
Mayor of London's Press Office

[REDACTED]  
Out of hours: 020 7983 4000  
[@LDN\\_PressOffice](https://twitter.com/LDN_PressOffice)

[www.london.gov.uk](http://www.london.gov.uk)  
GREATERLONDONAUTHORITY

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**

**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

**Case Officer:** [REDACTED] **Proposal:** Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5), leisure (Use Class D2), residential (Use Class C3), student accommodation (sui generis) or hotel (Use Class C1), community facilities (Use Class D1), office (Use Class B1), residential amenity space and public realm. Alteration of existing and creation of new basements, underground servicing and multi-storey car parking, alteration to existing and creation of new vehicular and pedestrian access into the site, utility and energy generation facilities, infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2- 30 North End. Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End and creation of basements beneath buildings at nos. 114-126 North End. Properties at Nos. 32, 34, 34a, 34-36, 58, 60-68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction. **at:** Whitgift Shopping Centre And Surrounding Land  
Croydon  
CR0 1LP

<u>ADDRESS</u>	<u>DATE</u>	<u>EXP DATE</u>	<u>RECVD DATE</u>	<u>HOW RECVD</u>	<u>TYPE OF REPLY &amp; COMMENTS</u>
[REDACTED]	07/11/17		08/03/17	Public Access	Objects to the Application

As I have been a lifelong advocate of preserving historical buildings I object very strongly to the Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End. Also with regards the Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End. As a conservation area it should be one as such where historical buildings are preserved for the enjoyment & pleasure of the local community, and these being at the very core of the old town of CROYDON their loss will be keenly felt by all who appreciate their architectural worth. Thus I feel that they said buildings should be protected and not exposed to the development where this present application would surely end the integrity of this beautiful part of CROYDON. Also what of the first mooted point that building structures (within and outside the Conservation Area) being demolished also -- this could lead to a precedent in not only the further loss of historical buildings all over Croydon Town Centre -- but also with regard any area deemed to be conservation area anywhere in the country where they could be threatened as well. Also by the new plans / designs these new structures are not in keeping with the area as they present a glass & concrete jungle by their very appearance thus I find these plans to be obtrusive by design and one of over development. I also consider that in some respects there would be loss of light. The matter concerning the creation of new vehicular and pedestrian access into the site, with the aspect of vehicular being uttermost as this central part of Croydon where traffic flows are very heavy at present would adversely impact the surrounding area with respect of extra noise & pollution. Finally the present shopping centre is of excellent value & appearance & only needs to be maintained properly.

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**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

[REDACTED] 07/11/17

Public Access

Supports the Application

This will provide much needed employment and development to the area while providing retail and leisure facilities which will bring in more visitors and bolster surrounding businesses. I look forward to its completion.

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[REDACTED] 07/11/17

Public Access

Supports the Application

---

[REDACTED] 08/11/17

Email received

Supports the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Letter in DMS

From: [REDACTED]  
Sent: 08 November 2017 11:41  
To: [REDACTED]  
Subject: Planning application retail-led mixed use redevelopment of the Whitgift Centre and surrounding land - Letter of Support

Please find attached a letter of Support in respect of the planning application ref: 16/05418/OUT.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

---

Develop Croydon

13/11/17

Email received

Supports the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Letter in DMS

From: [REDACTED]  
Sent: 09 November 2017 14:58  
To: [REDACTED]@croydon.gov.uk>  
Subject: FW: Develop Croydon - Letter of Support (58451500v2 Legal) (003)

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]  
Sent: 09 November 2017 10:23  
To: [REDACTED]  
Subject: Develop Croydon - Letter of Support (58451500v2 Legal) (003)

Dear [REDACTED]  
Please find attached a letter of support for the Croydon Partnership.  
I hope all goes well on the 14th.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**



10/11/17

Public  
AccessEmail  
received

Objects to the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Comments will be submitted via email to [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)  
for the attention of [REDACTED]  
with copies to Councillors [REDACTED] Pollard, Vidhi Mohan and Susan Winborn

From: [REDACTED]  
Sent: 13 November 2017 9:30 AM  
To: [REDACTED] <[REDACTED]@croydon.gov.uk>  
Subject: FW: Objection to Planning Application 10/05418/OUT Whitgift Shopping Centre aka Westfield Development

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

From: [REDACTED]  
Sent: 10 November 2017 4:58 PM  
To: Development Management <[Development.Management@croydon.gov.uk](mailto:Development.Management@croydon.gov.uk)>; [REDACTED] Winborn, Susan  
<[Susan.Winborn@croydon.gov.uk](mailto:Susan.Winborn@croydon.gov.uk)>; Pollard, [REDACTED] <[\[REDACTED\]@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)>; Mohan, Vidhi <[Vidhi.Mohan@croydon.gov.uk](mailto:Vidhi.Mohan@croydon.gov.uk)>  
Subject: Objection to Planning Application 10/05418/OUT Whitgift Shopping Centre aka Westfield Development

I submit my objections to the Whitgift Shopping Centre Outline Planning Permission application by Westfield/QUOD

Planning Committee Hearing due on Tuesday 14th November.

Please find the attached text document.

Thank you

[REDACTED]



**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Croydon Business Improvement District  
(BID) Saffron House 3rd Floor

08/11/17

Email received

Supports the Application

Attachment in DMS

From: [REDACTED]@croydonbid.com]

Sent: 08 November 2017 09:02

To: [REDACTED]

Subject: Croydon Partnership Planning, 14th November 2017 - Letter of support

Dear [REDACTED]

The regeneration and investment of and in to Croydon town centre is of the utmost importance to the c.550 business interests we represent.

Croydon Business Improvement District (BID) fully supports the Croydon Partnership and its plans to redevelop The Whitgift Centre as part of a £1.5bn investment.

I attach a letter confirming our formal support of the scheme in light of the up and coming planning committee on 14th November 2017.

Many thanks

[REDACTED]

[REDACTED]

Chief Executive

Croydon Business Improvement District (BID)  
Saffron House, 3rd Floor, 15 Park Street, Croydon, CR0 1DY

[REDACTED]

07/11/17

16/11/16

Public  
AccessPublic  
Access

Objects to the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Reason: Meets neither the Planning Committee's previous expectation nor the public expressed wish as stated in the developer's own Statement of Community Involvement.

Table 4.2 Section 4.3 Points raised by the Planning Committee - Housing "Covering the car park to create amenity space for the residents AND THE WIDER PUBLIC will be supported" (My capitalisation)

Appendix 9, Nudge Factory Questionnaire Report. Of 300 members of the public questioned, the number three priority was for more green space.

Comment: The current outline plan as submitted does not provide any PUBLIC green space on the roof where it would be eminently be both suitable and useful to put it.

The publicly accesible roof terrace on level 5 overlooking Northend is both very small, not green and more importantly attached directly to a bar or cafe.

The members of Croydon Transition Town would like to see a 50mtr x 50 mtr green space eg a prairie garden with seating, arbours and pergolas. This could be set back from the edge of the roof overlooking North End.

It should have an open aspect to the west and to some degree the south so that there will be a view over the Wandle Valley and what we hope will be wonderful sunsets.

Please note there was once a roof garden on the top of Alders.

We would expect this space to be open until shortly after sunset unless there was a special event on. It is not necessary to have permanent catering facilities up there.

You could call this a "Peace Garden" and that would be it's purpose. A respite for shoppers from the hectic atmosphere below and a new open space for Croydon.

It could be looked after by community gardeners. It would also be a more pleasant thing to look at for the residents of the tower blocks, to take the eye away from trunking and air conditioning on the bare roof.

Reason: Detrimental to an Historical Asset

Comments: With respect to Nos. 2-30 North End (The Alders Store) The Heritage Statement pages 72-79 show how the partnership intend to treat the façade. The Design and Access Statement page 78 describes the treatment for The Arcade.

My objection is that the treatment is not making proper use of the asset in line with it's previous use, by that I mean the windows were designed to be windows onto an open retail space but the orientation of the new arcade units are sideways in a herringbone pattern off the central arcade. This means by definition, the windows will be looking on to an internal side wall.

My suggestion is that the windows on the first floor should open out on to a retail display, a cafe restaurant or a balcony overlooking North End and they should not look on to blank walls or static displays

"Windows are to let the light in" as Leonard Cohen might have said. "Windows are to let the light out too".

I raised this issue of mirrored windows and blank walls behind windows at the public CPO enquiry, CPO Report by Paul Griffiths BSc(Hons) BArch IHBC an Inspector appointed by the Secretary of State for Communities and Local Government, Date: 13 July 2015

The inspector wrote in his report

3.113 In short, much of his (Mr Kennedy's) evidence supports the Scheme and to the extent he has concerns, these are a matter for detailed design and for resolution in the planning system in the normal way. The images Mr Kennedy showed of Alders in the 1970s were striking in showing Croydon in better times and what could be achieved by the Scheme.

The nearby Grants building shows exactly what can go wrong when façades are retained but not sympathetically included in the new building.

At the enquiry I used the example of Heal's Tottenham Court Rd not dissimilar to Alders which does make full use of its façade and has a positive impact on the street scene.

The Design and Access Statement should retain it's original purpose

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**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

07/11/17

Public Access

Objects to the Application

Under the current scheme there will be no publicly accessible green space on the roof, only private amenity space for the residents of the tower blocks on top of the multi-storey car park. This is contrary to the public's request and the opportunity opened up by the Planning Committee previously. In the Statement of Community Involvement, Appendix 9, the Nudge Factory Questionnaire Survey, the need for more green space was number three priority expressed by the public. The council's own Planning Committee (Table 4.2 Section 4.3 Statement of Community Involvement) expressed the wish "Covering the car park to create amenity space for the residents AND THE WIDER PUBLIC will be supported". Neither of these requests have been met by the current plan. We need more green space in Croydon. There has to be some light relief from intensive shopping. If all the new developments are to be filled with people, in ever-decreasing space, we are going to need all the green space we can get. The sunlight is gradually being blocked out so we will need raised parks or the population's mental health will suffer.

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07/11/17

Public Access

Objects to the Application

This application does not meet the planning committee's previous expectation nor the public's expressed wishes as stated in the developer's own Statement of Community Involvement.

The current planning application does not incorporate any public green space on the roof of the development. The only open space is attached to a cafe and is too small.

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07/11/17

Public Access

Objects to the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

"Reason: Meets neither the Planning Committee's previous expectation nor the public expressed wishes as stated in the developer's own Statement of Community Involvement.

Table 4.2 Section 4.3 Points raised by the Planning Committee - Housing "Covering the car park to create amenity space for the residents AND THE WIDER PUBLIC will be supported" (My capitalisation)

Appendix 9, Nudge Factory Questionnaire Report. Of 300 members of the public questioned, the number three priority was for more green space.

Comment: The current outline plan as submitted does not provide any PUBLIC green space on the roof where it would be eminently be both suitable and useful to put it.

The publicly accessible roof terrace on level 5 overlooking Northend is both very small, not green and more importantly attached directly to a bar or cafe.

The members of Croydon Transition Town would like to see a 50mtr x 50 mtr green space eg a prairie garden with seating, arbours and pergolas. This could be set back from the edge of the roof overlooking North End.

It should have an open aspect to the west and to some degree the south so that there will be a view over the Wandle Valley and what we hope will be wonderful sunsets.

Please note there was once a roof garden on the top of Allders.

We would expect this space to be open until shortly after sunset unless there was a special event on. It is not necessary to have permanent catering facilities up there.

You could call this a "Peace Garden" and that would be its purpose. A respite for shoppers from the hectic atmosphere below and a new open space for Croydon.

It could be looked after by community gardeners. It would also be a more pleasant thing to look at for the residents of the tower blocks, to take the eye away from trunking and air conditioning on the bare roof. "

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07/11/17

Public Access

Objects to the Application

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

Reason: Doesn't meet either the Planning Committee's previous expectation or the public expressed wishes as stated in the developer's own Statement of Community Involvement.

Table 4.2 Section 4.3 Points raised by the Planning Committee - Housing "Covering the car park to create amenity space for the residents AND THE WIDER PUBLIC will be supported"

Appendix 9, Nudge Factory Questionnaire Report. Of 300 members of the public questioned, the number three priority was for more green space.

Comment: The current outline plan as submitted does not provide any PUBLIC green space on the roof where it would be eminently be both suitable and useful to put it.

The publicly accessible roof terrace on level 5 overlooking Northend is both very small, not green and more importantly attached directly to a bar or cafe. I would like there to be a 50mtr x 50 mtr green space e.g. a garden with seating, arbours and pergolas. This could be set back from the edge of the roof overlooking North End.

It should have an open aspect to the west and to some degree the south so that there will be a view over the Wandle Valley and what we hope will be wonderful sunsets.

Please note there was once a roof garden on the top of Alders.

We would expect this space to be open until shortly after sunset unless there was a special event on. There is no need to have permanent catering facilities up there.

It would be good to have more green space in the centre of town as there are known health benefits to people spending time in green spaces. Foliage is also good for reducing air pollution.

It could be looked after by community gardeners. It would also be a more pleasant thing to look at for the residents of the tower blocks, to take the eye away from trunking and air conditioning on the bare roof.

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	07/11/17	Public Access	Has Commented on the Application
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Windows of Alders must be kept 'active' as in they must not be blanked and should be part of any store behind them. It should be possible to see people walking about inside, and to see out from within. Blanking the windows will destroy the street scene and damage the appearance of the facade, ideally this should be a department store so it fulfills its original design.

I also feel that there should be a green roof garden or terrace on the roof of the development, ideally above the Alders building.

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	07/11/17	Public Access	Objects to the Application
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**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

1. The proposed five high rise residential buildings along Wellesley Road, and their close proximity to each other, in a linear fashion, were seen as an over-development.. The developments on Wellesley Road will create a wind tunnel which will make the area very unpleasant for pedestrians and for residents. It will further emphasise Croydon's image as a "crap town".
2. There seems to be an overemphasis on "comfortable" provision for cars and this looks like the repeat of the House of Fraser's problems with shopping in dark basements and scenic views for the cars.
3. The whole development will overpower the Grade1 listed buildings at either end of the shopping centre and the Central Croydon Conservation Area.
4. The retained building facades would be overpowered by the new development behind it (five floors of it in this case). The new development should be set back from the retained facades to maintain their importance and not be swallowed up by the huge development right behind it.

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[REDACTED]	07/11/17	Public Access	Objects to the Application
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I object to the Westfield planning proposal as it lacks any open green space that will be accessible for the public.

I believe a small amount of space, in the development, should be dedicated as an open green area for all (visitors, staff, shoppers and residents).

Even a roof garden on top of the complex with trees, wild and ornamental flowers and seating would be acceptable and feasible!

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[REDACTED]	07/11/17	Public Access	Objects to the Application
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This application does not take account of the Public's expressed wish for more green space (Statement of Community Involvement). I would like the plans to include a community garden on the roof. The proposed roof terrace on level 5 overlooking North End does not satisfactorily meet these wishes as it is very small, not green and attached directly to a bar or cafe. We need a publicly accessible garden. There was once a roof garden on the top of Alders, so there is a precedent. I agree with the proposals by Croydon Transition Town for 'a 50 m x 50 m green space eg a prairie garden with seating, arbours and pergolas. This could be set back from the edge of the roof overlooking North End. It should have an open aspect to the west and to some degree the south so that there will be a view over the Wandle Valley.'

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[REDACTED]	07/11/17	Public Access	Objects to the Application
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**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

It is important that the facades of the former Alders department store should have real windows in use and life behind the facade. Dead facades are detrimental.

The retained building facades will be overpowered by the new development behind it (five floors). The new development should be set back from the retained facade to maintain their importance and not be swallowed up by the huge development right behind it.

3. The proposed five high rise residential buildings along Wellesley Road, and their close proximity to each other, in a linear fashion, are an over-development.

4 The new development will be detrimental to the historic Whitgift alms houses and the Central Croydon Conservation Area.

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████████████████████	07/11/17	Public Access	Objects to the Application
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1. Important to have live facades and avoid dead facades - these are detrimental. Do not want a repeat of Grants.
2. I have concerns with regard to the retained building facades being overpowered by the new development behind it (five floors of it in this case). The new development should be set back from the retained facades to maintain their importance and not be swallowed up by the huge development right behind it.
3. The proposed five high rise residential buildings along Wellesley Road, and their close proximity to each other, in a linear fashion, are an over-development. pipeline.

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████████████████████	07/11/17	Public Access	Objects to the Application
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Having been to several shopping malls around the world, we find the Whitgift Centre very relaxing and pleasant, especially in the inside with the large glass roof areas and the expanse and spaciousness - other places do not have the quietness of this mall. We cannot see a reason to destroy all this to cram much more in it's place, with all the other shopping areas being opened nearby. Where is all the tiled flooring going to go, which is sound, the solid and well made banisters in the first floor? Recycling/Land-fills? what about the environmental cost? Some parts may need updating, such as the old Alders area and some of the surrounding shops. But the centre itself is part of our Croydon heritage and a favourite place to many locals.

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████████████████████	07/11/17	Public Access	Objects to the Application
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[illegible]

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

**Affordable Housing**

The reference in bullet point 2 of the Executive Summary of the CLP Housing Delivery Statement to 'a minimum 20% discount' is welcome in that it leaves room for a higher discount in discussion with the Council. The prioritisation of lettings to the Council's housing waiting list is welcome. However, in the report to the Planning Committee there should be assessments:

- (1) of the number of bedroom sizes proposed against the bedroom size needs of those on the housing waiting list
- (2) of the number on the list with children would wish to be offered a flat given the shortage of nearby play space
- (3) of their ability to afford the discounted rent levels (showing bands of 20%, 30%, 40% and 50%)

Without such analysis it will be difficult for the Committee to decide whether the proposed housing provision and 'affordable rent' element will meet the Council's aspirations.

The final bullet point confirms that CLP 'are willing to commit to covenant the non-discounted (Private) rental units for a period of no less than 15 years'.

Para 2.15 makes it clear that the 15 year period is linked to funding, and that there will be no change in tenure to sale afterwards.

The Planning Committee may wish to add a Condition that a covenant to ensure that they units remain available for renting is water tight and approved prior to a start of construction.

It may also wish to have a similar covenant for the discounted rented units.  
Residential Blocks (Design Guidelines pages 39 & 44)

Taking into account that the number of proposed residential units is higher than that indicated in the original planning approval consideration could be given to reducing the number to achieve:

- (1) a lowering of the tallest tower; and /or
- (2) an increase in the width between each tower therefore allowing for a large private landscaped area.

An alternative approach to providing residential units in towers could be to place them on top of other proposed new buildings therefore reducing the necessity to have tower block, and spreading the residential population across the area, akin to the idea of Living Over the Shop.

This would also ensure a much higher footfall in the public walkway areas of North End and the Galleria especially late at night. It would also encourage more interaction by residents with the facilities in the new Centre as opposed to their being concentrated on the edge largely overlooking Wellesley Rd, and interacting more with the facilities on that side of the road as they return from work by tram and bus and from East and West Croydon Stations.  
Galleria Walk (Design Guidelines)

It is not clear from the explanations of this key walkway through the site (e.g. in Section 3.2.1 of the Design Guidelines) whether this will be a publicly adopted or a privately controlled one?

Given its importance as an east-west use the Planning Committee should seek to clarify its status, and propose that it be adopted.

**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

The Victorian Society

07/11/17

05/01/17

Email received

Objects to the Application

RE: Whitgift Shopping Centre, Poplar Walk, Croydon; outline application for the mixed-use redevelopment of the site

Our ref: 2016/12/023

Thank you for notifying the Victorian Society of this proposal. We have now had the opportunity to consider the submitted documentation and I write to convey our response. While the principle of redeveloping the Whitgift Shopping Centre is both acceptable and well established, we are concerned that this scheme would cause undue harm to the setting of the Grade I-listed church of St Michael and All Angels. On this basis we object to the application in its present form and urge that the scheme is revised to significantly reduce its impact on the setting of this internationally important building.

St Michael and All Angels is by any measure a building of exceptional significance. As I outlined in my letter of 22 March, submitted in response to the St Michael's Square development proposals, the church is a tour de force of Pearson's particular brand of muscly Gothic revival design and is acknowledged to bear comparison with the greatest ecclesiastical works of the period.

Given the exceptional significance of St Michael's any scheme proposing the redevelopment of the shopping centre is statutorily obliged (as is the Council in considering the application) to pay particular regard to preserving or enhancing the setting of Pearson's church. It is this that is the source of our concern, for the present scheme is more intensive, on a larger scale and in closer proximity to the listed building. In short, its impact will be both greater and more harmful than previous iterations. This is due principally to the proposed construction of the westernmost two (of five) residential towers. The closer of the two, on the corner of Wellesley Road and Poplar Walk, would rise to a height of twenty five storeys; its neighbour would be taller still. Regardless of architectural treatment, the details of which are not in any case covered by this outline application, buildings of this scale in such close proximity to the Grade I-listed building could only have a seriously detrimental impact on its setting. Illustrative views along Poplar Walk indicate just how gratuitously overscaled and intrusive these towers would be.

