

Addiscombe RAs Planning Forum

representing views of
Blackhorse, ASPRA, CHASE, HOME, Canning and Clyde, Morland, Park Hill, Whitgift, &
Addiscombe in Action

Minutes of the Follow up meeting with
Development and Environment department
Spatial Planning team,

24th March 2014 at 6.30pm

At Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

The meeting was to follow up the submission on behalf of Addiscombe Place.

Those present were:

Mira Armour (HOME), Oscar Darling and James Hogg (Cherry Orchard), Rod Davies (Lebanon Road) , Jill Seagroatt and Sheila Batchelor (Blackhorse RA), Gordon Thomas (Canning and Clyde), Hilary Chelminski and Bob Sleeman (ASPRA), Kim Louis - LBC, Agnieszka Zimmicka - LBC, Kevin Tubbs (CHASE) , Roy Colbran (Whitgift), Steve Dennington - LBC (joined at item 3.)

Apologies received: David Hames and Chris Adams (CHASE), John Ingman (Park Hill RA), Molly Klidzia (Morland Rd RA)

1. Introducing the Call for Sites refresh, explaining a little about what they have been doing since the consultation closed, and the next stages for preparing the Croydon Local Plan was led by Dominik Mennie. There was a presentation which will be made available to the group. (please fill in Dominic)

DM

2. A discussion about the comments we have made on the preferred and alternative options with the officers, who drafted the proposed policies.

They have had 1000 separate responses to the consultation of which about 40% need further consideration or change. They reckon that our submission had 160 points and so there was no way we were going to go through them all in the short time available.

There was a surprise at the timetable for the whole thing. It seems that a

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detailed revision to the policies, to be agreed by the Members, will come

out in autumn next year. The whole of 2016 is allocated to consideration by the Planning Inspectorate (there was some suggestion that the timetable depended on the availability of an Inspector)

The final adoption would be in the spring of 2017. In other words another three years to go before this is set in stone. They were asked about the prospect of it all being changed in the event of a change of the Council at the forthcoming local elections. They could not predict what might happen but did say that they had always had one Labour member at their meetings.

We were told that London needs 49,000 new homes a year but the target is down to 42,000 simply because there is not enough land for the higher figure. The last time that 42,000 a year was achieved was in the 1930s and then, of course, London was spreading outwards into what are now the suburbs. Croydon needs 1400 new homes a year. There is no special target for Addiscombe Place. Waddon, Broad Green and Cane Hill are thought to provide more scope.

Each Local Area of Special Character (LASC) has had a letter. When they have all replied they will review all LASCs, both new and existing. Conservation areas are protected however. RC has asked about the emphasis on "historic" and the answer was really that it is "heritage" that matters which could include something modern if it enhances the area.

A question was asked of how you protect those areas which aren't heritage areas.

Agnieszka explained the character based approach, including CAAMPs stating that it is the character that is important not the Place boundary.

The reassuring thing that came out of the meeting is that they are much more concerned than in the past to make sure development is consistent and in character with what is already there. The areas that are picked out for special treatment are the ones that are already very mixed so that the development can be controlled with a view of an enhanced development. The ones that have consistency and something to preserve are covered by the overall plan.

3. The infrastructure needs of Addiscombe

The discussion about infrastructure needs was led by DM. The following points were made:

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NHS - too many single practice GPs but no sites for a consolidated health centre

GP number of practices ok at the moment but in future this will cause a problem - especially in the area around Cherry Orchard Road.

Not enough school places

From the East Croydon perspective RD has expressed his concern that these changes to planning are having the effect of inhibiting any progressive improvement to the environment in our area, in particular in relation to traffic.

Council
to take
up

Therefore Site mitigation schemes and construction management plans need to be made and should include traffic planning and logistics. Where will all the traffic go?

4. A session with officers around the map of Addiscombe looking at development opportunities.

Steve Dennington joined.

We were looking at the map of the area and suggesting where there might be scope for development or redevelopment.

Some emphasis was put on the part around the Leslie Arms, also Rees House. Investors should be shamed for keeping the area run down whilst they wait for the value of land to go up. This area is a focal point of the area. It is an entrance into central Croydon. The pub has been neglected for years now. Landscaping on and around the roundabout is badly maintained.

The Addiscombe Place can be a coherent whole only if each area is given protection and subsidies that the others have already enjoyed, in particular the area around East Croydon which is the sole area where the entirety of regeneration development seems to be occurring. The Group has asked for a separate meeting with the Council to discuss its concerns.

Council
to
arrange
meeting
please?

There is a sense of disenchantment growing, even anger, that the whole planning approach burdens East Croydon while providing no benefits whatsoever. Vast sums of money has been poured into the Addiscombe Urban Retail Centre, while Cherry Orchard Rd and Lwr Addiscombe Rd are ignored and starved of any support.

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Another site for re development mentioned was Havelock House in Lower Addiscombe Rd, opposite the junction with Havelock Road. The block is badly maintained. It has many social problems and crime associated with it. It seems to have large grounds which could land itself to a mews development. More suited to this area.

It was felt that we needed more time to talk over the map with the officers. This could be hugely productive as we know the area and they know the rules and limitations.

Roads around East Croydon will be badly affected by developments on Cherry Orchard Road. Lebanon Road area is already badly congested.

Any other business:

There was concern about the way planning application notices are being put up.

This should be reviewed as many times the notices are not noticed on the lamp posts - (they fold up) or slip down. This lives neighbours immediately affected unaware of the planning application. Whilst one can set up email alerts - not everyone is on emails. In particular older people.

There will be a meeting shortly by the Spatial Planners with the representatives of our group to look into detailed comments we have submitted to the plans.

Council
to set
it up

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