

Meeting with Addiscombe Forum- 12th November 2013

Attendees

London Borough of Croydon (LBC): Steve Dennington, Simon Bashford, Kim Louis and Dominique Barnett

ASPRA: Hilary Chelminski, Bob Sleeman

Blackhorse: Jill Seagroatt, Shelia Batchelor

Canning and Clyde: Gordon Thompson

CHASE: David Harmes, Chris Adams

HOME: Mira Armour, Bob Porter

Morland: Molly Klidzia

Whitgift: Gerry Meredith Smith, Roy Colbran

Addiscombe in Action: Oscar Darling, James Hogg, Rod Davies, Tim Earney

Questions and points of discussion

- **Representations:** concerns were raised as to how representations should be made and whether they should be made as a forum, as resident associations or as individuals. Representations made as a forum will be welcomed, but this does not prevent residents making representations as both resident associations and as individuals. Clarification was also given on the key questions.
- **Croydon Opportunity Area:** concerns were raised over the boundary of the Croydon Opportunity Area and the impact of this on Addiscombe. Concerns were also raised about the development of residential towers that have little empathy to the surrounding area and also have an impact on parking. The boundaries of the 16 Places of Croydon area fixed by the Croydon Local Plan: Strategic Policies but residents are able to submit representations through the planning application consultation process for developments in the borough including proposals in the Croydon Opportunity Area. Residents are also able to comment on the Croydon Opportunity Area of the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options), especially the policies concerning character.
- **Consultation with harder to reach groups:** concerns were raised about how the Council is working to reach hard to reach groups such as under 25s. The Council is working with equality groups throughout the consultation period and are holding a meeting with these groups at the end of November. The forum would like to hear any feedback from this meeting, subject to an agreement at this meeting.
- **Place-specific policies:** concerns were raised as to why some areas of Addiscombe area not covered by a place-specific policy. For example, why is there not a policy for some areas of Addiscombe to prevent housing being converted into flats? The Place-specific policies target areas of Addiscombe which are less consistent in character and it is not possible for the Council to enforce a blanket policy to control the conversion of houses into flats and will use policies that assess impacts on amenity, character and transport.
- **Costs:** concerns were raised whether the Council has considered the implication of the place-specific policies on costs and viability. For example, has the Council considered the impact of the

requirement to use a certain type of brick and whether this would impact on the provision of affordable homes? It was outlined that whole plan viability is a test of soundness and an evidence base document is available on this matter.

- **Development in back gardens:** concerns were raised over development in back gardens and how you prevent these developments becoming a new dwelling. Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) includes policy DM3 Development on garden land regarding this matter and also includes policies to assess proposals against their impact on amenity and character. If an extension or an outbuilding in a back garden becomes a dwelling it becomes a change of use and will become a planning enforcement issue.
- **Infrastructure:** concerns were raised by residents who see education, healthcare, traffic management and other forms of infrastructure as more important than the heritage and character of the area. Concerns were raised around how Addiscombe will cope with an increase in population if improvements are not made to the current infrastructure and concerns were also raised about the relationship between infrastructure and funding. The Council is currently undertaking a partial update of the Infrastructure Delivery Plan which sets out the schedule for planned infrastructure across the borough and will provide information on the required funding to deliver this infrastructure. It will also set out which infrastructure is a priority in order to achieve the objectives of the Local Plan.
- **Shopping Frontages:** clarification was provided on the difference between Main Retail Frontages and Secondary Retail Frontages. Concerns were raised as to why there are currently more A5 (Hot Food Takeaways) uses in the Main Retail frontages than in the Secondary Retail Frontages in some areas of Addiscombe. The percentage of units that can be used for an A5 use in main and secondary frontages can be influenced by submitting a representation during the consultation period.
- **Shopping Parades:** clarification was given as to why the Shopping Parade on Cherry Orchard Road has not been identified for change in the Plan. This Parade has been assessed and still provides a shopping parade function so no changes are suggested.

Actions:

- Request for more paper copies of the Croydon Local Plan: Detailed Policies (Preferred and Alternative Options) so there is one copy between every two resident associations. Croydon Council has agreed to supply three paper copies of the Plan.
- Informal feedback on the received representations will be provided to Addiscombe Forum after the consultation period has ended.
- Confirmation will be provided after the meeting with the equality groups as to whether the Council can provide feedback from this meeting.
- Request for the PDFs of the Place-specific policies for the Croydon Opportunity Area so the residents can assess the impact of these developments on Addiscombe.
- Request for the PowerPoint to be emailed to Bob Sleeman for the resident association.