The consented St Michael's Square scheme will have a profoundly detrimental impact on one's experience of the Grade I-listed building. However, this does not justify the erection of further towers nearby. On the contrary, it means that development proposals in the vicinity of St Michael's require closer scrutiny than ever before.

In light of the above we urge the Council to ensure that this scheme is revised in order to reduce as far as reasonably possible the harm it would cause to the setting of the internationally significant church of St Michael and All Angels. In particular the two westernmost residential towers should be omitted from the scheme, bringing it more in-line with previously consented and acceptable schemes. Without the necessary amendments the development would cause serious harm to the setting of the Grade I-listed building and, in accordance with local and national planning policy, should be refused consent.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely





**List of Neighbours/Comments for Application Number: 16/05418/OUT (as at 17th November 2017)**  
**Site Notice Posted Date: 27.10.2016 - Expiry Date 17.11.2016**

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Case Officer: [REDACTED]

**Contributors/Neighbours Summary**

**Neighbours Notified:**

0

**Reps Received:**

23

**Against:**

16

**Comment:**

2

**In Favour:**

5

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

<u>CONSULTEE/CODE TYPE</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>EXPIRY DATE</u>	<u>REPLY DATE</u>	
LONDON CITY AIRPORT LIMITED - INITCN	LONDON CITY AIRPORT LIMITED Corporate Operations City Aviation House Royal Docks London E16 32PB  [REDACTED]@londoncityairport.com	25/10/16	15/11/16		
REGIONAL AIRPORTS LTD - INITCN	REGIONAL AIRPORTS LTD Manager ATS Biggin Hill Airport Kent TN16 3BN	25/10/16	15/11/16		
Mid Croydon Conservation Area Advisory Panel - CONPAN	Mid Croydon Conservation Area Advisory Panel [REDACTED] [REDACTED] [REDACTED] [REDACTED]	25/10/16	15/11/16	31/03/17	
IN DMS					
RPS Planning & Development - INITCN	RPS Planning & Development 14 Cornhill London EC3V 3ND	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Ancient Monuments Society - INITCN	Ancient Monuments Society St Ann's Vestry Hall 2 Church Entry London EC4V 5HB	25/10/16	15/11/16		
Victorian Society - INITCN	Victorian Society 1 Priory Gardens Bedford Park London W4 1TT	25/10/16	15/11/16		
Civil Aviation Authority / Safety Regulation Group - INITCN	Civil Aviation Authority Safety Regulation Group Aviation House South Area, London Gatwick Airport GATWICK, West Sussex RH6 0YR	25/10/16	15/11/16		
NATS - En Route Ltd (Safeguarding Office) - INITCN	NATS - En Route Ltd (Safeguarding) 4000 Parkway Whiteley Fareham Hants PO15 7FL	25/10/16	15/11/16	01/11/16	

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Croydon PCT Also Known As NHS Croydon - INITCN	Croydon PCT Leon House 233 High Street Croydon CR0 9XT	25/10/16	15/11/16		
London Fire & Emergency Planning Authority - INITCN	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	25/10/16	15/11/16		
EDF Energy PLC - INITCN	EDF Energy PLC 40 Grosvenor Place London SW1X 7EN	25/10/16	15/11/16		
British Gas PLC / Gas Mains And Operational Equipment - INITCN	British Gas PLC Transco 17 London Road STAINES Middlesex TW18 4AE	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

The Office Of Communications - INITCN	OFCOM Riverside House 2A Southwark Bridge Road London SE1 9HA	25/10/16	15/11/16		
HSE London - INITCN	HSE London Rose Court 2 Southwark Bridge London SE1 9HS	25/10/16	15/11/16		
Ministry Of Defence - INITCN	Ministry Of Defence Defence Estates Kingston Road Sutton Coldfield B75 7RL	25/10/16	15/11/16		
Tramtrack (Croydon) Ltd - INITCN	Tramtrack (Croydon) Ltd Tramlink Depot Coomber Way Off Ampere Way Croydon CR0 4TQ	25/10/16	15/11/16		



**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

London Ambulance Service Headquarters - INITCN	Head Of Applications London Ambulance Service Headquarters 220 Waterloo Road London SE1 8SD	25/10/16	15/11/16		
London Air Ambulance - INITCN	London Air Ambulance The Helipad Royal London Hospital Whitechapel London E1 1BB	25/10/16	15/11/16		
Southern, Go-Ahead House - INITCN	Southern Go-Ahead House 26-28 Addiscombe Road Croydon CR9 5GA	25/10/16	15/11/16		
Pollution Enforcement - INITCN		25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

London Borough Of Bromley - INITCN	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	25/10/16	15/11/16	14/03/17	
London Borough Of Merton - INITCN	London Borough Of Merton Crown House London Road Morden Surrey SM4 5DX	25/10/16	15/11/16		
Reigate And Banstead Borough Council - INITCN	Reigate And Banstead Borough Council Town Hall Castlefield Road Reigate Surrey RH2 0SH	25/10/16	15/11/16		
Greater London Authority - Planning Decisions Unit - INITCN	Greater London Authority Planning Decisions Unit City Hall The Queen's Walk London SE1 2AA	25/10/16	15/11/16	20/01/17	

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

DESIGN SOUTH EAST - INITCN	DESIGN SOUTH EAST Admiral's Offices Historical Dockyard Chatham Kent ME4 4TZ  info@designsoutheast.org	25/10/16	15/11/16		
The Environment Agency - INITCN	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	21/10/16	11/11/16	09/11/16	
Planning Apps Relating To Archaeology - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  e-glaas@HistoricEngland.org.uk	21/10/16	11/11/16	15/03/17	
LBconsent And Planning Applications - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  e-london@HistoricEngland.org.uk	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Natural England, London And South-East Region - INITCN	Natural England, London And South-East Region 7th Floor, Hercules House Hercules Road London SE1 7DU  consultations@naturalengland.org.uk	21/10/16	11/11/16	01/11/16	
Airspace Policy, Directorate Of Airspace Policy - INITCN	Airspace Policy Directorate Of Airspace Policy Room K6 Gate 3, Civil Aviation Authority CAA House, 45-59 Kingsway London WC2B 6TE  [REDACTED]@caa.co.uk	21/10/16	11/11/16		
Croydon Cycling Campaign - INITCN	Croydon Cycling Campaign  croydoncyclists@gmail.com	21/10/16	11/11/16		
Croydon Chamber Of Commerce & Industry - INITCN	Croydon Chamber Of Commerce & Industry Leon House 233 High Street Croydon CR0 9XT  info@croydonchamber.org.uk	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Thames Water Development Control - INITCN	Thames Water Development Control Asset Investment Unit Maple Lodge, Denham Way Rickmansworth Herts WD3 2SQ  devcon.team@thameswater.co.uk	21/10/16	11/11/16	08/03/17	
Chemicals, Explosives And Microbiological Hazards - INITCN	Chemicals, Explosives And Microbiological Hazards Division - Unit 5 (CEMHD5) Desk 64 2.2 Redgrave Court Merton Road Bootle L20 7HS  lupenquiries@hsl.gsi.gov.uk	21/10/16	11/11/16		
Gatwick Airport Aerodrome Safeguarding - INITCN	Aerodrome Safeguarding Airside Compliance Section Airside Operations Building 2B 169, Airside Gatwick Airport West Sussex RH6 0NP  gal.safeguarding@gatwickairport.com	21/10/16	11/11/16	03/11/16	
Heathrow Airport Ltd, BAA Aerodrome Safeguarding - INITCN	Heathrow Airport Ltd BAA Aerodrome Safeguarding Airside Suite 2nd Floor, Building 820 Hounslow Middlesex TW6 2GW  safeguarding@heathrow.com	21/10/16	11/11/16	03/03/17	



**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Crime Prevention Design Advisor - INITCN	Crime Prevention Design Advisor [REDACTED]@met.pnn.police.uk	21/10/16	11/11/16		
Association Of Croydon Conservation Societies - INITCN	Association Of Croydon Conservation Societies [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	21/10/16	11/11/16		
Office Of Rail Regulation - INITCN	Office Of Rail Regulation One Kemble Street London WC2B 4AN [REDACTED]	21/10/16	11/11/16		
RPS Planning & Development - INITCN	RPS Planning & Development 14 Cornhill London EC3V 3ND	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Mid Croydon Conservation Area Advisory Panel - CONPAN	Mid Croydon Conservation Area Advisory Panel [REDACTED] [REDACTED] [REDACTED] [REDACTED]	21/10/16	11/11/16		
The Environment Agency - INITCN	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	21/10/16	11/11/16		
Planning Apps Relating To Archaeology - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16		
LBconsent And Planning Applications - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Referable Application Councillors Notification - CLLRRF		21/10/16	18/11/16		
Chair's Referral Notification - CHAIRR	Chairs Referrals And Applications Of Interest C/o Town Hall Katharine Street Croydon CR0 1NX  [REDACTED]@croydon.gov.uk	21/10/16	18/11/16		
Lead Local Flood Authority - SUDS	Director Of Streets Bernard Weatherill House 6th Floor Zone C  Enquiries.llfa.suds@croydon.gov.uk	21/10/16	11/11/16	07/03/17	
Spatial Planning Initial Consultation - SPATPL	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	21/10/16	11/11/16		
Spatial Planning Initial Consultation - SPATPL	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Transportation Team - Planning Applications - TRA	Transportation Team - Development & Environment Bernard Weatherill House 6th Floor, Zone D  transportationplanning@croydon.gov.uk	21/10/16	11/11/16		
Sustainability Team - Environmental Health - ENVSTD	Environmental And Sustainability Team  SUSTAINABILITY@croydon.gov.uk	21/10/16	11/11/16		
Access Officer - ACCESS	Access Officer 6th Floor Zone D Bernard Weatherill House  [REDACTED]@croydon.gov.uk	21/10/16	11/11/16		
London Borough Of Sutton - INITCN	London Borough Of Sutton Planning Department Technical Offices 24 Denmark Road CARSHALTON, Surrey SM5 2SG  developmentcontrol@sutton.gov.uk	21/10/16	11/11/16		
London Borough Of Lambeth - INITCN	London Borough Of Lambeth Lambeth Planning Phoenix House 10 Wandsworth Road London SW8 2LL  planning@lambeth.gov.uk	21/10/16	11/11/16	18/04/17	

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Tandridge District Council - INITCN	Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT  the.council@tandridge.gov.uk	21/10/16	11/11/16		
Planning Casework Unit - INITCN	Planning Casework Unit 5 St Phillips Place Colmore Road Birmingham B2 2PW  pcu@communities.gsi.gov.uk	21/10/16	11/11/16		
Transport For London - INITCN	Transport For London TfL Borough Planning South West Team 9th Floor, Windsor House 50 Victoria Street London SW1H 0TL  boroughplanning@tfl.gov.uk	21/10/16	11/11/16	19/04/17	
Network Rail - INITCN	Network Rail Town Planning Technician South East 1 Eversholt Street London NW1 2DN  townplanningSE@networkrail.co.uk	21/10/16	11/11/16	02/11/16	

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

London Fire & Emergency Planning Authority - INITCN	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	25/10/16	15/11/16		
Councillor Vidhi Mohan - Support Received - CLLSUP	C/o Town Hall Katharine Street Croydon CR0 1NX  vidhi.mohan@croydon.gov.uk	14/11/16	14/11/16	11/11/16	
London Borough Of Bromley - INITCN	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	24/11/16	15/12/16		
NATS - En Route Ltd (Safeguarding Office) - AMND	NATS - En Route Ltd (Safeguarding) 4000 Parkway Whiteley Fareham Hants PO15 7FL	03/03/17	24/03/17		



**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Planning Casework Unit - AMND	Planning Casework Unit 5 St Phillips Place Colmore Road Birmingham B2 2PW  pcu@communities.gsi.gov.uk	03/03/17	24/03/17		
The Office Of Communications - AMND	OFCOM Riverside House 2A Southwark Bridge Road London SE1 9HA	03/03/17	24/03/17		
Pollution Enforcement - AMND		03/03/17	24/03/17		
Network Rail - AMND	Network Rail Town Planning Technician South East 1 Eversholt Street London NW1 2DN  townplanningSE@networkrail.co.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Office Of Rail Regulation - AMND	Office Of Rail Regulation One Kemble Street London WC2B 4AN  [REDACTED]@orr.gsi.gov.uk	03/03/17	24/03/17		
Southern, Go-Ahead House - AMND	Southern Go-Ahead House 26-28 Addiscombe Road Croydon CR9 5GA	03/03/17	24/03/17		
REGIONAL AIRPORTS LTD - AMND	REGIONAL AIRPORTS LTD Manager ATS Biggin Hill Airport Kent TN16 3BN	03/03/17	24/03/17		
Reigate And Banstead Borough Council - AMND	Reigate And Banstead Borough Council Town Hall Castlefield Road Reigate Surrey RH2 0SH	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

RPS Planning & Development - AMND	RPS Planning & Development 14 Cornhill London EC3V 3ND	03/03/17	24/03/17		
Spatial Planning Initial Consultation - AMND	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	03/03/17	24/03/17		
Lead Local Flood Authority - AMND	Director Of Streets Bernard Weatherill House 6th Floor Zone C  Enquiries.llfa.suds@croydon.gov.uk	03/03/17	24/03/17	07/09/17	
Tandridge District Council - AMND	Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT  the.council@tandridge.gov.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Transport For London - AMND	Transport For London TfL Borough Planning South West Team 9th Floor, Windsor House 50 Victoria Street London SW1H 0TL  boroughplanning@tfl.gov.uk	03/03/17	24/03/17		
Transportation Team - Planning Applications - AMND	Transportation Team - Development & Environment Bernard Weatherill House 6th Floor, Zone D  transportationplanning@croydon.gov.uk	03/03/17	24/03/17		
Tramtrack (Croydon) Ltd - AMND	Tramtrack (Croydon) Ltd Tramlink Depot Coomber Way Off Ampere Way Croydon CR0 4TQ	03/03/17	24/03/17		
Thames Water Development Control - AMND	Thames Water Development Control Asset Investment Unit Maple Lodge, Denham Way Rickmansworth Herts WD3 2SQ  devcon.team@thameswater.co.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Victorian Society - AMND	Victorian Society 1 Priory Gardens Bedford Park London W4 1TT	03/03/17	24/03/17		
Chair's Referral Notification - AMND	Chairs Referrals And Applications Of Interest C/o Town Hall Katharine Street Croydon CR0 1NX  [REDACTED]@croydon.gov.uk	03/03/17	24/03/17		
Councillor Vidhi Mohan - Support Received - AMND	C/o Town Hall Katharine Street Croydon CR0 1NX  vidhi.mohan@croydon.gov.uk	03/03/17	24/03/17		
Access Officer - AMND	Access Officer 6th Floor Zone D Bernard Weatherill House  [REDACTED]@croydon.gov.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Association Of Croydon Conservation Societies - AMND	Association Of Croydon Conservation Societies [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	03/03/17	24/03/17		
Airspace Policy, Directorate Of Airspace Policy - AMND	Airspace Policy Directorate Of Airspace Policy Room K6 Gate 3, Civil Aviation Authority CAA House, 45-59 Kingsway London WC2B 6TE [REDACTED]@caa.co.uk	03/03/17	24/03/17		
Ancient Monuments Society - AMND	Ancient Monuments Society St Ann's Vestry Hall 2 Church Entry London EC4V 5HB	03/03/17	24/03/17		
British Gas PLC / Gas Mains And Operational Equipment - AMND	British Gas PLC Transco 17 London Road STAINES Middlesex TW18 4AE	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Civil Aviation Authority / Safety Regulation Group - AMND	Civil Aviation Authority Safety Regulation Group Aviation House South Area, London Gatwick Airport GATWICK, West Sussex RH6 0YR	03/03/17	24/03/17		
Mid Croydon Conservation Area Advisory Panel - AMND	Mid Croydon Conservation Area Advisory Panel [REDACTED] [REDACTED] [REDACTED] [REDACTED]	03/03/17	24/03/17		
Croydon Cycling Campaign - AMND	Croydon Cycling Campaign  croydoncyclists@gmail.com	03/03/17	24/03/17		
Croydon Chamber Of Commerce & Industry - AMND	Croydon Chamber Of Commerce & Industry Leon House 233 High Street Croydon CR0 9XT  info@croydonchamber.org.uk	03/03/17	24/03/17		
Referable Application Councillors Notification - AMND		03/03/17	24/03/17		



**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Croydon PCT Also Known As NHS Croydon - AMND	Croydon PCT Leon House 233 High Street Croydon CR0 9XT	03/03/17	24/03/17		
Crime Prevention Design Advisor - AMND	Crime Prevention Design Advisor  [REDACTED]@met.pnn.police.uk	03/03/17	24/03/17		
DESIGN SOUTH EAST - AMND	DESIGN SOUTH EAST Admiral's Offices Historical Dockyard Chatham Kent ME4 4TZ  info@designsoutheast.org	03/03/17	24/03/17		
EDF Energy PLC - AMND	EDF Energy PLC 40 Grosvenor Place London SW1X 7EN	03/03/17	24/03/17		
Sustainability Team - Environmental Health - AMND	Environmental And Sustainability Team  SUSTAINABILITY@croydon.gov.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

The Environment Agency - AMND	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	03/03/17	24/03/17		
Gatwick Airport Aerodrome Safeguarding - AMND	Aerodrome Safeguarding Airside Compliance Section Airside Operations Building 2B 169, Airside Gatwick Airport West Sussex RH6 0NP  gal.safeguarding@gatwickairport.com	03/03/17	24/03/17	15/03/17	
Greater London Authority - Planning Decisions Unit - AMND	Greater London Authority Planning Decisions Unit City Hall The Queen's Walk London SE1 2AA	03/03/17	24/03/17		
Planning Apps Relating To Archaeology - HistoricEngland - AMND	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

LBconsent And Planning Applications - HistoricEngland - AMND	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  e-london@HistoricEngland.org.uk	03/03/17	24/03/17		
Chemicals, Explosives And Microbiological Hazards - AMND	Chemicals, Explosives And Microbiological Hazards Division - Unit 5 (CEMHD5) Desk 64 2.2 Redgrave Court Merton Road Bootle L20 7HS  lupenquiries@hsl.gsi.gov.uk	03/03/17	24/03/17		
HSE London - AMND	HSE London Rose Court 2 Southwark Bridge London SE1 9HS	03/03/17	24/03/17		
Heathrow Airport Ltd, BAA Aerodrome Safeguarding - AMND	Heathrow Airport Ltd BAA Aerodrome Safeguarding Airside Suite 2nd Floor, Building 820 Hounslow Middlesex TW6 2GW  safeguarding@heathrow.com	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

London Air Ambulance - AMND	London Air Ambulance The Helipad Royal London Hospital Whitechapel London E1 1BB	03/03/17	24/03/17		
London Ambulance Service Headquarters - AMND	Head Of Applications London Ambulance Service Headquarters 220 Waterloo Road London SE1 8SD	03/03/17	24/03/17		
London Borough Of Bromley - AMND	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	03/03/17	24/03/17		
London Borough Of Lambeth - AMND	London Borough Of Lambeth Lambeth Planning Phoenix House 10 Wandsworth Road London SW8 2LL  planning@lambeth.gov.uk	03/03/17	24/03/17		

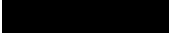

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

London Borough Of Merton - AMND	London Borough Of Merton Crown House London Road Morden Surrey SM4 5DX	03/03/17	24/03/17		
London Borough Of Sutton - AMND	London Borough Of Sutton Planning Department Technical Offices 24 Denmark Road CARSHALTON, Surrey SM5 2SG  developmentcontrol@sutton.gov.uk	03/03/17	24/03/17		
London Fire & Emergency Planning Authority - AMND	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	03/03/17	24/03/17		
LONDON CITY AIRPORT LIMITED - AMND	LONDON CITY AIRPORT LIMITED Corporate Operations City Aviation House Royal Docks London E16 32PB  [REDACTED]@londoncityairport.com	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 5th December 2017)**

Ministry Of Defence - AMND	Ministry Of Defence Defence Estates Kingston Road Sutton Coldfield B75 7RL	03/03/17	24/03/17		
Natural England, London And South-East Region - AMND	Natural England, London And South-East Region 7th Floor, Hercules House Hercules Road London SE1 7DU  consultations@naturalengland.org.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

<u>CONSULTEE/CODE TYPE</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>EXPIRY DATE</u>	<u>REPLY DATE</u>	
LONDON CITY AIRPORT LIMITED - INITCN	LONDON CITY AIRPORT LIMITED Corporate Operations City Aviation House Royal Docks London E16 3PB  @londoncityairport.com	25/10/16	15/11/16		
REGIONAL AIRPORTS LTD - INITCN	REGIONAL AIRPORTS LTD Manager ATS Biggin Hill Airport Kent TN16 3BN	25/10/16	15/11/16		
Mid Croydon Conservation Area Advisory Panel - CONPAN	Mid Croydon Conservation Area Advisory Panel 60 Penwortham Road 	25/10/16	15/11/16	31/03/17	
IN DMS					
RPS Planning & Development - INITCN	RPS Planning & Development 14 Cornhill London EC3V 3ND	25/10/16	15/11/16		



**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Ancient Monuments Society - INITCN	Ancient Monuments Society St Ann's Vestry Hall 2 Church Entry London EC4V 5HB	25/10/16	15/11/16		
Victorian Society - INITCN	Victorian Society 1 Priory Gardens Bedford Park London W4 1TT	25/10/16	15/11/16		
Civil Aviation Authority / Safety Regulation Group - INITCN	Civil Aviation Authority Safety Regulation Group Aviation House South Area, London Gatwick Airport GATWICK, West Sussex RH6 0YR	25/10/16	15/11/16		
NATS - En Route Ltd (Safeguarding Office) - INITCN	NATS - En Route Ltd (Safeguarding) 4000 Parkway Whiteley Fareham Hants PO15 7FL	25/10/16	15/11/16	01/11/16	

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

File in DMS

Second e-mail received on 06.03.2017

From: [REDACTED]@nats.co.uk] On Behalf Of NATS Safeguarding

Sent: 06 March 2017 14:56

To: Development Management <Development.Management@croydon.gov.uk>

Subject: Your Ref: 16/05418/OUT (Our Ref: SG23333) \*\*amended details\*

Good Afternoon,

I can confirm that our positions remains unchanged from the attachment dated 1st November 2016.

Kind Regards

NATS Safeguarding

From: [REDACTED] On Behalf Of NATS Safeguarding

Sent: 01 November 2016 12:56

To: 'development.management@croydon.gov.uk'

Subject: Your Ref: 16/05418/OUT (Our Ref: SG23333)

Good Afternoon,

Please see attached for your information/action.

Kind Regards

NATS Safeguarding

Croydon PCT Also Known As NHS Croydon - INITCN	Croydon PCT Leon House 233 High Street Croydon CR0 9XT	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

London Fire & Emergency Planning Authority - INITCN	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	25/10/16	15/11/16		
EDF Energy PLC - INITCN	EDF Energy PLC 40 Grosvenor Place London SW1X 7EN	25/10/16	15/11/16		
British Gas PLC / Gas Mains And Operational Equipment - INITCN	British Gas PLC Transco 17 London Road STAINES Middlesex TW18 4AE	25/10/16	15/11/16		
The Office Of Communications - INITCN	OFCOM Riverside House 2A Southwark Bridge Road London SE1 9HA	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

HSE London - INITCN	HSE London Rose Court 2 Southwark Bridge London SE1 9HS	25/10/16	15/11/16		
Ministry Of Defence - INITCN	Ministry Of Defence Defence Estates Kingston Road Sutton Coldfield B75 7RL	25/10/16	15/11/16		
Tramtrack (Croydon) Ltd - INITCN	Tramtrack (Croydon) Ltd Tramlink Depot Coomber Way Off Ampere Way Croydon CR0 4TQ	25/10/16	15/11/16		
London Ambulance Service Headquarters - INITCN	Head Of Applications London Ambulance Service Headquarters 220 Waterloo Road London SE1 8SD	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

London Air Ambulance - INITCN	London Air Ambulance The Helipad Royal London Hospital Whitechapel London E1 1BB	25/10/16	15/11/16		
Southern, Go-Ahead House - INITCN	Southern Go-Ahead House 26-28 Addiscombe Road Croydon CR9 5GA	25/10/16	15/11/16		
Pollution Enforcement - INITCN		25/10/16	15/11/16		
London Borough Of Bromley - INITCN	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	25/10/16	15/11/16	14/03/17	
Letter in DMS					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

London Borough Of Merton - INITCN	London Borough Of Merton Crown House London Road Morden Surrey SM4 5DX	25/10/16	15/11/16		
Reigate And Banstead Borough Council - INITCN	Reigate And Banstead Borough Council Town Hall Castlefield Road Reigate Surrey RH2 0SH	25/10/16	15/11/16		
Greater London Authority - Planning Decisions Unit - INITCN	Greater London Authority Planning Decisions Unit City Hall The Queen's Walk London SE1 2AA	25/10/16	15/11/16	20/01/17	
File in DMS File in DMS					
DESIGN SOUTH EAST - INITCN	DESIGN SOUTH EAST Admiral's Offices Historical Dockyard Chatham Kent ME4 4TZ  info@designsoutheast.org	25/10/16	15/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

The Environment Agency - INITCN	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	21/10/16	11/11/16	09/11/16	
<p>In DMS</p> <p>From: KSLPlanning [mailto:KSLPlanning@environment-agency.gov.uk] Sent: 09 November 2016 14:16 To: [REDACTED] Cc: Development Management Subject: 16/05418/OUT - Whitgift Shopping Centre and surrounding land, Croydon CR0 1LP</p> <p>Dear [REDACTED]</p> <p>Please find attached the Environment Agency's response to the above application.</p> <p>Kind Regards</p> <p>[REDACTED] Planning Advisor - South London</p> <p>Sustainable Places   Environment Agency   Kent &amp; South London [REDACTED]   KSLPlanning@environment-agency.gov.uk Environment Agency, Ergon House, Horseferry Road, London SW1P 2AL</p> <p>Changes to Flood Defence Consenting As of 6th April 2016, the Water Resources Act 1991 and associated land drainage byelaws have been amended and flood defence consents will now fall under the Environmental Permitting (England and Wales) Regulations 2010. Further details and guidance are available on the GOV.UK website: <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a>.</p>					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Planning Apps Relating To Archaeology - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16	15/03/17	
Attachment in DMS					
<p>From: [REDACTED]@HistoricEngland.org.uk] Sent: 15 March 2017 15:15 To: Development Management &lt;Development.Management@croydon.gov.uk&gt; Subject: 16/05418/OUT - Whitgift Shopping Centre And Surrounding Land - archaeology</p> <p>FAO: [REDACTED]</p> <p>Dear [REDACTED]</p> <p>Our office have received a consultation regarding amendments to planning application 16/05418/OUT - Whitgift Shopping Centre And Surrounding Land. The amendments do not appear to materially affect the extant archaeological considerations and as a consequence our previous advice given in respect of the planning reference remains in effect. Please see the attached letter for our earlier recommendations.</p> <p>Should you have any queries regarding this matter please do not hesitate to contact me.</p> <p>Yours,</p> <p>[REDACTED] Assistant Archaeology Advisor (South London) National Planning Group London Historic England, 1 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST [REDACTED]</p>					



**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

LBconsent And Planning Applications - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16		
Natural England, London And South-East Region - INITCN	Natural England, London And South-East Region 7th Floor, Hercules House Hercules Road London SE1 7DU  consultations@naturalengland.org.uk	21/10/16	11/11/16	01/11/16	

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

File in DMS

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]

Sent: 18 March 2017 12:45

To: Development Management <Development.Management@croydon.gov.uk>

Subject: NE Response 16/05418/OUT

FAO [REDACTED]  
development.management@croydon.gov.uk

Dear [REDACTED],

Our ref: 210074

Your ref: 16/05418/OUT

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 01 November 2016.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

[REDACTED]

Technical Support Advisor - Consultations Team  
Technical Services  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

mail to: consultations@naturalengland.org.uk

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Airspace Policy, Directorate Of Airspace Policy - INITCN	Airspace Policy Directorate Of Airspace Policy Room K6 Gate 3, Civil Aviation Authority CAA House, 45-59 Kingsway London WC2B 6TE  [REDACTED]@caa.co.uk	21/10/16	11/11/16		
Croydon Cycling Campaign - INITCN	Croydon Cycling Campaign  croydoncyclists@gmail.com	21/10/16	11/11/16		
Croydon Chamber Of Commerce & Industry - INITCN	Croydon Chamber Of Commerce & Industry Leon House 233 High Street Croydon CR0 9XT  info@croydonchamber.org.uk	21/10/16	11/11/16		
Thames Water Development Control - INITCN	Thames Water Development Control Asset Investment Unit Maple Lodge, Denham Way Rickmansworth Herts WD3 2SQ  devcon.team@thameswater.co.uk	21/10/16	11/11/16	08/03/17	
In DMS					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Chemicals, Explosives And Microbiological Hazards - INITCN	Chemicals, Explosives And Microbiological Hazards Division - Unit 5 (CEMHD5) Desk 64 2.2 Redgrave Court Merton Road Bootle L20 7HS  lupenquiries@hsl.gsi.gov.uk	21/10/16	11/11/16		
Gatwick Airport Aerodrome Safeguarding - INITCN	Aerodrome Safeguarding Airside Compliance Section Airside Operations Building 2B 169, Airside Gatwick Airport West Sussex RH6 0NP  gal.safeguarding@gatwickairport.com	21/10/16	11/11/16	03/11/16	
Comments received. See DMS					
Heathrow Airport Ltd, BAA Aerodrome Safeguarding - INITCN	Heathrow Airport Ltd BAA Aerodrome Safeguarding Airside Suite 2nd Floor, Building 820 Hounslow Middlesex TW6 2GW  safeguarding@heathrow.com	21/10/16	11/11/16	03/03/17	

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

From: [REDACTED]@heathrow.com] On Behalf Of DD - Airport Safeguarding/BAA

Sent: 03 March 2017 13:12

To: Development Management <Development.Management@croydon.gov.uk>

Subject: RE: Notification for Observations on amendments to application number 16/05418/OUT

Dear Sir/Madam,

We have now assessed the proposed amendments for the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Regards

[REDACTED]  
Safeguarding Manager  
Aerodrome Licensing & Assurance

Heathrow Airport Limited  
Air Traffic Control Tower

Crime Prevention Design Advisor - INITCN	Crime Prevention Design Advisor [REDACTED]@met.pnn.police.uk	21/10/16	11/11/16		
Association Of Croydon Conservation Societies - INITCN	Association Of Croydon Conservation Societies [REDACTED] [REDACTED]	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Office Of Rail Regulation - INITCN	Office Of Rail Regulation One Kemble Street London WC2B 4AN  [REDACTED]@orr.gsi.gov.uk	21/10/16	11/11/16		
RPS Planning & Development - INITCN	RPS Planning & Development 14 Cornhill London EC3V 3ND	21/10/16	11/11/16		
Mid Croydon Conservation Area Advisory Panel - CONPAN	Mid Croydon Conservation Area Advisory Panel [REDACTED]	21/10/16	11/11/16		
The Environment Agency - INITCN	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	21/10/16	11/11/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Planning Apps Relating To Archaeology - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16		
LBconsent And Planning Applications - HistoricEngland - INITCN	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	21/10/16	11/11/16		
Referable Application Councillors Notification - CLLRRF		21/10/16	18/11/16		
Chair's Referral Notification - CHAIRR	Chairs Referrals And Applications Of Interest C/o Town Hall Katharine Street Croydon CR0 1NX  [REDACTED]@croydon.gov.uk	21/10/16	18/11/16		
Lead Local Flood Authority - SUDS	Director Of Streets Bernard Weatherill House 6th Floor Zone C  Enquiries.llfa.suds@croydon.gov.uk	21/10/16	11/11/16	07/03/17	

## List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)

File in DMS

From: SuDS Application Processing

Sent: 07 March 2017 08:40

To: Development Management <Development.Management@croydon.gov.uk>

Cc: Osibona, Daisi <Daisi.Osibona@croydon.gov.uk>

Subject: Re: Notification for Observations on amendments to application number 16/05418/OUT

Hi

We have reviewed the documentation provided related to changes to this application for Outline Planning and confirm that there are no changes that would have a material bearing on our previous drainage observations and responses provided on 17/11/2016 (attached). Our recommendations from the attached previous response and detail on requirements for Full planning will still stand.

Kind regards

Spatial Planning Initial Consultation - SPATPL	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	21/10/16	11/11/16		
Spatial Planning Initial Consultation - SPATPL	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	21/10/16	11/11/16		
Transportation Team - Planning Applications - TRA	Transportation Team - Development & Environment Bernard Weatherill House 6th Floor, Zone D  transportationplanning@croydon.gov.uk	21/10/16	11/11/16		



**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Sustainability Team - Environmental Health - ENVSTD	Environmental And Sustainability Team  SUSTAINABILITY@croydon.gov.uk	21/10/16	11/11/16		
Access Officer - ACCESS	Access Officer 6th Floor Zone D Bernard Weatherill House  [REDACTED]@croydon.gov.uk	21/10/16	11/11/16		
London Borough Of Sutton - INITCN	London Borough Of Sutton Planning Department Technical Offices 24 Denmark Road CARSHALTON, Surrey SM5 2SG  developmentcontrol@sutton.gov.uk	21/10/16	11/11/16		
London Borough Of Lambeth - INITCN	London Borough Of Lambeth Lambeth Planning Phoenix House 10 Wandsworth Road London SW8 2LL  planning@lambeth.gov.uk	21/10/16	11/11/16	18/04/17	
New letter in DMS No Objection received on 18.04.17					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Tandridge District Council - INITCN	Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT  the.council@tandridge.gov.uk	21/10/16	11/11/16		
Planning Casework Unit - INITCN	Planning Casework Unit 5 St Phillips Place Colmore Road Birmingham B2 2PW  pcu@communities.gsi.gov.uk	21/10/16	11/11/16		
Transport For London - INITCN	Transport For London TfL Borough Planning South West Team 9th Floor, Windsor House 50 Victoria Street London SW1H 0TL  boroughplanning@tfl.gov.uk	21/10/16	11/11/16	19/04/17	

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Letter in DMS

From: [REDACTED]  
Sent: 18 April 2017 16:15  
To: Development Management <Development.Management@croydon.gov.uk>  
Subject: FW: Whitgift 16/05418/OUT - TfL stat response

For uniform please.

ROSS GENTRY  
Team Leader

Development Management (South Area Team)  
Place Department  
6th Floor, Zone B  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

[REDACTED]

Did you know that many planning services are available online? Visit...  
<http://www.croydon.gov.uk/planningandregeneration/> and find out more!

From: [REDACTED]@tfl.gov.uk]  
Sent: 18 April 2017 16:12  
To: [REDACTED]@croydon.gov.uk>  
Cc: [REDACTED]@TfL.gov.uk>; [REDACTED]@croydon.gov.uk>  
Subject: Whitgift

[REDACTED]

Please find attached a letter detailing TfL's updated position concerning the Whitgift application. Please don't hesitate to contact me should you have any queries.

Kind regards

[REDACTED] | Principal Technical Planner | TfL Planning

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Network Rail - INITCN	Network Rail Town Planning Technician South East 1 Eversholt Street London NW1 2DN  townplanningSE@networkrail.co.uk	21/10/16	11/11/16	02/11/16	
In DMS					
London Fire & Emergency Planning Authority - INITCN	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	25/10/16	15/11/16		
Councillor Vidhi Mohan - Support Received - CLLSUP	C/o Town Hall Katharine Street Croydon CR0 1NX  vidhi.mohan@croydon.gov.uk	14/11/16	14/11/16	11/11/16	
In DMS					
London Borough Of Bromley - INITCN	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	24/11/16	15/12/16		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

NATS - En Route Ltd (Safeguarding Office) - AMND	NATS - En Route Ltd (Safeguarding) 4000 Parkway Whiteley Fareham Hants PO15 7FL	03/03/17	24/03/17		
Amendments received					
Planning Casework Unit - AMND	Planning Casework Unit 5 St Phillips Place Colmore Road Birmingham B2 2PW  pcu@communities.gsi.gov.uk	03/03/17	24/03/17		
Amendments received					
The Office Of Communications - AMND	OFCOM Riverside House 2A Southwark Bridge Road London SE1 9HA	03/03/17	24/03/17		
Amendments received					
Pollution Enforcement - AMND		03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Network Rail - AMND	Network Rail Town Planning Technician South East 1 Eversholt Street London NW1 2DN  townplanningSE@networkrail.co.uk	03/03/17	24/03/17		
Amendments received					
Office Of Rail Regulation - AMND	Office Of Rail Regulation One Kemble Street London WC2B 4AN  [REDACTED]@orr.gsi.gov.uk	03/03/17	24/03/17		
Amendments received					
Southern, Go-Ahead House - AMND	Southern Go-Ahead House 26-28 Addiscombe Road Croydon CR9 5GA	03/03/17	24/03/17		
Amendments received					
REGIONAL AIRPORTS LTD - AMND	REGIONAL AIRPORTS LTD Manager ATS Biggin Hill Airport Kent TN16 3BN	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Reigate And Banstead Borough Council - AMND	Reigate And Banstead Borough Council Town Hall Castlefield Road Reigate Surrey RH2 0SH	03/03/17	24/03/17		
Amendments received					
RPS Planning & Development - AMND	RPS Planning & Development 14 Cornhill London EC3V 3ND	03/03/17	24/03/17		
Amendments received					
Spatial Planning Initial Consultation - AMND	Project Support Officer Spatial Planning Planning, Regeneration And Conservation 6th Floor, Zone B Bernard Weatherill House  spatialobs@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					
Lead Local Flood Authority - AMND	Director Of Streets Bernard Weatherill House 6th Floor Zone C  Enquiries.llfa.suds@croydon.gov.uk	03/03/17	24/03/17	07/09/17	
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Tandridge District Council - AMND	Tandridge District Council Council Offices Station Road East Oxted Surrey RH8 0BT  the.council@tandridge.gov.uk	03/03/17	24/03/17		
Amendments received					
Transport For London - AMND	Transport For London TfL Borough Planning South West Team 9th Floor, Windsor House 50 Victoria Street London SW1H 0TL  boroughplanning@tfl.gov.uk	03/03/17	24/03/17		
Amendments received					
Transportation Team - Planning Applications - AMND	Transportation Team - Development & Environment Bernard Weatherill House 6th Floor, Zone D  transportationplanning@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					
Tramtrack (Croydon) Ltd - AMND	Tramtrack (Croydon) Ltd Tramlink Depot Coomber Way Off Ampere Way Croydon CR0 4TQ	03/03/17	24/03/17		
Amendments received					




**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Thames Water Development Control - AMND	Thames Water Development Control Asset Investment Unit Maple Lodge, Denham Way Rickmansworth Herts WD3 2SQ  devcon.team@thameswater.co.uk	03/03/17	24/03/17		
Amendments received					
Victorian Society - AMND	Victorian Society 1 Priory Gardens Bedford Park London W4 1TT	03/03/17	24/03/17		
Amendments received					
Chair's Referral Notification - AMND	Chairs Referrals And Applications Of Interest C/o Town Hall Katharine Street Croydon CR0 1NX  [REDACTED]@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					
Councillor Vidhi Mohan - Support Received - AMND	C/o Town Hall Katharine Street Croydon CR0 1NX  vidhi.mohan@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Access Officer - AMND	Access Officer 6th Floor Zone D Bernard Weatherill House  [REDACTED]@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					
Association Of Croydon Conservation Societies - AMND	Association Of Croydon Conservation Societies [REDACTED] [REDACTED] [REDACTED]	03/03/17	24/03/17		
Amendments received					
Airspace Policy, Directorate Of Airspace Policy - AMND	Airspace Policy Directorate Of Airspace Policy Room K6 Gate 3, Civil Aviation Authority CAA House, 45-59 Kingsway London WC2B 6TE [REDACTED]@caa.co.uk	03/03/17	24/03/17		
Amendments received					
Ancient Monuments Society - AMND	Ancient Monuments Society St Ann's Vestry Hall 2 Church Entry London EC4V 5HB	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

British Gas PLC / Gas Mains And Operational Equipment - AMND	British Gas PLC Transco 17 London Road STAINES Middlesex TW18 4AE	03/03/17	24/03/17		
Amendments received					
Civil Aviation Authority / Safety Regulation Group - AMND	Civil Aviation Authority Safety Regulation Group Aviation House South Area, London Gatwick Airport GATWICK, West Sussex RH6 0YR	03/03/17	24/03/17		
Amendments received					
Mid Croydon Conservation Area Advisory Panel - AMND	Mid Croydon Conservation Area Advisory Panel 	03/03/17	24/03/17		
Amendments received					
Croydon Cycling Campaign - AMND	Croydon Cycling Campaign  croydoncyclists@gmail.com	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Croydon Chamber Of Commerce & Industry - AMND	Croydon Chamber Of Commerce & Industry Leon House 233 High Street Croydon CR0 9XT  info@croydonchamber.org.uk	03/03/17	24/03/17		
Amendments received					
Referable Application Councillors Notification - AMND		03/03/17	24/03/17		
Amendments received					
Croydon PCT Also Known As NHS Croydon - AMND	Croydon PCT Leon House 233 High Street Croydon CR0 9XT	03/03/17	24/03/17		
Amendments received					
Crime Prevention Design Advisor - AMND	Crime Prevention Design Advisor  [REDACTED]@met.pnn.police.uk	03/03/17	24/03/17		
Amendments received					
DESIGN SOUTH EAST - AMND	DESIGN SOUTH EAST Admiral's Offices Historical Dockyard Chatham Kent ME4 4TZ  info@designsoutheast.org	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

EDF Energy PLC - AMND	EDF Energy PLC 40 Grosvenor Place London SW1X 7EN	03/03/17	24/03/17		
Amendments received					
Sustainability Team - Environmental Health - AMND	Environmental And Sustainability Team  SUSTAINABILITY@croydon.gov.uk	03/03/17	24/03/17		
Amendments received					
The Environment Agency - AMND	The Environment Agency Ergon House Horseferry Road London SW1P 2AL  KSLPlanning@environment-agency.gov.uk	03/03/17	24/03/17		
Amendments received					
Gatwick Airport Aerodrome Safeguarding - AMND	Aerodrome Safeguarding Airside Compliance Section Airside Operations Building 2B 169, Airside Gatwick Airport West Sussex RH6 0NP  gal.safeguarding@gatwickairport.com	03/03/17	24/03/17	15/03/17	

## List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)

Amendments received In DMS

From: [REDACTED]@gatwickairport.com]

Sent: 15 March 2017 15:28

To: Development Management <Development.Management@croydon.gov.uk>

Subject: FAO: [REDACTED] Re: Whitgift Shopping Centre, Croydon - 16/05418/OUT (LGW3324)

Dear [REDACTED]

Thank you for your email/letter dated 03 March 2017 regarding amended plans in relation to the above mentioned site. Please find our response attached.

If you have any queries please do not hesitate to contact me.

Best Regards Mandy

[REDACTED]  
Aerodrome Safeguarding Officer

Email: gal.safeguarding@gatwickairport.com

www.gatwickairport.com

Greater London Authority - Planning Decisions Unit - AMND	Greater London Authority Planning Decisions Unit City Hall The Queen's Walk London SE1 2AA	03/03/17	24/03/17		
Amendments received					
Planning Apps Relating To Archaeology - HistoricEngland - AMND	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Amendments received					
LBconsent And Planning Applications - HistoricEngland - AMND	Historic England 1 Waterhouse Square 138-142 Holborn London EC1N 2ST  [REDACTED]@HistoricEngland.org.uk	03/03/17	24/03/17		
Amendments received					
Chemicals, Explosives And Microbiological Hazards - AMND	Chemicals, Explosives And Microbiological Hazards Division - Unit 5 (CEMHD5) Desk 64 2.2 Redgrave Court Merton Road Bootle L20 7HS  lupenquiries@hsl.gsi.gov.uk	03/03/17	24/03/17		
Amendments received					
HSE London - AMND	HSE London Rose Court 2 Southwark Bridge London SE1 9HS	03/03/17	24/03/17		
Amendments received					
Heathrow Airport Ltd, BAA Aerodrome Safeguarding - AMND	Heathrow Airport Ltd BAA Aerodrome Safeguarding Airside Suite 2nd Floor, Building 820 Hounslow Middlesex TW6 2GW  safeguarding@heathrow.com	03/03/17	24/03/17		

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Amendments received					
London Air Ambulance - AMND	London Air Ambulance The Helipad Royal London Hospital Whitechapel London E1 1BB	03/03/17	24/03/17		
Amendments received					
London Ambulance Service Headquarters - AMND	Head Of Applications London Ambulance Service Headquarters 220 Waterloo Road London SE1 8SD	03/03/17	24/03/17		
Amendments received					
London Borough Of Bromley - AMND	London Borough Of Bromley Civic Centre Rochester Avenue Bromley Kent BR1 3UH	03/03/17	24/03/17		
Amendments received					
London Borough Of Lambeth - AMND	London Borough Of Lambeth Lambeth Planning Phoenix House 10 Wandsworth Road London SW8 2LL  planning@lambeth.gov.uk	03/03/17	24/03/17		
Amendments received					



**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

London Borough Of Merton - AMND	London Borough Of Merton Crown House London Road Morden Surrey SM4 5DX	03/03/17	24/03/17		
Amendments received					
London Borough Of Sutton - AMND	London Borough Of Sutton Planning Department Technical Offices 24 Denmark Road CARSHALTON, Surrey SM5 2SG  developmentcontrol@sutton.gov.uk	03/03/17	24/03/17		
Amendments received					
London Fire & Emergency Planning Authority - AMND	London Fire & Emergency Planning Authority Croydon Borough Team Croydon Fire Station 90 Old Town Croydon CRO 1AR	03/03/17	24/03/17		
Amendments received					
LONDON CITY AIRPORT LIMITED - AMND	LONDON CITY AIRPORT LIMITED Corporate Operations City Aviation House Royal Docks London E16 32PB  [REDACTED]@londoncityairport.com	03/03/17	24/03/17		
Amendments received					

**List of Consultees for Application Number: 16/05418/OUT (as at 17th November 2017)**

Ministry Of Defence - AMND	Ministry Of Defence Defence Estates Kingston Road Sutton Coldfield B75 7RL	03/03/17	24/03/17		
Amendments received					
Natural England, London And South-East Region - AMND	Natural England, London And South-East Region 7th Floor, Hercules House Hercules Road London SE1 7DU  consultations@naturalengland.org.uk	03/03/17	24/03/17		
Amendments received					

## **16/05418/OUT - Whitgift Shopping centre and Surrounding Land**

### **AKA - The Westfield Development**

This application should be refused because

Although there are some welcome statements in the new outline application, such as transparent glazing to Alders and George Street heritage buildings and green roof covering (though unfortunately not publicly accessible), there are fundamental flaws and missed opportunities in the submitted outline design.

In addition, too much detail is being left to reserved matters. The Planning Committee should decide what is important and what can be delegated. Matters that are fundamental to this building are being delegated as if they were already detailed. The detailed design should be put before the Planning Committee in stages or at regular intervals so that they can guide the design process. Councillors are representatives of the local people and therefore can reflect local views. There is too much being left to officers to decide without local representation.

### **Overall Layout**

Alders Arcade - This should be the location of a major retail/department store location. The fact that there was an arcade to the old building does not have to define the content of the new building. This is the traditional centre of Croydon, it is a prominent building with an attractive and distinctive facade in the same vein as Selfridges and Heals. The front western aspect which I am pleased to hear will be clear glazed at 1st or 2nd-floor level would make a good restaurant with views onto the street.

Grammer School Yard - I am concerned about the overpowering nature of the proposed cinema behind and the secondary frontage. Why don't you move the cinema/leisure facilities north-wood? This is the natural entrance to a Galleria so why isn't it the main entrance. It's also opposite the entrance to Drummond Place and through that to Centrale. so why isn't this the main entrance to the Galleria? The Yard is being touted as the main entertainment space but it is not big enough for most entertainment events and it's exposed to the elements.

The Galleria should be a major entertainment space, inside the mall at the crossroads of the Galleria and the North-South Mall. There is no such major entertainment space convincingly indicated here. A

place for major public art, a fountain or a waterfall, an exhibition and an area reserved for a performance stage. Visible from all levels of the galleria, circular with possibly a round cupola on top.

## **Housing and street environment**

This application should be rejected because it does not spread the housing provision across the site. Placing all the housing on Wellesley Road is taking the focus away from the heart of the town, North End in particular and placing it on a street which is essentially a motorway. The apartments above Poplar Walk seem to have disappeared in this iteration of the application. There is an established precedent that would suggest that residential apartments could be built above commercial premises along Poplar Walk, opposite the Church. North End and George Street have what were large residential houses with living accommodation above, subsequently turned into professional offices but now being turned back into residential apartments. This is desirable for several reasons. It brings life back to a street throughout the day and increase footfall to shops and other premises. This is especially important to North End and will be for the future Poplar Walk, to bring the place alive.

As proposed, having 5 residential blocks along Wellesley road in a straight line is

- a) a bland and unimaginative solution to the housing requirement,
- b) puts too much emphasis, creates too much footfall along Wellesley Rd and does not disperse the population over the Town Centre, will not improve the liveliness of North End and Poplar Walk.
- c) The wind and microclimate study is not believable. There will be a loss of light and an increased wind factor. Witness the square beneath Saffron Tower which is a wind swept desert.
- d) Concentrates egress of the residential population onto Wellesley Road where there is an insufficient separation of pedestrians from traffic whereas egress should be on to pedestrianised streets.

## **Transport, traffic and parking**

The application should be refused because I don't believe the traffic flows and location and access to car parking have not been properly resolved.

It's not right to get southbound traffic to cross Wellesley road to enter the Northern car park and then with respect to the Southern carpark to get southbound existing traffic to cross the northbound

carriageway.

Secondly it's not right that pedestrians should have to walk across car park entrances and exits in Wellesley Road. Pedestrians walking along Wellesley Road should ideally be separated from traffic entering car parks.

If the northernmost car park was moved to where Green Park House is now then this would separate pedestrians more from the traffic, would allow a longer stretch of roadway for coach, taxi and car drop off and you could make use of the existing road junction with Poplar Walk instead of having to create a new one across the carriageway.

I believe that Department Store A is in the wrong place, it's out on a limb and no one will visit that corner of the site. That is where the northernmost car park should be. Department store A should be moved to the centre of Wellesley road and could flank Galleria East with a large glass frontage onto Wellesley Road.

Better to place car parks where there is likely to be a free flow of air, that is at the corners of the site or more standalone rather than right alongside the residential blocks seems to be a recipe for creating pollution hot-spots.

In addition, each car park entrance should have an "abort" route so that if a driver panics about entering a car park (due to unknown charges or fear of car parks or simply changes his mind) then he may do so.

There is also a need for a private car and mini cab pick up and drop off, temporary waiting zone like an airport drop zone

probably along Wellesley Road rather than Dingwall Avenue.

Also the whole transport study fails to mention autonomous self-driving vehicles in particular pod-like taxis that may might usefully operate between the shopping centre and East Croydon Station. They will need a place to queue separate from the taxis and minicabs. The route is too short for traditional taxis and minicabs, and would be more direct than the tram service. This wizardry could bring kudos to Croydon. Croydon as a forward-looking town with autonomous taxi-pods.

## Affordable Housing

The reference in bullet point 2 of the Executive Summary of the CLP Housing Delivery Statement to 'a minimum 20% discount' is welcome in that it leaves room for a higher discount in discussion with the Council. The prioritisation of lettings to the Council's housing waiting list is welcome. However, in the report to the Planning Committee there should be assessments:

(1) of the number of bedroom sizes proposed against the bedroom size needs of those on the housing waiting list

(2) of the number on the list with children would wish to be offered a flat given the shortage of nearby play space

(3) of their ability to afford the discounted rent levels (showing bands of 20%, 30%, 40% and 50%)

Without such analysis it will be difficult for the Committee to decide whether the proposed housing provision and 'affordable rent' element will meet the Council's aspirations.

The final bullet point confirms that CLP 'are willing to commit to covenant the non-discounted (Private) rental units for a period of no less than 15 years'.

Para 2.15 makes it clear that the 15 year period is linked to funding, and that there will be no change in tenure to sale afterwards.

The Planning Committee may wish to add a Condition that a covenant to ensure that they units remain available for renting is water tight and approved prior to a start of construction.

It may also wish to have a similar covenant for the discounted rented units.

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## Residential Blocks (Design Guidelines pages 39 & 44)

Taking into account that the number of proposed residential units is higher than that indicated in the original planning approval consideration could be given to reducing the number to achieve:

(1) a lowering of the tallest tower; and /or

(2) an increase in the width between each tower therefore allowing for a large private landscaped area.

An alternative approach to providing residential units in towers could be to place them on top of other proposed new buildings therefore reducing the necessity to have tower block, and spreading the residential population across the area, akin to the idea of Living Over the Shop.

This would also ensure a much higher footfall in the public walkway areas of North End and the Galleria especially late at night. It would also encourage more interaction by residents with the facilities in the new Centre as opposed to their being concentrated on the edge largely overlooking Wellesley Rd, and interacting more with the facilities on that side of the road as they return from work by tram and bus and from East and West Croydon Stations.

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#### Galleria Walk (Design Guidelines)

It is not clear from the explanations of this key walkway through the site (e.g. in Section 3.2.1 of the Design Guidelines) whether this will be a publicly adopted or a privately controlled one?

Given its importance as an east-west use the Planning Committee should seek to clarify its status, and propose that it be adopted.

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Due to problems that several documents on the downloading of several documents did not complete, even after more than one try, I do not know how several of the questions I submitted on the Environmental Impact Assessment Scoping Study (June 2016) have been dealt with. They are as follows:

#### Retail Shopping Car Provision

Q1. Given the queues that can develop to gain access into the existing car parks what is the estimated likelihood of queues developing to get into and leave a much large single car park?

Q2. What effect could queuing have on traffic flow along Wellesley Rd?

Q3. What effect will this large scale increase in cars, particularly those coming from Kent, Surrey and Sussex, have on the road network in the southern part of the Borough and through Fiveways?

Q4. As the increase in car parking spaces is envisaged to be c1,000 what is estimated extra contribution to air pollution?

Q5. What contribution will the developers be making to the provision of cycle lanes along Wellesly Rd?

Q6. What contribution can the developers make to the improvement of the railway services through East and West Croydon?

Q7. What contribution can the developers make towards the establishment of a Park & Ride scheme in the south of the Borough?

Q8. Have the 2013 'modelling' estimates been updated to include this extra traffic (generated by all the new schemes in the Town Centre) , which will also be held up in the reduced lanes by pedestrian crossings and new proposed entry from the north to be in Wellesley Road instead of Poplar Walk ?

Q9. Will the many bus routes using Wellesley Road on each side get priority, creating more delay through the underpass?

#### Residential Car Provision

Q10. Does this raise issues about access between the vehicles and the apartments disabled users live in, requiring possibly wheelchair ramps and lifts?

This list continues in the next submission.

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This continues the list of questions from the previous submission. Please note that in these two and subsequent submissions I have indicated 'neighbour' because there is no category for residents living elsewhere in the Borough who are also users of the Town Centre.

Q11. Particularly in the early days in which new occupiers will move in when the residential blocks are complete, is there a danger of the build up of queuing and what additional impact could this have on Wellesley Rd if queues are building up for access for retail and leisure?

Q12. Given the apartments will be in tower blocks how many lifts and what sizes are envisaged to maximise speed of deliveries and minimise temporary vehicle parking?

#### Tower Blocks



Q13. Can the apartments be built on top of the shopping centre which should reduce the need for tall towers and enabling the complex to be built in one phase and spreading residents over a wider area of the site reducing some of the potential conflicts over access and means of transport?

#### Archaeology

Q36. Given the Planning Committee's concern about the effects on heritage drawn attention to by Heritage England in respect of 1-5 Lansdown Rd planning application, should the heritage and especially the archaeological aspects of the Whitgift scheme be treated with more seriousness?

#### Energy

Q37. Will the EIA include an assessment by UK Power about the estimated energy consumption of the scheme, the need for more supply infrastructure, and the maximisation of energy generation on site, including the use of solar panels?

Q38. Will the EIA carry out an assessment of the construction of a district heating system can service the scheme, the approved developments to the north along Station Rd and to the south in the George St area?

Q39. What are the extra energy requirements of the revised scheme and how are these to be met?

To be continued in the next submission

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This list continues from the previous submission.

Q40. Will the EIA include an assessment of the scope for minimising energy use, through such measures as insulation and heat sinks?

Q41. What will be the energy required to ensure that water is pumped at the appropriate pressure up to the top floor of the residential tower blocks?

Q42. What would be the energy required to pump water into the residential element if it is built on the shopping centre?

## Water Use and Drainage

Q43. Can central Croydon's sewers take all this extra from many thousands of flats?

Q44. Will the EIA seek a detailed study of Thames Water on the water resource needs of the scheme, how they are to be met, what water efficiency measures should be included in the scheme, including waste water recycling, minimal pipe lengths from hot water systems to hot water taps, etc.

Q45. Will the EIA seek a detailed study of Thames Water on the implications of the scheme for surface water drainage system?

## Ecological Study Appendix

Q46. Given the likely increased residential nature of the scheme is there more scope for living roofs and roof gardens.

Q47. If the tower blocks are replaced by extra stories on the retail complex will this increase the amount of roof space that can be devoted to living roofs and roof gardens?

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## Housing Numbers (Housing Delivery Statement)

Para 2.3 refers to the 10,000 new homes target for the Opportunity Area. The report to the Planning Committee should include an Appendix showing the total number of residential units which have:

- (a) had planning permission granted in the OA
- (b) been completed
- (c) are under construction
- (d) are awaiting construction works to start

If the target of 10,000 has already been met, then there should be a discussion about whether:

- (1) additional units above 10,000 are needed in the OA under current approved policies

(2) the additional infrastructure implications of having more units than the OA plan provides for

Para 3.23 refers to the proposed increase in the 10,000 target to 10,650 units in the Local Plan Partial Review for Submission.

This figure is not relevant to the consideration of the contribution the proposed units will make to achieving or over achieving on the current policy target of 10,000. The Submission has yet to be approved by the Cabinet following the public consultation, and be approved by the Planning Inspector at the Inquiry that will take place about it.

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#### Proposed Cinema

There is no justification for the cinema. There is already a multi-screen cinema in the Town Centre. It became clear during the debates on Fairfield Halls and the night-time economy that what is needed is a range of venue sizes for drama, music, dance, performances.

The report to the Planning Committee should discuss the potential viability of two cinemas in the Town Centre, and decide whether further discussions are needed to replace the proposed cinema with a theatre/concert halls sizes which complement the range available in the Town Centre including the post refurbished Fairfield Halls.

There should also be an assessment as to whether such alternative provision is likely or not to make a more positive contribution to the late evening economy of the Town Centre by attracting more people.

The applicant recognises that there may be a role for an event space in Section 3.3.1 of the Design Guidelines (p. 60). However this is not a definite proposal as it 'may only be built between North End and the North-South mall with the final location being determined in a reserved matters application'.

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#### Retained Frontages

The issue of how retained frontages should be dealt with was subject to discussion in the report of the Inspector of the Whitgift Centre CPO Inquiry.

In para. 7.14 he states 'I agree entirely that it is imperative for the environmental well-being of the area that the detailed design of the Scheme does not repeat errors that have been perpetrated in the past, particularly around the treatment of retained buildings and facades.'

His report also contains further discussion in paras. 3.109-3.113. In para. 6.3 he highlights: 'A plea was made for the Scheme to exhibit a better, more sympathetic approach to the existing buildings to be retained as part of it.'

The report to the Planning Committee should contain sections discussing:

- whether the proposed treatment of the facades meets the potential hinted at by the Inspector in para. 6.3 of his report.

- whether the application avoids the past errors, particularly around the treatment of retained buildings and facades, referred to by the Inspector.

Allders frontage - Heritage Statement (p. 72-9)

It is unclear to what extent the application is bringing the whole front of the Allders building back to life, avoiding creating a partially dead façade like the Grants Building upper floors. Each floor should have uses at the frontage that people will be able to see when they look through the ground and first floor windows, and look up to the higher windows. Similarly people should be able to look out of the windows on each floor. This appears to be possible given the Design Guidelines Section 2.3.1 states: either 'Clear glazing to be reinstated, revealing illuminated shop window displays behind;' or 'New glazing to be installed that relates to the proportions of the existing fenestration. (No curtain wall systems to be used).' The first alternative makes it clear that the first and second floors will be visually live, but the second does not.

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Student Accommodation (Housing Delivery Statement)

Para 1.4. offers the potential for student residential accommodation or hotel use. The provision of student residential accommodation has several advantages, including:

- (a) providing an alternative to family housing units in tower blocks which are not the best environments for children to grow up in

(b) decreasing the pressure on traditional residential homes being let to students thereby losing family homes with gardens which are more suitable to children to grow up in

(c) providing potential users of the late evening economy in the town centre with less problems relating to conflicts over noise

(d) a work force for the restaurant and bar businesses across the whole Town Centre

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#### Marks & Spencers (Section 2.3.5.1. Design Guidelines)

One of the drawbacks of the current Marks & Spencer building is the fact that the side windows along Poplar Walk are all covered so that there is no visual line into the store, acting as a visual magnet to customers.

In order to maximise the visual look of the ground floor all the windows should be viewable through from the outside. It is not clear whether this is the intention of the sentence: 'Active frontage at ground level should be maximised in order to create a focal point to the new public space.'

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#### Design Materials (Design Guidelines)

The proposed limitation of three facing materials mentioned in several sub-sections of the Design Guidelines e.g. along Poplar Walk is welcome and the exclusion of panellised metal is welcome. (. page 36).

Panelised metal does not provide a quality visual look; buildings using this look cheap and often when dark grey is used can be visually depressing. It is to be hoped that these principles are being used throughout the development.

In respect of the use of pre-cast concrete, it is to be hoped that there are not large slab elements are one of the visual drawbacks of much of the existing 1960s developments across the Town Centre.

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#### Retail Unit Frontages (Design Guidelines Section 3.2)

It is to be hoped that in order to keep a visually attractive retail frontages including in the evening that all frontages will be designed and constructed so as not to require the installation of security grills, The applicant recognises the importance of this in Section 3.2 even though it has a caveat:

'Wherever possible, ground floors of all routes should provide active frontages where both visual and physical permeability are the overriding characteristic.' It is not clear what ground floor frontages would not be treated in this way.

The Planning Committee may wish to consider approving Conditions

(1) re-no security grilles

(2) that all retail frontages are visually visual and physically permeable

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Department Store B (Design Guidelines 2.3.78)

The proposed design approach to the new Department Store is welcome providing it does result in the construction of a visually well designed building, which complements Electric House, and contributes to an improved vista down Dingwall Ave.

If it is as well designed and constructed as it appears it has potential in due course to be designated as Grade II listed building.

Once constructed it should be added to the local list.

It is to be hoped that this design approach could be used across the scheme.

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Pavement Drainage

The design approach in Section 8 of the Design Guidelines are welcome. It does not appear to address the issue of surface water drainage. This may be covered in environment reports that accompany the application which I have been unable to download.

The design of pavement and communal areas should incorporate the use of materials which allow surface water to seep through, with additional drainage facilities. Where trees are to be planted the area around them should be designed so that surface water drains into the area of earth in which they are planted.

Grills of interesting design as shown in the left hand photograph on page 111 should be used.

The principle of tree drainage is accepted on page 118 but the photos on pages 117 and 140 do not appear to illustrate this.

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#### Poplar Walk Accessibility (Design Guidelines Section 8.5.2)

The principle here is that 'Poplar Walk shall be designed to meet the needs of all but especially those with pushchairs, people with disabilities and the elderly. It is anticipated that a level change will need to be accommodated in the public realm and the proposals must create a public realm that is accessible for all. The transition of levels from inside building to meet with existing external levels shall be clearly legible and provide ease of access for all users.'

The preferred solution photo that accompanies this statement (p. 135) does not show how wheel chair users and those with walking frames will be able to access the upper level.

The stairs looks narrow making it potentially dangerous for people who are frail or with poor eyesight misjudging walking down leading to potential accidents.

It is to be hoped that any detailed design will be provide a more accessible and safer design solution if a different levels approach is required. The preferred photo on page 140 shows a better solution re-steps.

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#### Access Issues

The minutes of the GLA Strategic Access Panel Meeting held on 22 June 2016 which are included in the documentation raised a number of issues about the proposals on a presentation by CLP in relation to surface materials especially in relation to the texture of pavements for wheelchair users; signalised crossings; landscaping on Wellesley Road to be put on the edge of pavements rather than in the middle; rationalisation of bus stops; not repeating the poor design of Westfield Stratford (protruding elements of doors into the shops, toilets with lack of space for possessions and no sinks next to the toilets); 'a sense of space for those with cognitive needs'; great deal of complexity of level changes and vehicle circulation; and the need for wider spaces to help the elderly who are frequent shoppers at M&S and John Lewis.

The CLP responded positively but also pointed out that transport issues were the responsibility of the Council and TfL.

All of these issues should be commented upon in the report to the Planning Committee to make it clear how these suggestions are being considered.

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Residential access (Design Guidelines. Section 8.5.3.3.)

The design approach that residential entrances 'shall be clearly identifiable and defined as transitional areas or elements that establish a 'residential address' to the interface between the public and private realm' is welcome.

However the photo of the left on page 151 raises concerns about accessibility for those with wheelchair.

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Impact on Town Centre

As the scheme contains major revisions it opens up the debate again about the impact on the town centre. The Inspector stated:

'7.18 I can appreciate that if the Scheme proceeds, some people will find that the changed environment created is not to their taste. However, it seems to me that the forum for a philosophical debate about the future of Croydon town centre was through the evolution of policy, in the FALP, the LP(SP) and the OAPF. That debate has already taken place. Similarly, if the Scheme was felt to be wanting in terms of the impact it would have on the character of the town centre, then the time for that discussion was when the application for outline planning permission was under consideration. That opportunity has passed, and outline planning permission has been granted for the Scheme. The policy background has been arrived at in a proper, transparent fashion and outline permission was granted largely because the Scheme accorded with that policy background. Indeed, the applicants consulted widely on the Scheme and the responses were, in the main positive.' (italics - my emphasis)

The report to the Planning Committee should include an up-date assessment on how the proposed changes to the scheme will impact on the Town Centre, especially on infrastructure. Especially given the proposed increase residential units.

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**From:** [REDACTED] on behalf of Development Management  
**Sent:** 11 November 2016 08:35  
[REDACTED] Furnell, [REDACTED] Mills, Phil  
**Subject:** FW: Notification of Referable application regarding Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP

-----Original Message-----

From: Mohan, Vidhi  
Sent: 11 November 2016 08:35  
To: Development Management  
Subject: RE: Notification of Referable application regarding Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP

I am writing to you in support of this application. My reasons for support are as follows:

1. It will result in the regeneration of Croydon Town Centre, bringing in much needed jobs and regeneration 2. It will improve and enhance the urban realm of Croydon Town Centre

I would like the opportunity to speak in support at the Planning Committee meeting when this application is discussed.

Kind regards

Cllr Vidhi Mohan

-----Original Message-----

From: Development Management  
Sent: 21 October 2016 13:43  
To: Pollard, [REDACTED] <[REDACTED][Pollard@croydon.gov.uk](mailto:Pollard@croydon.gov.uk)>; Winborn, Susan <[Susan.Winborn@croydon.gov.uk](mailto:Susan.Winborn@croydon.gov.uk)>; Mohan, Vidhi <[Vidhi.Mohan@croydon.gov.uk](mailto:Vidhi.Mohan@croydon.gov.uk)>  
Subject: Notification of Referable application regarding Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP

Please see attached consultation for application number 16/05418/OUT for Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5)

Dear Cllr. Newman

**Mixed-use redevelopment of the Whitgift Shopping Centre, Croydon pursuant to planning application 16/05418**

Geographically, we are one of the largest Business Improvement Districts in the country, covering virtually the entire town centre. We represent around 580 levy-paying organisations which include many well-known brands and businesses in the retail, office, leisure, hospitality and public sectors.

All our work is funded through a mandatory 1% levy collected from businesses in the BID area with a rateable value of £40,000 or more. Our aim is to make everyone's experience and impression of Croydon town centre a better one so that it is regarded as one of the premier destinations in south London in which to work, live, visit and do business.

In making a difference to those businesses it represents and the community at large, Croydon BID has five core pledges it delivers against, namely; Investing in your safety; Delivering brighter streets; Bringing businesses together; Helping you in and around and Creating a great impression. Our projects and initiatives, funded through an annual budget of c. £1m, allow Croydon BID to deliver value to the businesses we represent at the heart of change.

On behalf of our membership, I write to confirm our strong support for the Croydon Limited Partnership's (CLP) proposals to bring forward a mixed use retail led development of the Whitgift Centre and surrounding land.

**Current Investment Climate in Croydon**

After many years of decline, a more optimistic picture has begun to emerge of Croydon more recently and the CLP Whitgift proposals have been pivotal to this increasing optimism. Croydon is seen as a major development opportunity for a number of reasons which include its transport links and location at the centre of South London as well as the availability of substantial regeneration opportunities.

However, Croydon still has a number of substantial structural problems which must be addressed if it is to achieve its true potential as one of the major centres in the London area. Of fundamental importance is addressing the decline in Croydon's retail offer and the town centre environment generally. The Whitgift Centre is an outdated shopping centre in urgent need of wholesale redevelopment to attract a broader range of retailers, in particular the more aspirational brands that are currently missing from Croydon. Related to this, much of the town centre around the Whitgift Centre is in urgent need of regeneration to create a vibrant town centre that will attract shoppers, visitors, investors and people wishing to live in the town centre.

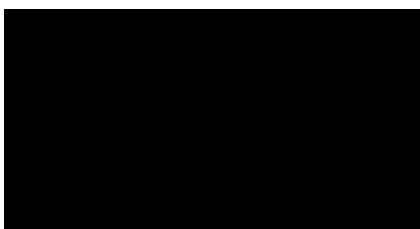
The CLP proposals are fundamental to achieving the transformation of the heart of the town centre. Westfield and Hammerson are leading retail developers that have brought forward major schemes elsewhere in the UK and, indeed, globally and it is a major coup for Croydon that these companies have joined forces to bring forward a scheme that will represent investment in Croydon of in excess of £1 bn. Delivery of the CLP scheme will bring the following major benefits:

Croydon's town centre will be transformed and it will be able to operate as one of the leading retail centres in London. This will in turn help transform Croydon's current image as an outdated town. This should encourage shoppers to come to Croydon and people to consider living in Croydon town centre.

We are in close contact with most of the developers who are promoting schemes across Croydon. I am in no doubt that the CLP scheme is seen as pivotal to releasing Croydon's potential. Without delivery of the CLP scheme, Croydon's plans for regeneration will be seriously curtailed. This is a once in a generation opportunity to make a step change in the fortunes of Croydon.

We would therefore urge the London Borough of Croydon to support the proposed planning application which benefits from overwhelming support across the Croydon business and wider community.

Yours sincerely



Chief Executive, Croydon Business Improvement District



To whom it may concern

**Mixed-use redevelopment of the Whitgift Shopping Centre, Croydon**  
**Planning application 16/05418**

I am [REDACTED], chairman of Develop Croydon and Partner of independent property advisors SHW.

Develop Croydon is a private sector-led, local initiative formed in 2011 as a not-for-profit Community Interest Company which aims to provide a collaborative, private sector-led approach to promoting the London Borough of Croydon and encouraging inward investment.

We represent around 50 key stakeholders, across the private, public and third sectors, who want to realise the regeneration and economic renewal of the borough. One of the main goals is to challenge the negative image of Croydon as an outdated 1960s centre.

Among our initiatives is the annual Develop Croydon conference. This one-day summit brings together keynote speakers from the private and public sector to debate the major issues affecting the town. We also lead a Croydon delegation to the property business' biggest international trade event, MIPIM, in France and provide financial and practical support towards a number of initiatives in the town including Warhol Croydon, the Develop Croydon Marketing Suite and the Croydon Investor Tours.

Our membership includes developers, investors and other companies with a stake in Croydon's future as well public sector organisations such as the GLA and the London Borough of Croydon.

I write to confirm Develop Croydon's strong support for Croydon Limited Partnership's (CLP) proposals to bring forward a mixed use retail led redevelopment of the Whitgift Centre and surrounding land.

## **Current investment climate in Croydon**

After many years of decline, in the past few years a more optimistic picture is beginning to emerge in Croydon. The CLP Whitgift proposals have been pivotal to this increasing optimism. Croydon is seen as a major development opportunity for a number of reasons which include its Transport links and location at the centre of south London as well as the availability of substantial regeneration opportunities.

However, Croydon still has a number of substantial structural problems which must be addressed if Croydon is to achieve its true potential as one of the major centres in the London area. Of fundamental importance is addressing the decline in Croydon's retail offer and the town centre environment generally.

The Whitgift Centre is an outdated shopping centre in urgent need of wholesale redevelopment to attract a broader range of retailers, in particular the more aspirational brands that are currently missing from Croydon. Related to this, much of the town centre around the Whitgift Centre is in urgent need of regeneration to create a vibrant town centre that will attract shoppers, visitors, investors and people wishing to live in the town centre.

The CLP proposals are fundamental to achieving the transformation of the heart of the town centre. Westfield and Hammerson are leading retail developers that have brought forward major redevelopments elsewhere in the UK and, indeed, globally and it is a major coup for Croydon that these companies have joined forces to bring forward a scheme which will represent investment in Croydon of in excess of £1 bn. Delivery of the CLP scheme will bring the following major benefits:

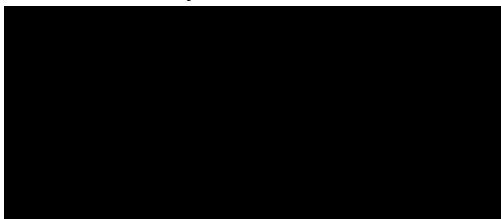
Croydon's town centre will be transformed and Croydon will be able to operate as one of the leading retail centres across London. This will in turn help transform Croydon's current image as an outdated town. This should encourage shoppers to come to Croydon and people to consider living in Croydon town centre.

The scheme will provide a major catalytic effect for further development in and around the town centre coming forward. This has already been seen on the substantial increase in residential values witnessed at Saffron Square which in turn helped some 25 office buildings become viable for residential conversion. In addition we are now seeing development on the Ruskin Square site and the first phase of the Menta Redrow site in Cherry Orchard Road is nearing completion.

We have also seen a number of high-profile companies and organizations who have seen Croydon as a great place to do business, including HMRC, Superdrug, The Body Shop and EDF Energy.

I am in close contact with most of the developers who are promoting schemes across Croydon. The CLP scheme is seen as pivotal to releasing Croydon's full potential. Without delivery of the CLP scheme, Croydon's plans for further regeneration will be seriously curtailed. This is a once in a generation opportunity to make a step change in the fortunes of Croydon.

I would therefore urge the London Borough of Croydon to support the proposed planning application which benefits from overwhelming support across the Croydon business and wider community.



Chairman  
Develop Croydon

#### OUR PARTNERS



Sent via email

██████████  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

**Our ref:** SL/2016/116502/01-L01  
**Your ref:** 16/05418/OUT  
**Date:** 09 November 2016

Dear ██████████

**Mixed use redevelopment of the site through the demolition (within and outside the conservation area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (use class A1 - A5); leisure (use class D2); residential (use class C3); student accommodation (sui generis) or hotel (use class C1); community facilities (use class D1); office (use class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48- 50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements beneath buildings at nos. 114-126 North End. properties at nos. 32, 34, 34a, 34-36, 58, 60-68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and nos. 3 and 3a George Street to be retained with minor works to facilitate construction.**

**Whitgift Shopping Centre and surrounding land, Croydon CR0 1LP**

Thank you for consulting the Environment Agency on the above application.

Having reviewed the documents submitted we have **no objection** to the proposed development subject to the conditions listed within this letter being attached to any

Environment Agency  
Ergon House, Horseferry Road, London, SW1P 2AL  
Telephone: 03708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Website: [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)



planning permission granted. Without these conditions the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

### **Condition 1**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

### **Reason**

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and within SPZ1. No information has been provided on the potential for ground contamination.

### **Condition 2**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

### **Reason**

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.



### **Condition 3**

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

### **Reason**

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

### **Condition 4**

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

### **Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

### **Condition 5**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

### **Reason**

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

### **Decision Notice Request**

Environment Agency  
Ergon House, Horseferry Road, London, SW1P 2AL

Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Website: [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

The Environment Agency requires decision notice details for this application, in order to report on our effectiveness in influencing the planning process. Please email decision notice details to [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk).

We trust this response is helpful as you consider this application. Should you have any further queries please do not hesitate to contact us.

Yours sincerely

  
**Planning Advisor**

Direct e-mail [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)

# YOUR LONDON AIRPORT *Gatwick*

03 NOVEMBER 2016

[REDACTED]  
Development Management, Place  
Department  
Croydon Council  
6<sup>th</sup> Floor, Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

Dear [REDACTED]

**Re: Planning Application No. 16/05418/OUT – Construction of a mixed use development with associated works at Whitgift Shopping Centre and Surrounding Land, Croydon**  
**Our Ref: LGW3324**

Thank you for your email/letter dated 21 October 2016, regarding the above mentioned planning application.

The site is around 26km NNE from the Aerodrome Reference Point (ARP) at Gatwick Airport and is therefore outside of our 15km 'physical' safeguarding zone.

However the site is within our 30km wind turbine safeguarding zone, therefore if any wind turbines are proposed for this development we would ask that we be re-consulted as soon as possible, as wind turbines have the potential to impact on radar utilised by the airport.

If you have any queries please do not hesitate to contact me.

Yours sincerely

[REDACTED], Aerodrome Safeguarding  
For and on behalf of Gatwick Airport Limited

Email: [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com)

# GREATER LONDON AUTHORITY

## Development, Enterprise and Environment

**Croydon Council**

Development Management  
Place Department, 6<sup>th</sup> Floor  
Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA



Our ref: D&P/3003d/P5  
Your ref: 16/05418/OUT  
Date: 2 November 2016

Dear Ms Furnell

**Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008. Whitgift Shopping Centre and Surrounding Land, Croydon CR0 1LP  
Local planning authority reference: 16/05418/OUT**

Thank you for consulting the Mayor of London in respect of the above application of potential strategic importance, which your Council validated on 21 October 2016.

Under Article 4(2) of the above Order the Mayor has six weeks from the date of receipt to provide a statement setting out whether he considers the application complies with his London Plan and his reasons for taking that view.

I hereby give notice that your letter was received on 28 October 2016 and therefore the six week period will terminate on 8 December 2016.

The application has been allocated to Russell Smith who can be reached on 020 7983 4782 or email [russell.smith1@london.gov.uk](mailto:russell.smith1@london.gov.uk)

A copy of this letter has been forwarded to the agent for information.

**Development & Projects**  
Greater London Authority

cc: Mr Philip Murphy, Quod, 17 Broadwick Street, Ingeni Building, London W1F 0AX



Historic England

[REDACTED]  
London Borough of Croydon  
Development Control,  
Planning and Development  
Department,  
6th Floor  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
London  
CR0 1EA

Your Ref: 16/05418/OUT

Our Ref: CLO21706  
08/97

Contact: [REDACTED]  
Direct Dial: [REDACTED]  
Email: [REDACTED]@historicEngland.org.uk

31 October 2016

Dear [REDACTED]

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
NATIONAL PLANNING POLICY FRAMEWORK 2012**

**Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP**

*Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A5); leisure (Use Class D2); residential (Use Class C3); student accommodation (sui generis) or hotel (Use Class C1); community facilities (Use Class D1); office (Use Class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements*



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*beneath buildings at nos. 114-126 North End. Properties at Nos. 32, 34, 34a, 34-36, 58, 60-68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction.*

### **Recommend Archaeological Condition(s)**

Thank you for your consultation received on 21 October 2016.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The planning application lies wholly in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Central Croydon – Tier II.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard.

The archaeological desk based assessment submitted as part of the planning application (Historic Environment Assessment – Appendix I – AECOM, October 2016) has demonstrated that the 'demolition and construction of the Proposed Development has the potential to impact previously unknown archaeological remains of all periods but particularly those associated with the medieval and post-medieval development of the Site'. Construction of the Proposed Development is to be largely undertaken within the footprint of the existing basement or areas which have previously been impacted by modern development. The bulk excavation of a new basement extension in the northwest corner of the Site, does however have the potential to remove any archaeological remains that have survived the construction of the current building.

Suggestions for future work are made within Appendix I and comprise:



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'In order to confirm the results of this desk-based assessment and to further inform the understanding of the extent and magnitude of modern disturbance, it is recommended that a phased programme of archaeological investigation is undertaken.

The first stage of this programme of work will be the physical confirmation of the extent of previous ground disturbance resulting from the construction of the existing Whitgift Shopping Centre and current ground conditions. For the area outside of the existing basement, archaeological monitoring during any future geotechnical investigations undertaken in advance of demolition or a review of the results by a suitably qualified archaeologist will enable the nature of the made ground and magnitude of previous ground disturbance to be understood. This accords with the advice provided by Historic England GLAAS to LBC for the Extant Permission (November 2014).

For the area outside of the existing basement on the frontages of North End and Poplar Walk and George Street, the results of this first stage of monitoring and review will be used to inform the need for a second stage of archaeological investigation in the form of targeted trial trench evaluation within the areas of proposed new basement / lower ground excavation.' (Historic Environment Assessment – Appendix I – AECOM, October 2016)

Historic England concurs with these suggestions and it is therefore recommended that an archaeology condition be attached to planning permission if granted. The archaeological interest should therefore be conserved by attaching a condition as follows:

*No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.*

*If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:*

*A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*

*B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in*

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*accordance with the programme set out in the stage 2 WSI.*

*Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.*

I envisage that the first stage of archaeological fieldwork would comprise the following:

### **Geotechnical Monitoring**

A watching brief on any geotechnical works should be undertaken. Archaeological monitoring of geotechnical pits and boreholes can provide a cost-effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.

### **Geoarchaeology Coring/Test Pits (if necessary)**

Geoarchaeological coring/test pits may be necessary to supplement the findings of the geotechnical watching brief. Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

### **Evaluation**

An evaluation to clarify the nature and extent of archaeological survival beyond the basement areas. An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

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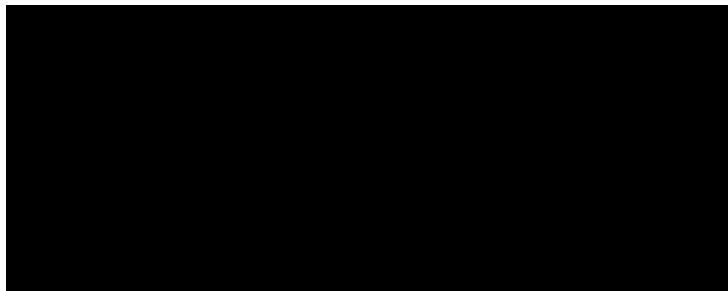
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Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

Yours sincerely



Archaeology Advisor

Greater London Archaeological Advisory Service  
Planning Group: London



1 WATERHOUSE SQUARE, 138 – 142 HOLBORN, LONDON, EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

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[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]@heathrow.com]  
**Sent:** 02 November 2016 15:27  
**To:** [REDACTED]  
**Subject:** 16/05418/OUT

Hi [REDACTED]

Please forget my last email as I have now managed to download the relevant energy report.

I can therefore confirm the following:

We have now assessed the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Regards

[REDACTED]  
Safeguarding Manager  
Aerodrome Licensing & Assurance



Heathrow Airport Limited  
Air Traffic Control Tower  
2<sup>nd</sup> Floor, Room 309

\*\*\* Please note for all Safeguarding consultations the email address has changed to:  
\*\*\* [safeguarding@heathrow.com](mailto:safeguarding@heathrow.com) \*\*\*

[REDACTED]  
w: [heathrow.com](http://heathrow.com) t: [twitter.com/heathrowairport](https://twitter.com/heathrowairport)  
a: [heathrow.com/apps](http://heathrow.com/apps)



Town Planning  
Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020 8464 3333  
Direct Line: 020 8313 4956  
email: planning@bromley.gov.uk

Fax: 020 8461 7725  
Internet: www.bromley.gov.uk  
DX5727 Bromley

16/05412/06

London Borough Of Croydon  
Development Management Service  
Place Department  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

Application No : DC/16/05006/ADJ  
Date : 19th December 2016



**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**NO OBJECTIONS TO CONSULTATION FROM ADJOINING LOCAL AUTHORITY**

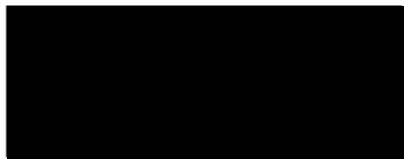
Take notice that the Council of the London Borough of Bromley, as an adjoining local planning authority in exercise of its powers under the above Act, has raised **NO OBJECTIONS** to the following development referred to in the documents received on 25th October 2016.

at : Whitgift Centre North End Croydon Croydon Council

Proposal: Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5); leisure (Use Class D2); residential (Use Class C3); student accommodation (sui generis) or hotel (Use Class C1); community facilities (Use Class D1); office (Use Class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements beneath buildings at nos. 114-126 North End. Properties at Nos. 32, 34, 34a, 34-36, 58, 60-68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction. CONSULTATION BY LONDON BOROUGH OF CROYDON

Subject to the following conditions and for the reasons set out below:-

Signed:



**CHIEF PLANNER**

On behalf of the London Borough of Bromley Council



## Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020-8464 3333

Direct Line:

Email: [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

Fax: 020-8313 0095

Internet: [www.bromley.gov.uk](http://www.bromley.gov.uk)

DX5727 Bromley

London Borough Of Croydon  
Development Management  
Service  
Place Department  
6th Floor, Zone A/B  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

DC/16/05006/ADJ

16/05/18/OUT ~~NA/02543/CA~~

4th November 2016



Dear Sir / Madam,

Reference No : DC/16/05006/ADJ

**Proposal :** Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5); leisure (Use Class D2); residential (Use Class C3); student accommodation (sui generis) or hotel (Use Class C1); community facilities (Use Class D1); office (Use Class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements beneath buildings at nos. 114-126 North End. Properties at Nos. 32, 34, 34a, 34-36, 58, 60-68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction. CONSULTATION BY LONDON BOROUGH OF CROYDON

**Location :** Whitgift Centre North End Croydon Croydon Council

Thank you for the above adjoining authority consultation that was received on 25th October 2016. We will endeavour to respond as soon as possible.

Your Ref:  
Our Ref: 16/06099/OBS



29433 | 00023

Development Management  
Place Department, 6th Floor  
Bernard Weatherill House  
8 Mint Walk

Croydon CR0 1EA



14th November 2016

RE: REQUEST FOR OBSERVATIONS

Dear [REDACTED]

**DECISION NOTICE**  
**TOWN AND COUNTRY PLANNING ACT 1990.**

**REQUEST FOR OBSERVATIONS**

I refer to your application detailed below and have to inform you that this Council has considered the under-mentioned proposal and **RAISES NO OBJECTION**

Application Number: 16/06099/OBS Date of Application: 21.10.2016 Date of Decision 14.11.2016

Proposed Development At:  
**Adjoining Borough Observations Within Croydon**

**For:** Observations on a proposed development in the adjoining borough of Croydon with respect to mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5); leisure (Use Class D2); residential (Use Class C3); student accommodation (sui generis) or hotel (Use Class C1); community facilities (Use Class D1); office (Use Class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2-30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements beneath

Lambeth Planning  
Phoenix House  
10 Wandsworth Road  
SW8 2LL

Telephone 020 7926 1180  
Facsimile 020 7926 1171  
[www.lambeth.gov.uk](http://www.lambeth.gov.uk)  
[planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)

	buildings at nos. 114-126 North End. Properties at Nos. 32, 34, 34a, 34-36, 58, 60- 68, 70, 72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction at Whitgift Shopping Centre And Surrounding Land, Croydon, CR0 1LP.
--	---

**Approved Plans**

See Croydon Website for details under LBC Ref 16/05418/OUT

**Conditions**

Notes to Applicant:

Yours sincerely,



Interim Assistant Director Planning & Development  
Business, Growth & Regeneration  
Delivery Cluster

Date printed: 14th November 2016

[REDACTED]

---

**From:** [REDACTED] on behalf of Development Management  
**Sent:** 07 September 2017 11:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Whitgift redevelopment ref: 16/05418/OUT  
**Importance:** High

[REDACTED]  
Deputy Team Leader

Planning Technical Support Team  
Planning and Strategic Transport  
Place Department  
6<sup>th</sup> Floor, Zone A  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CRO 1EA

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---

**From:** SuDS Application Processing  
**Sent:** 07 September 2017 08:40

[REDACTED] Development Management

**Subject:** Re: Whitgift redevelopment ref: 16/05418/OUT

Dear [REDACTED]

The LLFA agrees Condition 1 can be removed as it is adequately covered by Condition 2.



Regarding removal of the words "demonstration of meeting policy requirements", this should remain within the condition. The basis for this is policy sets the minimum standards for development with respect to drainage and runoff. The developer needs to consider both the Croydon Local Plan Policy and London Plan Policy. Should the developer not be able to meet policy requirements then clear justification as to why needs to be demonstrated as stated within the London Plan Supplementary Guidance.

With respect to runoff rates from a development, London Plan Policy 5.13 states that development should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy. To support this the supplementary guidance material states that "If greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken." On this basis there is no justification for removal of this statement within the condition.

If you have any further questions please let me know.

Kind regards

---

**From** [REDACTED]  
**Sent:** 29 August 2017 17:47  
**To:** SuDS Application Processing  
**Subject:** Whitgift redevelopment ref: 16/05418/OUT

Hi

We have drafted the following 2 conditions to be attached to the Whitgift redevelopment. The developer is querying the necessity of the first condition. Can you please advise if the second condition is sufficient to cover our requirements?

In addition, they also want the reference to 'demonstration that they meet the requirements of the policy' deleted from the condition as they are saying that they are unable to achieve this. Can you please let me know your views on this?

Many Thanks

1.	<p>No Commencement of Development shall take place until a surface water drainage scheme for the Site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the Development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year + 30% critical storm will not exceed the run-off from the undeveloped Site following the corresponding rainfall event. It should also provide details of how surface water generated on Site shall be collected and channelled to a below ground water storage tank. The scheme shall subsequently be implemented in accordance with the approved details before the Development is completed.</p> <p>Reason: To prevent the increased risk of flooding, both on and off Site in accordance with policy SP6.3 and SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016</p>
2.	<p>No Commencement of Development of each Phase shall take place until a detailed drainage strategy for that Phase has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include the following elements:</p> <p>a) Detailed site layout at an identified scale;</p> <p>b) Topographical survey of the site, with contours with a demonstrated understanding of how surface water would flow across the site;</p>

- c) Clear calculations of;
- change in impermeable areas between present site and proposed development;
  - existing and proposed run-off rates and volumes during a 1 in 1yr, 1 in 30yr, 1 in 100yr and 1 in 100yr + climate change storm events; and
  - water storage capacity of the proposed drainage features.
- ; with demonstration that they meet the requirements of the policy
- d) Demonstration that the proposed form of drainage has regard to the SuDS hierarchy in the London Plan (2016) and robust evidence to support proposals where SuDS are deemed inappropriate. A drainage design can incorporate a range of SuDS techniques including source control. A statement on the benefits this brings in terms of water quality, environmental and social benefits should be provided;
- e) Plans, drawings and specification of SuDS proposed;
- Any proposed infiltration to ground should be supported by percolation tests in accordance with BRE Digest 365 or CIRIA guidance R156.
- f) Details of any offsite works required, together with necessary consents (where relevant);
- g) Details of the management and maintenance for all SuDS and how they will be secured for the lifetime of the development (maintenance plan); and,
- h) Details on the proposed emergency overflow arrangement in the event of exceedance.

The scheme shall subsequently be implemented in accordance with the approved details for each Phase prior to Opening for Trade of Phase 1 and First Occupation of each Residential Tower as relevant.

Reason: To prevent the increased risk of flooding, both on and off Site in accordance with policy SP6.3 and SP6.4 of the Croydon Local Plan: Strategic Policies 2013 and 5.13 of the London Plan 2016

**Deputy Team Leader - North Team**

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## London Borough of Croydon LLFA statutory response to LPA

Application number 16/05418/OUT	Date received from LPA 21/10/2016	
Site name/reference Whitgift Shopping Centre And Surrounding Land, Croydon, CR0 1LP		
Applicant name The Croydon Limited Partnership	Date of response to LPA 17/11/2016	
Description Mixed use redevelopment of the Site through the demolition, alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related, leisure, residential, student accommodation or hotel, community facilities and office space.	Planning Stage Outline	
Summary of Local Flood risks in the vicinity of the site		
<p>According to the Risk of Flooding from Surface Water mapping, available on the Environment Agency website, most of the site lies in an area of low risk of surface water flooding (0.1 – 1% Annual Exceedance Probability (AEP)). There are some small areas at medium (1 - 3.3% AEP) and high (&gt;3.3% AEP) risk of surface water flooding west along North End and to the southeast along Wellesley Road in the location of the underpass. This correlates with data in the Croydon Surface Water Management Plan (SWMP). The Croydon Strategic Flood Risk Assessment (SFRA) maps at least 11 incidents of surface water flooding within 500m of the development including two in close proximity to the site along North End.</p> <p>The site falls within a Critical Drainage Area (Group 8_042), as mapped in the SWMP. This means that runoff from the site is considered to contribute to higher flood risk areas within the CDA.</p> <p>The British Geological Survey (BGS) Susceptibility to Groundwater flooding indicates a transition between limited potential for groundwater flooding and potential for groundwater flooding below ground level across the development area. A groundwater flood is recorded within the SFRA approximately 400m south west of the site. It should be noted that groundwater floods often go unrecorded or are attributed to other sources.</p> <p>The closest open watercourse to the development site is the River Wandle (main river), which is located approximately 630m to the west of the site at its closest point. Whilst the river is not considered to pose a fluvial risk to the site, it should be considered how runoff from the site may influence water quality of nearby watercourses.</p>		
What we expect relating to site drainage and flood risk management.		
<p>The government published a ministerial statement (<a href="#">HCWS161</a>) on sustainable drainage systems on 18<sup>th</sup> December 2014 whereby decisions on planning applications relating to major development must ensure that sustainable drainage systems for the management of runoff are put in place, unless demonstrated to be inappropriate.</p> <p>Additionally, the applicant must demonstrate that the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance. The Planning Practice Guidance has been amended to support this policy change.</p> <p>The Croydon Local Plan Strategic Policy SP6.4 requires '<i>major developments in Flood Zone 1 and all new development within Flood Zones 2 and 3 to provide site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking</i></p>		

*account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan'.*

The London Borough of Croydon expects all new developments to meet the drainage requirements of the London Plan 2011, policy 5.13 and its supporting document; Sustainable Design and Construction Supplementary Planning Guidance (2014) and the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015).

*Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:*

- 1. store rainwater for later use*
- 2. use infiltration techniques, such as porous surfaces in non-clay areas*
- 3. attenuate rainwater in ponds or open water features for gradual release*
- 4. attenuate rainwater by storing in tanks or sealed water features for gradual release*
- 5. discharge rainwater direct to a watercourse*
- 6. discharge rainwater to a surface water sewer/drain*
- 7. discharge rainwater to the combined sewer.*

The Sustainable Design and Construction Supplementary Planning Guidance (2014) supports that *developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken.* The minimum expectation for development proposals is to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times.

In drawing up their schemes applicants should refer to the most recent SuDS Manual (C753), published in November 2015, in addition to the Susdrain website ([www.susdrain.org](http://www.susdrain.org)) and CIRIA Guidance ([www.susdrain.org/resources/ciria-guidance](http://www.susdrain.org/resources/ciria-guidance)), as this includes a wealth of detailed information on sustainable drainage to assist the developer in managing surface water drainage. Reference to the technical guidance in Defra/EA Rainfall Runoff Management for new Developments science report, Revision E provides applicants with advice on the management of stormwater drainage and in particular to assist in sizing of storage elements for the control and treatment of stormwater runoff. Applicants may also want to use the online tool from [www.UKsuds.com](http://www.UKsuds.com) to help derive preliminary calculations.

#### Summary of assessment of submitted drainage proposals

The Flood Risk Assessment (FRA) (AECOM, October 2016) and Drainage Strategy (as part of the 'Utilities Statement' submitted as Annex 6 of Appendix C of the Environmental Statement (Norman, Disney & Young, October 2016) was assessed against the requirements of the NPPF, the SuDS Non-Statutory Technical Standards (March 2015) and the drainage requirements of the London Plan, policy 5.13 and its supporting document – Sustainable Design and Construction Supplementary Planning Guidance (2014) as follows;

- Overall the flood risk assessment demonstrates the assessment of flood risks from all sources sufficiently and the site is considered to be primarily at a low risk of flooding. As a basement level is currently planned site mitigation measures will be required to reduce the risk of groundwater flooding to underground structures.
- The FRA has provided a short Conceptual Surface Water Management Plan detailing

SuDS opportunities for the development.

- The Drainage Strategy provided has limited details of the past and the proposed surface drainage. The surface water discharge from the existing development site has been assessed at 1,317 l/s during a critical 1 in 100 year storm event. The greenfield runoff flow from the development site has been assessed at 42.5 l/s to 59.5 l/s.
- It is stated that the volume of attenuation required to achieve the greenfield runoff rate would be impractical at 12,000m<sup>3</sup>. It is therefore proposed to adopt a surface water discharge which equates to 50% of the existing surface water discharge, stated as 568.5 l/s (1 in 100 year event), requiring an attenuation volume of 2,730m<sup>3</sup>. This is proposed to be provided by a series of tanks distributed throughout the basement of the proposed development.
- The LLFA do not consider that this is an acceptable proposal as it is 50% of the extreme event (not considering climate change). Therefore, the proposed discharge rate is actually significantly higher than the most common low frequency storms. London Plan and Croydon Local Plan policy state that greenfield runoff must be aimed for with robust justification where this is not achieved. The current minimum requirement would be a 50% reduction in the 1 in 1 year return period event. The applicant should consider alternative attenuation methods such as roof storage or planters where there is deemed to be restricted space below ground.
- There are no supporting calculations provided for the current and proposed site in the Drainage Strategy. These must be clearly presented in the drainage strategy at full planning stage for a 1 in 1, 1 in 30, 1 in 100 and 1 in 100 + 40% climate change allowance storm event.
- It is stated that the proposed drainage system, including the attenuation, will remain private and will be managed and maintained under a comprehensive Planned Preventative Maintenance (PPM) programme. Details of this should be provided as part of a full planning application.
- The Croydon Local Plan Strategic Policies and London Plan are referenced throughout the FRA document however they are not specifically referenced in the Drainage Strategy. Applicants must demonstrate that their proposals adhere to local planning policy and as part of the full application it is expected that this will be clearly outlined in the Drainage Strategy.

#### Recommendations or objections to LPA

##### **Recommendation**

Whilst we do not object to the application at this stage, the applicant should be aware that significantly more information will be required at full planning application stage in order for the drainage design to meet the requirements of Croydon LLFA. Some key points for consideration are provided below:

- This is a large central development in Croydon in an area where intermittent surface water floods are known to occur, particularly in highway areas. Redesign of this area should maximise opportunities to incorporate improved sustainable drainage features within the landscaping using features such as planters, tree pits or permeable materials. Green roof should also be incorporated as much as possible into the new buildings in line with London Plan Policy 5.11.

- The London Plan and draft detailed policies for the Croydon Local Plan expect new developments to be achieving greenfield runoff or better. This is being achieved on other constrained sites in Croydon and the applicant must demonstrate robustly that they have made every effort to achieve as close to this as possible.

**We request the following conditions for information provision as part of the full planning application**

A detailed drainage strategy should be provided for approval by the LLFA in support of full planning application, which clearly aligns to the NPPF, London Plan policy 5.11 & 5.13 and Sustainable Design and Construction SPG and the Croydon Local Plan policies in addition to LLFA comments provided in November 2016, including the following elements;

- a) Detailed site layout at an identified scale;
- b) Topographical survey of the site, with contours with a demonstrated understanding of how surface water would flow across the site;
- d) Clear calculations of;
  - change in impermeable areas between present site and proposed development;
  - existing and proposed run-off rates and volumes during a 1 in 1yr, 1 in 30yr, 1 in 100yr and 1 in 100yr + climate change storm events; and
  - water storage capacity of the proposed drainage features.

With demonstration that they meet the requirements of the policy;

- e) Demonstration that the proposed form of drainage has regard to the SuDS hierarchy in the London Plan and robust evidence to support proposals where SuDS are deemed inappropriate. A drainage design can incorporate a range of SuDS techniques including source control. A statement on the benefits this brings in terms of water quality, environmental and social benefits should be provided
- f) Plans, drawings and specification of SuDS proposed;
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- g) Details of any offsite works required, together with necessary consents (where relevant);
- h) Details of the management and maintenance for all SuDS and how they will be secured for the lifetime of the development (maintenance plan); and,
- i) Details on the proposed emergency overflow arrangement in the event of exceedence

**Additional recommendations to applicant**

In line with local and national policy, the development must strive to intercept, store and attenuate as much surface water as possible, working as close to greenfield runoff rates as possible. The FRA has confirmed greenfield runoff rates will not be able to be achieved on this site.

Any development at this site must carefully consider the locally known flood risks, and the impact on flood risk beyond the site boundary. Any proposed below ground construction at this site should be supported by a detailed assessment of ground conditions and presence of



groundwater.

SuDS can be implemented on any type of site regardless of the development density or space constraints and must be considered as part of the runoff management arrangements for the site. A wealth of information is available to guide your drainage design through the Susdrain website:

<http://www.susdrain.org/resources/other-guidance.html>

The SuDS Manual (C753) is freely available online at;


[http://www.ciria.org/Resources/Free\\_publications/SuDS\\_manual\\_C753.aspx](http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx)

Buildings with flat roofs or areas of flat roof are well suited to 'living roofs' which can intercept rainfall from entering the drainage system as well as providing multiple other benefits. Please see [the Living Roofs website](#) or [London Borough of Islington, Green Roofs and walls: Good Practice Guide 1](#) for more information.

We would encourage consideration of how sustainable drainage features can be incorporated into the landscaping of the site, providing improved amenity and visual landscape as well as more natural and easy to maintain drainage features.

We expect applicants to prioritise SuDS at the top of the 'SuDS hierarchy' in terms of sustainability and multiple benefits before considering subsurface hard engineered options. Although infiltration to ground may not always be appropriate, lined infiltration features should still be prioritised where possible over tanks or pipes which offer no water quality benefit.

**Figure 1: SuDS Hierarchy (Source: Environment Agency Thames Region, 2006, *SuDS - A Practical Guide*)**

<b>Most Sustainable</b>    <b>Least Sustainable</b>	<b>SUDS technique</b>	<b>Flood Reduction</b>	<b>Pollution Reduction</b>	<b>Landscape &amp; Wildlife Benefit</b>
	<b>Living roofs</b>	✓	✓	✓
	<b>Basins and ponds</b> - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	<b>Filter strips and swales</b>	✓	✓	✓
	<b>Infiltration devices</b> - soakaways - infiltration trenches and basins	✓	✓	✓
	<b>Permeable surfaces and filter drains</b> - gravelled areas - solid paving blocks - porous paviers	✓	✓	
	<b>Tanked systems</b> - over-sized pipes/tanks - storms cells	✓		

## London Borough of Croydon LLFA statutory response to LPA

Application number 16/05418/OUT	Date received from LPA 21/10/2016	
Site name/reference Whitgift Shopping Centre And Surrounding Land, Croydon, CR0 1LP		
Applicant name The Croydon Limited Partnership	Date of response to LPA 17/11/2016	
Description Mixed use redevelopment of the Site through the demolition, alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related, leisure, residential, student accommodation or hotel, community facilities and office space.	Planning Stage Outline	
Summary of Local Flood risks in the vicinity of the site		
<p>According to the Risk of Flooding from Surface Water mapping, available on the Environment Agency website, most of the site lies in an area of low risk of surface water flooding (0.1 – 1% Annual Exceedance Probability (AEP)). There are some small areas at medium (1 - 3.3% AEP) and high (&gt;3.3% AEP) risk of surface water flooding west along North End and to the southeast along Wellesley Road in the location of the underpass. This correlates with data in the Croydon Surface Water Management Plan (SWMP). The Croydon Strategic Flood Risk Assessment (SFRA) maps at least 11 incidents of surface water flooding within 500m of the development including two in close proximity to the site along North End.</p> <p>The site falls within a Critical Drainage Area (Group 8_042), as mapped in the SWMP. This means that runoff from the site is considered to contribute to higher flood risk areas within the CDA.</p> <p>The British Geological Survey (BGS) Susceptibility to Groundwater flooding indicates a transition between limited potential for groundwater flooding and potential for groundwater flooding below ground level across the development area. A groundwater flood is recorded within the SFRA approximately 400m south west of the site. It should be noted that groundwater floods often go unrecorded or are attributed to other sources.</p> <p>The closest open watercourse to the development site is the River Wandle (main river), which is located approximately 630m to the west of the site at its closest point. Whilst the river is not considered to pose a fluvial risk to the site, it should be considered how runoff from the site may influence water quality of nearby watercourses.</p>		
What we expect relating to site drainage and flood risk management.		
<p>The government published a ministerial statement (<a href="#">HCWS161</a>) on sustainable drainage systems on 18<sup>th</sup> December 2014 whereby decisions on planning applications relating to major development must ensure that sustainable drainage systems for the management of runoff are put in place, unless demonstrated to be inappropriate.</p> <p>Additionally, the applicant must demonstrate that the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance. The Planning Practice Guidance has been amended to support this policy change.</p> <p>The Croydon Local Plan Strategic Policy SP6.4 requires '<i>major developments in Flood Zone 1 and all new development within Flood Zones 2 and 3 to provide site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking</i></p>		



*account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan'.*

The London Borough of Croydon expects all new developments to meet the drainage requirements of the London Plan 2011, policy 5.13 and its supporting document; Sustainable Design and Construction Supplementary Planning Guidance (2014) and the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015).

*Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:*

- 1. store rainwater for later use*
- 2. use infiltration techniques, such as porous surfaces in non-clay areas*
- 3. attenuate rainwater in ponds or open water features for gradual release*
- 4. attenuate rainwater by storing in tanks or sealed water features for gradual release*
- 5. discharge rainwater direct to a watercourse*
- 6. discharge rainwater to a surface water sewer/drain*
- 7. discharge rainwater to the combined sewer.*

The Sustainable Design and Construction Supplementary Planning Guidance (2014) supports that *developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken.* The minimum expectation for development proposals is to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times.

In drawing up their schemes applicants should refer to the most recent SuDS Manual (C753), published in November 2015, in addition to the Susdrain website ([www.susdrain.org](http://www.susdrain.org)) and CIRIA Guidance ([www.susdrain.org/resources/ciria-guidance](http://www.susdrain.org/resources/ciria-guidance)), as this includes a wealth of detailed information on sustainable drainage to assist the developer in managing surface water drainage. Reference to the technical guidance in Defra/EA Rainfall Runoff Management for new Developments science report, Revision E provides applicants with advice on the management of stormwater drainage and in particular to assist in sizing of storage elements for the control and treatment of stormwater runoff. Applicants may also want to use the online tool from [www.UKsuds.com](http://www.UKsuds.com) to help derive preliminary calculations.

#### Summary of assessment of submitted drainage proposals

The Flood Risk Assessment (FRA) (AECOM, October 2016) and Drainage Strategy (as part of the 'Utilities Statement' submitted as Annex 6 of Appendix C of the Environmental Statement (Norman, Disney & Young, October 2016) was assessed against the requirements of the NPPF, the SuDS Non-Statutory Technical Standards (March 2015) and the drainage requirements of the London Plan, policy 5.13 and its supporting document – Sustainable Design and Construction Supplementary Planning Guidance (2014) as follows;

- Overall the flood risk assessment demonstrates the assessment of flood risks from all sources sufficiently and the site is considered to be primarily at a low risk of flooding. As a basement level is currently planned site mitigation measures will be required to reduce the risk of groundwater flooding to underground structures.
- The FRA has provided a short Conceptual Surface Water Management Plan detailing

SuDS opportunities for the development.

- The Drainage Strategy provided has limited details of the past and the proposed surface drainage. The surface water discharge from the existing development site has been assessed at 1,317 l/s during a critical 1 in 100 year storm event. The greenfield runoff flow from the development site has been assessed at 42.5 l/s to 59.5 l/s.
- It is stated that the volume of attenuation required to achieve the greenfield runoff rate would be impractical at 12,000m<sup>3</sup>. It is therefore proposed to adopt a surface water discharge which equates to 50% of the existing surface water discharge, stated as 568.5 l/s (1 in 100 year event), requiring an attenuation volume of 2,730m<sup>3</sup>. This is proposed to be provided by a series of tanks distributed throughout the basement of the proposed development.
- The LLFA do not consider that this is an acceptable proposal as it is 50% of the extreme event (not considering climate change). Therefore, the proposed discharge rate is actually significantly higher than the most common low frequency storms. London Plan and Croydon Local Plan policy state that greenfield runoff must be aimed for with robust justification where this is not achieved. The current minimum requirement would be a 50% reduction in the 1 in 1 year return period event. The applicant should consider alternative attenuation methods such as roof storage or planters where there is deemed to be restricted space below ground.
- There are no supporting calculations provided for the current and proposed site in the Drainage Strategy. These must be clearly presented in the drainage strategy at full planning stage for a 1 in 1, 1 in 30, 1 in 100 and 1 in 100 + 40% climate change allowance storm event.
- It is stated that the proposed drainage system, including the attenuation, will remain private and will be managed and maintained under a comprehensive Planned Preventative Maintenance (PPM) programme. Details of this should be provided as part of a full planning application.
- The Croydon Local Plan Strategic Policies and London Plan are referenced throughout the FRA document however they are not specifically referenced in the Drainage Strategy. Applicants must demonstrate that their proposals adhere to local planning policy and as part of the full application it is expected that this will be clearly outlined in the Drainage Strategy.

#### Recommendations or objections to LPA

##### **Recommendation**

Whilst we do not object to the application at this stage, the applicant should be aware that significantly more information will be required at full planning application stage in order for the drainage design to meet the requirements of Croydon LLFA. Some key points for consideration are provided below:

- This is a large central development in Croydon in an area where intermittent surface water floods are known to occur, particularly in highway areas. Redesign of this area should maximise opportunities to incorporate improved sustainable drainage features within the landscaping using features such as planters, tree pits or permeable materials. Green roof should also be incorporated as much as possible into the new buildings in line with London Plan Policy 5.11.

- The London Plan and draft detailed policies for the Croydon Local Plan expect new developments to be achieving greenfield runoff or better. This is being achieved on other constrained sites in Croydon and the applicant must demonstrate robustly that they have made every effort to achieve as close to this as possible.

**We request the following conditions for information provision as part of the full planning application**

A detailed drainage strategy should be provided for approval by the LLFA in support of full planning application, which clearly aligns to the NPPF, London Plan policy 5.11 & 5.13 and Sustainable Design and Construction SPG and the Croydon Local Plan policies in addition to LLFA comments provided in November 2016, including the following elements;

- a) Detailed site layout at an identified scale;
- b) Topographical survey of the site, with contours with a demonstrated understanding of how surface water would flow across the site;
- d) Clear calculations of;
  - change in impermeable areas between present site and proposed development;
  - existing and proposed run-off rates and volumes during a 1 in 1yr, 1 in 30yr, 1 in 100yr and 1 in 100yr + climate change storm events; and
  - water storage capacity of the proposed drainage features.

With demonstration that they meet the requirements of the policy;

- e) Demonstration that the proposed form of drainage has regard to the SuDS hierarchy in the London Plan and robust evidence to support proposals where SuDS are deemed inappropriate. A drainage design can incorporate a range of SuDS techniques including source control. A statement on the benefits this brings in terms of water quality, environmental and social benefits should be provided
- f) Plans, drawings and specification of SuDS proposed;
  - Any proposed infiltration to ground should be supported by percolation tests in accordance with BRE Digest 365 or CIRIA guidance R156.
- g) Details of any offsite works required, together with necessary consents (where relevant);
- h) Details of the management and maintenance for all SuDS and how they will be secured for the lifetime of the development (maintenance plan); and,
- i) Details on the proposed emergency overflow arrangement in the event of exceedence

**Additional recommendations to applicant**

In line with local and national policy, the development must strive to intercept, store and attenuate as much surface water as possible, working as close to greenfield runoff rates as possible. The FRA has confirmed greenfield runoff rates will not be able to be achieved on this site.

Any development at this site must carefully consider the locally known flood risks, and the impact on flood risk beyond the site boundary. Any proposed below ground construction at this site should be supported by a detailed assessment of ground conditions and presence of

groundwater.

SuDS can be implemented on any type of site regardless of the development density or space constraints and must be considered as part of the runoff management arrangements for the site. A wealth of information is available to guide your drainage design through the Susdrain website:

<http://www.susdrain.org/resources/other-guidance.html>

The SuDS Manual (C753) is freely available online at;

[http://www.ciria.org/Resources/Free\\_publications/SuDS\\_manual\\_C753.aspx](http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx)

Buildings with flat roofs or areas of flat roof are well suited to 'living roofs' which can intercept rainfall from entering the drainage system as well as providing multiple other benefits. Please see [the Living Roofs website](#) or [London Borough of Islington, Green Roofs and walls: Good Practice Guide 1](#) for more information.

We would encourage consideration of how sustainable drainage features can be incorporated into the landscaping of the site, providing improved amenity and visual landscape as well as more natural and easy to maintain drainage features.

We expect applicants to prioritise SuDS at the top of the 'SuDS hierarchy' in terms of sustainability and multiple benefits before considering subsurface hard engineered options. Although infiltration to ground may not always be appropriate, lined infiltration features should still be prioritised where possible over tanks or pipes which offer no water quality benefit.

**Figure 1: SuDS Hierarchy (Source: Environment Agency Thames Region, 2006, *SuDS - A Practical Guide*)**

<b>Most Sustainable</b>  ↑  ↓  <b>Least Sustainable</b>	<b>SUDS technique</b>	<b>Flood Reduction</b>	<b>Pollution Reduction</b>	<b>Landscape &amp; Wildlife Benefit</b>
	<b>Living roofs</b>	✓	✓	✓
	<b>Basins and ponds</b> - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	<b>Filter strips and swales</b>	✓	✓	✓
	<b>Infiltration devices</b> - soakaways - infiltration trenches and basins	✓	✓	✓
	<b>Permeable surfaces and filter drains</b> - gravelled areas - solid paving blocks - porous paviers	✓	✓	
	<b>Tanked systems</b> - over-sized pipes/tanks - storms cells	✓		

## Mid-Croydon Conservation Area Advisory Panel

Addington Village, Central Croydon, Chatsworth Road, Church Street, Parish Church, St Bernards, The East India Estate,  
The Waldrons, Wellesley Road (North)

### Comments on Planning Applications within (or affecting) Conservation Areas

Application Number :	<b>16/05418/OUT</b>
Location :	Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP
Description :	Mixed use redevelopment of the Whitgift Shopping Centre
Application Date :	21 October 2016
Application rec'd by Panel :	06 March 2017
Consultation Period Starts :	25 October 2016
Consultation Period Expires :	31 March 2017

Period : Application rec'd by Panel & Consultation expiry date : 20 working days

### Reasons where the following elements of the proposals are considered unacceptable

Siting: n/a	Materials: n/a
Massing: n/a	Landscape: n/a
Appearance: n/a	Access & Parking Arrangements: n/a
Scale:	Other Highway issues: n/a
Proportions: n/a	Illumination (advertisement applications): n/a
Rhythm: n/a	

Additional Comments (continued overleaf as necessary):

1. The Panel made comments on this application in November 2016 and although there have been revisions to some of the many documents accompanying this application the Panel considers that its original comments still stand and are repeated as follows.
2. At the planning committee meeting held around June 2016, to consider the revised proposals for the Whitgift Centre, the Chairman, (in his verbal summing up of the discussion), expressed the view that he hoped an enhanced planning application would be forthcoming, rather than a further outline application. The Panel agreed with this view and yet this is another outline application and we are no further forward in terms of the submission of an application which details a final scheme.
3. The Panel is also concerned at the detrimental impact that the continuing delay of final proposals is having on the centre of Croydon, which is rapidly taking on the appearance of a ghost town, a position from which it will be difficult if not impossible to regenerate particularly in view of the further deterioration expected due to the disruption and length of time the development will take.
4. The Panel wish to restate that a development of this scale and complexity should be the subject of a full planning application considered by the planning committee once the final detailed proposals are known, rather than piecemeal applications decided by delegated powers, which is effectively planning by stealth.
5. The Panel has the following specific points:
  - I. There is more demolition along North End than previously envisaged and there should be no demolition of any buildings in the conservation area before the architectural details, scale, materials and finishes of the replacement buildings are known.
  - II. The sketches included in the various documents of this application are no substitute for architectural detail and have little in keeping with the character of the existing buildings.

- III. The Panel is very concerned about the ever increasing height of the buildings and particular the 5 towers along Wellesley Road together with the overall massing and general bulk of the development. A repeat of the massing effect of the development similar to that above the Grants façade needs to be avoided at all costs.
- IV. Despite the results of the Environmental statement on the effects of wind on the surrounding area of the tall buildings the Panel do not believe the conclusions. If St Georges Walk became a no go area in the 1960's due to the wind effect of the Nestle tower, then surely the overall effect of the higher residential blocks and other tall buildings along Wellesley Road, will exacerbate the already perceived canyon effect, together with a detrimental impact on the general ambience of the conservation area.
- V. Ignoring this could be a costly mistake and totally invalidate the impression given of people sitting in the various piazzas included in the documents due to the effect of wind turbulence. It seems that we are unable to learn the lessons from the past with this effect. The Saffron Square fountain area is another recent example of a cold wind swept area devoid of any human scale or appeal.
- VI. The Panel considered the various viewpoint photographs showing the visual impact of the proposed heights of the Whitgift Centre development together with those of adjacent developments in Lansdowne Road and Station Road West Croydon superimposed. While these are interesting and confirm the fears about the heights and the effect on the townscape, the use of a skeletal outlines fails to correctly reflect the impact of these buildings on the skyline and what guarantees are there that the photographs correctly reflect the proposed building heights?
- VII. Although the traffic proposals for Wellesley Road will have little impact on the conservation area there is concern that this major North - South route which is already very heavily used will in the future become more congested due to the narrowing works currently taking place and by the site access for construction traffic. In the long term the entry and exit points for the car parking, residential accommodation use and retail servicing all depend on access along Wellesley Road.

**The Panel considers the effect of the Proposal on the character or appearance of the Conservation Area will be :**

Overall a disappointing application and on the basis of the details currently available (or lack of them), the Panel considers the development to be detrimental to the conservation area.

**Date: 30 March 2017**

**Signature: [REDACTED] on behalf of  
Mid-Croydon Conservation Area Advisory  
Panel**

**Croydon Council Planning Dept**

**NATS LTD**

**Safeguarding Office**

4000 Parkway

Whiteley

Fareham

Hampshire

PO15 7FL

☎: [REDACTED]

✉: [natssafeguarding@nats.co.uk](mailto:natssafeguarding@nats.co.uk)

🌐: <http://www.nats.co.uk/windfarms>

**Sent via email:** [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk)

01 November 2016

**NATS Ref: SG23333**

Dear Sirs,

**16/02968/DT | Demolition of existing buildings; erection of shopping centre, leisure uses and residential accommodation with ancillary parking | Whitgift Centre and land bounded by Poplar Walk, Wellesley Road, George Street and North End, Croydon**

NATS (En Route) Plc ("NERL") has assessed the application and anticipates an adverse impact on the H10 Primary (PSR) and Secondary Surveillance Radar (SSR) sited at Heathrow Airport and associated Air Traffic Operations at the London Terminal Control Centre at Swanwick, Hampshire.

The impact on the radar is anticipated to manifest itself in the form of a loss of cover and the generation of false radar targets. The former impact cannot be mitigated to remedy the effect itself, but this can at times be accepted or managed through changes to Air Traffic Service procedures. The latter effect, false targets, can normally be mitigated through a modification to the radar system.

Following the assessment work and engagement with the Air Traffic Units affected, the loss of radar cover has been deemed to be acceptable. While regrettably the generation of false radar targets is unacceptable, I can also confirm that the potential for a mitigation solution exists.

This mitigation solution, referred to as a 'radar mitigation scheme' or 'RMS' mitigates the impact of the development through a modification to the radar system to address the generation of false targets.

While the implementation of the mitigation solution is dependent on the applicant entering into a contractual agreement, NATS is confident that the technical solution is a tangible and realistic one which can be delivered at this location within the lifetime of a planning consent (3 years).

Accordingly, should Croydon Council be minded to grant the application NATS respectfully requests that the standard aviation conditions are imposed on any consent, as detailed overleaf.



## **CONDITION**

1. No construction work shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Croydon Council.  
The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

## **REASON:**

*In the interests of the safe operation of Heathrow Airport and of NATS En-route PLC.*

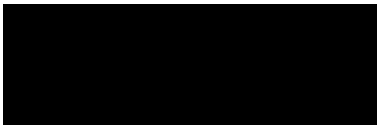
For the purpose of the condition above;

**"Operator"** means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).

**"Radar Mitigation Scheme"** or **"Scheme"** means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the H10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

We would like to take this opportunity to draw your attention to the legal obligations of local authorities contained in *The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) (Scotland) Direction 2003*, in the event that any recommendations (including those relating to conditions) made by NATS En-Route PLC are not accepted.

I trust this clarifies our position but should you have any further queries, do not hesitate to contact me.



For and on behalf of NATS (En-Route) PLC



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**CROYDON** | Delivering  
www.croydon.gov.uk for Croydon



[REDACTED]

[REDACTED]

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**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 01 November 2016 11:19  
**To:** Development Management  
**Subject:** Consultation Response - 16/0541/OUT Whitgift Shopping Centre And Surrounding Land Croydon

Please find Natural England's response in relation to the above mentioned consultation below.

We welcome your feedback on Natural England's revised standing advice. Please provide comments and suggested improvements regarding usability, quality of content and its clarity and effectiveness as a tool in guiding decision-making using the text box on the attached customer feedback form. Alternatively email your feedback directly to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

**Application Ref: 16/05418/OUT**  
**Our Ref: 199628**

Dear Sir or Madam,

**Natural England has no comments to make on this application.**

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Yours faithfully,



email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)  
For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: [development.management@croydon.gov.uk](mailto:development.management@croydon.gov.uk) [<mailto:development.management@croydon.gov.uk>]

Sent: 21 October 2016 13:39

To: Consultations (NE)

Subject: Notification for Observations on application number 16/05418/OUT

Please see attached observations request for Whitgift Shopping Centre And Surrounding Land Croydon  
CR0 1LP

Council services, online, 24/7 [www.croydon.gov.uk/myaccount](http://www.croydon.gov.uk/myaccount) Download our new free My Croydon app for a faster, smarter and better way to report local issues [www.croydon.gov.uk/app](http://www.croydon.gov.uk/app)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

[REDACTED] [\[REDACTED\]@networkrail.co.uk](mailto:[REDACTED]@networkrail.co.uk) On Behalf Of Town Planning SE

Sent: 02 November 2016 13:49

To: Development Management

Cc: Town Planning SE

Subject: Notification for Observations on application number 16/05418/OUT / Whitgift Shopping Centre  
And Surrounding Land Croydon CR0 1LP

Network Rail Consultation -

Dear Sir/Madam,

Thank you for consulting Network Rail with regards to the Reference 16/05418/OUT.

After reviewing the information provided in relation to the above planning application, Network Rail has no objection or further observations to make.

Thank you.

Kind Regards,

[REDACTED]  
Town Planning Technician, Property

Network Rail  
5th Floor  
1 Eversholt Street  
London NW1 2DN

[REDACTED]  
[REDACTED]@networkrail.co.uk  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

-----Original Message-----

From: development.management@croydon.gov.uk [<mailto:development.management@croydon.gov.uk>]

Sent: 21 October 2016 13:47

To: Town Planning SE

Subject: Notification for Observations on application number 16/05418/OUT

Please see attached observations request for Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP

Council services, online, 24/7 [www.croydon.gov.uk/myaccount](http://www.croydon.gov.uk/myaccount) Download our new free My Croydon app for a faster, smarter and better way to report local issues [www.croydon.gov.uk/app](http://www.croydon.gov.uk/app)

From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit [www.croydon.gov.uk/betterplacetorent](http://www.croydon.gov.uk/betterplacetorent)

Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

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London Borough Of Croydon  
Development Management Service  
Place Department  
6th Floor, Zone A/B  
Bernard Wetherill House  
8 Mint Walk  
Croydon  
CR0 1EA



Our ref: 16/02554/CONLA NOCONZ  
Your ref: LBC REF 16/05418/OUT  
Date: 21st November 2016

Dear Sir / Madam

**REFERENCE:** 16/02554/CONLA (Please quote in all communication)  
**LOCATION:** Whitgift Shopping Centre And Surrounding Land Croydon CR0 1LP  
**DESCRIPTION:** Mixed use redevelopment of the Site through the demolition (within and outside the Conservation Area), alteration, refurbishment and retention of existing buildings/structures and erection of new buildings/structures to provide a range of town centre uses including retail and related uses (Use Class A1 - A 5); leisure (Use Class D2); residential (Use Class C3); student accommodation (sui generis) or hotel (Use Class C1); community facilities (Use Class D1); office (Use Class B1); residential amenity space and public realm; alteration of existing and creation of new basements, underground servicing and multi-storey car parking; alteration to existing and creation of new vehicular and pedestrian access into the site; utility and energy generation facilities; infrastructure and associated facilities, together with any required temporary works or structures required by the development. Demolition within the conservation area of no. 5 George Street and nos. 2- 30 North End, but with retention of the building facades at no. 5 George Street and at nos. 2-30 North End; Demolition of buildings within the conservation area at no. 7 George Street and nos. 44-46, 48-50, 52, 54, 56, 94, 96, 98 and 114-126 North End including walls and fences, and part of the rear of nos. 34 and 108 North End; and creation of basements beneath buildings at nos. 114-126 North Properties at Nos. 32, 34, 34a, 34-36, 58, 60-68, 70,

72, 74, 76-78, 80, 82-84, 86, 88-90, 92, 100, 102, 104, 106, 110 and 112 North End and Nos. 3 and 3a George Street to be retained with minor works to facilitate construction.

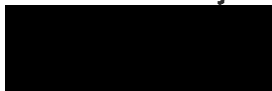
With reference to the above Determination received on 31st October 2016 and acting in accordance with my delegated powers, I am able to inform you that the Council has **NO OBJECTION** to this proposal subject to the following:

#### **INFORMATIVES**

1. Given that the planning application does not appear to specify how the additional floorspace will be split between comparison and convenience retail, it is difficult to ascertain the actual impact on Reigate & Banstead. We would therefore seek reassurance that the London Borough of Croydon is satisfied that it has a full understanding of the potential impact of the proposals (particularly new comparison floorspace) on nearby town centres, including Redhill in Reigate & Banstead borough and would request that appropriate consideration is given to the impact of the proposals on nearby town centres by London Borough of Croydon in determining the application.

If you wish to discuss the matter further please contact Hollie Marshall on telephone number 01737 276010 or by email to [Hollie.Marshall@reigate-banstead.gov.uk](mailto:Hollie.Marshall@reigate-banstead.gov.uk).

Yours faithfully



Head of Places & Planning





Our ref: 16/4207  
Your ref: 16/05418/OUT

Transport for London  
Borough Planning

[REDACTED]  
London Borough of Croydon,  
Bernard Weatherill House,  
8 Mint Walk  
Croydon  
CR0 1EA

Windsor House  
42 – 50 Victoria Street  
London SW1H 0TL

Phone 020 7222 5600  
Fax 020 7126 4275  
[www.TfL.gov.uk](http://www.TfL.gov.uk)

18<sup>th</sup> April 2017

Dear [REDACTED]

**Re: Your ref: 16/05418/OUT Whitgift Shopping Centre and Surrounding Land, LB Croydon**

This letter updates TfL's position on the redevelopment of the Whitgift Shopping Centre located in Croydon town centre.

TfL set out its initial position within the Mayor's Stage 1 report dated 16<sup>th</sup> January 2017. This report highlighted that the development will generate around 27 million visitors a year of which 8.5 million are new, requiring significant upgrades to transport services and public realm. TfL requested that tram and bus capacity in particular should be prioritised along with highway access and walking and cycling improvements on the surrounding network. More than 3,100 car parking spaces are proposed which is in excess of London Plan standards, and requires specific management strategies to be implemented. Cycle parking, electric vehicle and blue badge parking also did not meet London Plan standards.

Since the Stage 1 report, further discussions have been held with the Council and the applicant and additional information has subsequently been submitted. TfL is now generally satisfied that the impacts of the development can be adequately mitigated, subject to appropriate transport improvements being secured by condition and through the section 106 agreement.

Extensive work has been undertaken on updating the VISSIM modelling. TfL is now satisfied that these models are acceptable and fit for purpose for assessing the impacts of the development and can be used to inform subsequent detailed design and formal notification stages.

With regard to car parking, TfL previously commented that the proposed level of car parking for the retail/leisure element of the scheme was excessive. Whilst there has been a slight reduction in the overall level of car parking compared to the consented scheme it is still contrary to London Plan standards. However it is recognised that the proposed level is in conformity with the recommendation in the Croydon Opportunity Area Planning Framework (OAPF) for the retail core.

With regard to the section 106 agreement, it has been agreed with the Council and the applicant that significant contributions will be secured towards public transport, including tram network enhancements which may include the Dingwall Loop scheme or suitable alternative tram improvements and enhancements to bus services and facilities which have been prioritised due to the forecast public transport mode share.

**MAYOR OF LONDON**



VAT number 756 2770 08

The agreement will also secure a comprehensive travel planning and monitoring process which will allow the impacts of the development to be reviewed and mitigation measures developed as appropriate with other cumulative growth in the town centre.

Other measures to be secured include section 278 highway works, public realm improvements, cycle facilities, a car park management plan and VMS, West Croydon Station improvements, and construction logistics and delivery and servicing plans.

With regard to highway impacts, the localised impacts will be addressed via the section 278 works proposed for Wellesley Road and at the Park Lane gyratory, through close working with TfL. The applicant has also tested a range of measures which look to provide journey time benefits to buses and we will look to investigate these further as part of the section 278 works. Comprehensive highways network monitoring will allow the impacts of the development to be reviewed and mitigated.

In summary, TfL is now satisfied that the proposed development is considered to be in general accordance with the transport policies of the London Plan, subject to the measures above being secured by condition and through the detailed drafting of the section 106 agreement, to which TfL will be a party.

Yours sincerely,

[Redacted]

**Principal Technical Planner – TfL Borough Planning**

[Redacted] [@tfl.gov.uk](mailto:[Redacted]@tfl.gov.uk)

[Redacted]



-----Original Message-----

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]

Sent: 08 March 2017 10:22

To: Development Management <Development.Management@croydon.gov.uk>

Subject: 3rd Party Planning Application - 16/05418/OUT

London Borough of Croydon  
Taberner House  
Park Lane  
Croydon  
Surrey  
CR9 3JS

Our DTS Ref: 54844  
Your Ref: 16/05418/OUT

8 March 2017

Dear Sir/Madam

Re: WHITGIFT SHOPPING CENTRE, AND SURROUNDING LAND, CROYDON, CR0 1XB

#### Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in

respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover)

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

#### Water Comments

The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Thames Water recommend the following informative be attached to any planning permission: There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.


Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained.

Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

#### Supplementary Comments

Waste: Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  


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We provide the essential service that's at the heart of daily life.



THE  
WHITGIFT  
FOUNDATION

London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

8 November 2017

Dear Sirs

**Planning application for retail — led mixed use redevelopment of the  
Whitgift Centre and surrounding land ("Scheme")**

**Letter of Support from The Whitgift Foundation ("Foundation")**

I am writing on behalf of the Governors of The Whitgift Foundation confirming our support for the current planning application (ref: 16/05418/OUT) for the Scheme, which is a continuation of the Foundation's support for the previous planning application which was approved in February 2014 ("2014 Scheme").

In this letter, I shall endeavour to explain reasons why it is so important for our Charity to support the redevelopment and regeneration of Croydon. The Foundation engaged with Westfield in 2011 and has supported them throughout and also when they formed the Croydon Limited Partnership with Hammerson.

Whilst the Committee may be familiar with some of the background to the Foundation set out below, I do consider it worthwhile to provide this letter of support as we stand now at such a pivotal moment in achieving the long-held ambition for the regeneration of the town centre. Given the uncertain political and economic climate, it is more important than ever that this investment is secured for the long-term benefit of the people of Croydon.

## **1. The Whitgift Foundation**

The Foundation was established in 1596 by the Archbishop of Canterbury, John Whitgift. Whilst Archbishop, he had the use of a number of palaces on route between Lambeth Palace and Canterbury. He often stayed at the Croydon Palace, which is now part of Old Palace School in the Old Town of Croydon. He enjoyed spending time in Croydon and liked the people of the town and decided to put roots down and purchase farmland around the town. He built a hospital for the elderly and sick and this building still stands on the corner of North End and George Street and is now

called the Whitgift Almshouses. He had a school built next door to the Almshouses and employed a master to educate young boys of the town. His philanthropic vision was to care for the elderly and educate the young and this amazing history has been entwined with that of Croydon, and the Foundation remains as committed to the local area as it was more than 400 years ago.

The Foundation (Charity No 312612) is regulated by the Whitgift Charities Act 1969 as varied or affected by a Scheme of the Charity Commission dated 6 June 2011 and as such can only operate in Croydon. Therefore, it is fundamental to the ongoing future of the Foundation that Croydon remains a strong and vibrant community, rich in diversity.

The Foundation's primary purpose is to educate the young and provide care services for the elderly in Croydon. Through its significant landholdings in and around the town centre, the Foundation has long sought to protect land and contribute to the success of the town. The Foundation has made long-term investments in the town centre and relies on income generated from this to continue to fund its charitable activities.

The Foundation annually commits to spending in excess of £5 million per annum in bursaries so that more than 46% of its 3,200 pupils who attend the Foundation's three schools (Whitgift, Trinity and Old Palace) receive financial assistance. This has enabled the Foundation to foster strong and inclusive communities with pupils from all backgrounds. The schools not only achieve outstanding academic and co-curricular success, they also support the local community through a large number of community initiatives. Over the last decade, £38 million has been provided in bursary and scholarship grants. The Foundation relies entirely on income from investment and property holdings to achieve this funding.

The Foundation owns and manages three schools in Croydon, educating over 3,200 pupils and employing 820 staff:

- Whitgift School educates 1,550 boys from age 10 to 18 and provides a full boarding facility for up to 120;
- Trinity School moved from the town centre 50 years ago to its present site in Shirley and educates 940 boys aged 10-18 (plus 60 girls in a co-educational sixth form);
- Old Palace of John Whitgift School educates approximately 750 girls from nursery (age 3 months) to 18 at two sites, (nursery and preparatory is located at the Croham Road site and seniors at the site in the heart of Croydon's Old Town).

Over 100 residents live in our three care homes where we employ 140 care staff:

- The Hospital of the Holy Trinity (the Almshouses) was built on the corner of George Street and North End in 1596 and now provides sheltered accommodation for up to 15 residents in a range of bedsit and one-bedroom apartments. To reside at the Almshouses, the Charity Act requires residents to be over 60; communicant members of the Church of England; to have lived within the diocese of Croydon or Lambeth or the County of Kent and be of modest means.
- Whitgift House is situated in the grounds of Whitgift School and provides 34 one-bedroom flats for sheltered accommodation and 36 full nursing care rooms for the very frail and vulnerable. The home has achieved 'Beacon Status' under the Gold Standard Framework national award scheme for end of life care.
- Wilhelmina House was acquired by the Foundation in 2007 and provides 20 residential care units at the site in the Park Hill estate.

Since 1997, the Foundation has created a small organisation called the Carers' Information Service, which provides advice and support to the 34,000 registered carers in the Borough. In 2013 the service expanded considerably and relocated from Old Town to newly converted offices and conference facilities in George Street. This facility is now called the Carers Support Centre and is a joint partnership between the Foundation and the London Borough of Croydon. The Centre is host to a number of other voluntary organisations including Rethink, Help for Carers, the Young Carers Project and Healthwatch.

In 2013, the Foundation delivered the first ever Croydon Heritage Festival to recognise and celebrate the town's rich and colourful history and heritage. A good number of heritage buildings were opened to the public and included the Whitgift Almshouses, Old Palace School, Croydon Minster, Croydon Aerodrome and the Town Hall. Over 100 different local organisations engaged with the two-week festival to promote their activities and the great services that they provide to the community. The Foundation will continue to promote Croydon's heritage and culture for future years to come.

As a charity established with the objective of the education of the young and care of the elderly, the Foundation is concerned not only to protect and enhance its interest and assets in Croydon, but also to help ensure the continued vitality and viability of Croydon.

## **2. My Role with The Whitgift Foundation**

I am Chief Executive Foundation and report to the Chair of Governors of the Foundation. I was appointed to the role in October 2009 having previously worked as



Deputy Clerk to the Foundation. I am responsible for the general and financial management of the Foundation and ensure full compliance with Charity and Company law.

My role is to help the Foundation deliver its aims which focus on two key strands, to provide education for the young and care for the elderly. To support these charitable activities, the Foundation relies on income from its investments and property holdings, particularly to provide funds for bursaries and grants to enable children from modest backgrounds to enjoy a first-class education at one of our three independent schools in Croydon. The Foundation also provides a significant grant to support the general running of our three care homes and fund the Carers Support Centre.

The Foundation is governed by the Court of Governors comprising 15 governors, some of whom live within the Borough and others from outside the town but whom have valuable connections with Croydon and the Foundation. Our governors are all professionals who offer a wide range of skills and expertise ranging from education; finance; law; medical; property and commerce. The Court of Governors meets at least four times per year and is supported by 10 subcommittees.

In dealing with the Foundation's property assets, I work closely with the Foundation's Surveyor, Richard Stapleton, who has advised the Foundation for over 15 years. Since my appointment, I have been an active member of the Stakeholder Project Boards for the Mid-Croydon and Old Town Masterplans representing the Foundation and our associated property interests. I am a Director of the Croydon Bid and I attend various meetings to promote the work of the Foundation and its commitment to the continuing prosperity and regeneration of the town.

### **3. The Almshouses**

It is vital to the Governors that the Grade 1 Listed Almshouses are protected. Through its agreement with Westfield, the Governors have secured various guarantees that the Almshouses and its residents would be fully protected both during the redevelopment and subsequently. The height of the adjoining buildings will be reduced so that the views out of the Almshouses courtyard will be greatly improved and this will enhance the long-term setting for one of the town's oldest buildings.

### **4. The Whitgift Foundation's interest in the Whitgift Shopping Centre, Alders store and other parts of the Order Land**

The Whitgift Shopping Centre is built on a 4.5-hectare site between North End and Wellesley Road. This was originally the site of the Foundation's school until the early 1960s when it entered into a development agreement with Ravenscroft Properties (a subsidiary of Land Securities Investment Trust) for the construction of the shopping

centre. The centre was one of the first purpose built town centre schemes in the UK. The freehold of the shopping and the majority of the adjoining Alders building is owned by The Foundation.

Having been founded in George Street in the 1860s and then extended into North End in the 1890s, Alders Department Store expanded in a series of redevelopments throughout the 20th century; by the 1960s it had become one of the largest department stores in the country with a gross internal floor area in excess of 46,000 square metres. Each stage of the expansion of Alders involved a commercial transaction with the Foundation.

By the late 1990s, it was recognised by the Foundation that the retail offer within the Whitgift Centre and Alders was becoming increasingly outdated in comparison to other major shopping centres.

It was by that time apparent to all concerned that the Alders Department Store was poorly and inefficiently arranged by modern standards and was clearly going to have difficulty in remaining competitive in a fast changing retail market.

## **5. Existing problems with Croydon Town Centre**

It is immediately apparent from a walk around Croydon Town Centre and the land comprising the Scheme that there are deep-rooted problems, which require significant investment if the decline in the town centre is to be reversed and Croydon is to fulfill its function as London's largest metropolitan centre. The problems, which are inextricably linked in many cases, can be summarised as follows:

- (a) Whitgift Shopping Centre is now outdated and no longer fit for modern retailer requirements due to small size of retail units and configuration;
- (b) Limited range of aspirational retailers; and
- (c) Alders is entirely unsuitable for requirements of a modern department store operator;
- (d) Lack of permeability through the town centre;
- (e) Lack of investment of the town centre public realm and wider environment which results in Croydon being a less attractive town centre to visit compared to competing areas and shopping centres such as Kingston, Bluewater, Central London and Westfield Stratford; and
- (f) High vacancy rates and falling rents creating an unattractive place for developers to invest.



## **6. The Whitgift Foundation's involvement with the Scheme**

With the failure of Park Place to come forward, it was clear by around 2009 that the strategy and planning framework for regeneration of the town centre and its retail offer would need to be reassessed.

The Foundation continued to consider various development partners and in 2011, on advice, entered into detailed discussions with Westfield and was significantly impressed with its plans for developing the Whitgift Centre. Westfield Corporation Ltd have a world-wide reputation in shopping centre schemes and its centres in Australia, the USA and more recently in London, Stratford and Shepherds Bush, have proved their expertise in developing first class retail and leisure schemes.

The Development Framework Agreement with Westfield was signed in November 2011. The agreement provides for the Foundation to grant a long lease of all the land owned by it which is needed for the Scheme in return for a geared ground rent.

Westfield has reached agreement with Hammerson PLC, with its long history of development in the UK and Europe and its existing investment in Centrale Croydon, to become partners in the Scheme through the formation of Croydon Limited Partnership.

The Governors of the Foundation are convinced that with Westfield and Hammerson working together with the London Borough of Croydon, the redevelopment of the Whitgift Centre will be the catalyst for significant regeneration and change so desperately needed for Croydon.

## **7. The opportunity presented by the Scheme**

There has been a pressing need for regeneration of Croydon's retail offer for the past 15-20 years. It is the Foundation's strong view that the Scheme presents the optimum opportunity for Croydon to reverse the problems I have identified in section 5 above and bring investment that will transform Croydon Town Centre. The Foundation strongly supported the planning application for the 2014 Scheme. The current application will provide additional benefits.

In particular, the Scheme:

- (a) will transform Croydon's qualitative retail offer, bringing to Croydon many of the aspirational retailers currently absent from the town centre. This, in turn, will attract shoppers that currently do not come to Croydon;
- (b) will ensure the return to Croydon of a leading department store anchor tenant;

- (c) will enable the relocation of Marks and Spencer to a new store on the Green Park House site which has been acquired by CLP since the 2014 Scheme was approved.
- (d) will open up the Whitgift Centre site and resolve the lack of permeability of the town centre resulting from the current layout of the Whitgift Centre and Alders;
- (e) will enable the introduction of a significant town centre leisure offer that will cater for families and which is currently severely lacking in the town centre. This will also assist in generating a strong night time economy;
- (f) will provide a significant number of residential units;
- (g) will provide investment in the public realm such as North End and Dingwall Avenue to create a high-quality environment which shoppers and Croydon residents will wish to visit and take pride in;
- (h) will provide pedestrian improvements to Poplar Walk;

Only a comprehensive scheme of the scale and critical mass proposed by CLP will achieve LBC's long held regeneration objectives for the town centre. Importantly, the combined forces of Westfield and Hammerson provide, in the Foundation's opinion, by far the best prospect of delivery of a major retail investment in the town centre. For too long, the compelling case for regeneration of Croydon's retail offer and the wider town centre has been held back due to wrangling between major land owners and it is essential that the opportunity which the Scheme presents is now taken.

As well as transforming Croydon's retail offer, I believe the Scheme will result in a step change in the image of Croydon and this will have a major catalytic effect in bringing forward development of other regeneration sites in Croydon.

## **8. Conclusions**

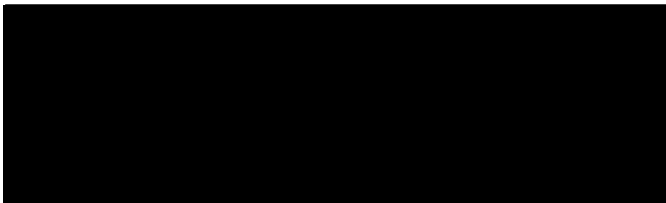
The Foundation is totally committed to the Scheme. The 2011 Development Framework Agreement with Westfield, the 2014 Scheme approved with the support of Hammerson and LBC, the confirmation of the CPO and now the planning application for the Scheme are, from the Foundation's view, the culmination of over a decade of attempts to bring about a major step-change for Croydon and promote a town centre Scheme that will transform the fortunes of the town for years to come.

The Foundation remains committed to, and will continue to act in, the best interests of the town and I have total confidence in the Scheme to deliver a world class town centre that will provide huge benefit to Croydon. It will, without doubt, provide

jobs and opportunities for many of the local population for years to come. The development will most certainly raise the profile of Croydon and with improved transport links, will become a crucial south London destination.

On behalf of The Whitgift Foundation I ask that the Council approve the planning application.

Yours faithfully

A large black rectangular box redacting the signature of the Chief Executive.

Chief Executive