

Assessment and selection of sites for Gypsy and Travellers

Evidence for the Croydon Local Plan:
Detailed Policies and Proposals (Proposed
Submission)

July 2016

1. Why provide more pitches?

1.1. Croydon's population is growing including the local population of gypsy and travellers. The main drivers of need include families living on unauthorised encampments wanting to permanently reside in Croydon, overcrowding and new family formations. The need to demonstrate a supply of pitches is essential to avoid 'planning by appeal' and to ensure a 'sound' Croydon Local Plan: Detailed Policies and Proposals DPD.

2. History of development of identification of need

2.1. Currently there are 19 pitches provided in Latham's Way, Valley Park, Broad Green. The site originally opened in 1988 with 15 permanent residential pitches. The site was refurbished to enable an additional 4 pitches in 2007/8.

2.2. The need for 10-19 extra pitches between 2007 and 17 was identified in the London Boroughs' Gypsy and Traveller Accommodation Needs Assessment Report of March 2008. The Croydon Local Plan: Strategic Policies incorporated the lower figure, identifying in Policy SP 2.7 that the Council will seek to deliver ten additional pitches in the borough by 2021.

2.3. However by adoption of the Strategic Policies in 2013, it was recognised that a further Needs Assessment was required. This was commissioned to consider the need up to 2033 and the Croydon Gypsy and Traveller Accommodation Needs Assessment 2013 (GTANA) was produced in November 2013. This GTANA stated that the accommodation need should be reviewed every 3-5 years as the population and demographic needs can change rapidly.

2.4. The GTANA identified that 49 additional pitches are required by 2033 as follows:

- 27 pitches in 2013-2018
- 7 more in 2018-2023
- 7 more in 2023-28
- 8 more in 2028-2033

2.5 It stated that the Council need to consider providing a permanent site for Irish Traveller families who make up a large proportion of the unauthorised encampments in the borough. Eight pitches are identified as being needed in the first five year period, within the total of twenty seven required.

2.6 One emergency stopping place is identified as being needed by 2018 to provide a place for stays of up to 28 days for gypsy and travellers passing through the borough which should help reduce the number of unauthorised encampments.

2.7 The adjusted need figure of 36 pitches net is to reflect the proportion of homes that can be provided in Croydon and final Strategic Housing Market Assessment which is 73%. The Council's ability to meet a minimum of 73% of gypsy and traveller need is driven by the constrained capacity of suitable sites in the

borough when considered against the NPPF, PPTS, London Plan and the Council's site selection criteria. This is entirely consistent with the approach to planning for overall housing need as also set out in the Croydon Local Plan: Strategic Policies – Partial Review.

Period of Need- Table 9.12 Summary of Gypsy and Travellers net accommodation needs 2013-36			
Period	Residential Pitches-adjusted net need total is 36		Emergency Stopping Places
Total 2016-2021	19	Consists of 9 Romany, 8 Irish, 2 from in housing (Romany) / overcrowding (Romany)	1
Total 2021-2026	5		0
Total 2026-2031	5		0
Total 2031-2036	7		0
Total 2016-2036	36		1

2.8 Ideally two sites are required reflecting that management of a large site of 36 pitches would be difficult and CLG guidance on Designing Gypsy and Traveller Sites - A Good Practice Guide (2008) now withdrawn, stated that a site of a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. Although withdrawn and in the absence of other relevant guidance the Council has given this CLG guidance regard to inform site layout and nature.

3 Methodology to assess sites

3.1 Further to extensive political and officer consultation and dialogue it was established that the following were established as parameters for the initial screening:

- Pitch size average of 500sq.m. for permanent sites. This includes a quantum towards the site access road and shared facilities required and as advised by the withdrawn CLG guidelines for gypsy and traveller pitches.
- Minimum size of 1500 sq. m per site to accommodate 3 pitches, but for management purposes ideally find sites of approximately 1.5 hectares to take 15-20 pitches.

- One emergency stopping place, size 170 - 500sq.m. (to allow a stopping place for 2 to 3 caravans with parking spaces for 2 to 3 cars and hard standing for a portaloos, stand pipe and cess pit, and a firebreak/planting buffer if near or next to the roadside).
- Potential sites in the urban areas, Metropolitan Green Belt (GB) and Metropolitan Open Land (MOL) were reviewed to ensure all locations for a site considered.
- Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations¹. Note that this exclusion was re-examined in the light of further investigations following the Preferred Options consultation on the Local Plan in November 2015 and, in recognition that Gypsies and Travellers struggle to find a suitable site for new pitches, Strategic Industrial Locations have been reconsidered as a possibility for future locations of gypsy and traveller sites with the locations' accessibility, meeting criteria of the Strategic Policy (SP2.7) of the Croydon Local Plan
- Exclusion of sites with planning consent or the subject of a planning application.

3.2 Potential locations for an emergency stopping place initially considered only sites near A roads. The search was widened in 2015 following a council officer workshop when it was established that the traveller community were likely to identify an official stopping place by word of mouth and did not require a prominent strategic A road location.

3.3 Further to the initial screening of the 'Call for Sites' database a more detailed screening of over 300 sites included search criteria from Croydon Local Plan: Strategic Policies, SP2.7, with that established from both the consultation with council officers working with gypsy and travellers in Croydon and the CLG Good Practice Guide and 'Planning Policy for traveller sites' 2012 and the revision of 2015. This established the policy designation considerations, services/social infrastructure criteria and site specific criteria. A criteria that sites should avoid being in the highest areas of social deprivation was included in the site selection screening in recognition that the social and health infrastructure are likely to already heavily impacted with services under pressure and the addition of a gypsy and traveller site could exacerbate this and not be sustainable.

3.4 All the site criteria has been given a scoring in order to establish which sites could be possible for consideration as a permanent site or an emergency stopping place, with the score adjusted for the latter to remove the criteria for proximity to services reflecting the short period of stay allowed at a stopping place of up to 28 days.

¹ The exception to this is the Council owned site of Wandle car park in the Croydon Opportunity Area which was included as is currently a vacant Council owned site although partly safeguarded for a public transport facility.

3.5 The scoring acknowledges that a site in Council ownership is more deliverable, and that sites in Metropolitan Green Belt and Metropolitan Open Land are unlikely to be acceptable in policy terms unless there is already built form on the site, and in compliance with the National Policy Planning Framework (NPPF) the impact on openness must be considered.

3.6 Sites were considered from those suggested by council officers, and from sites submitted through two Call for Sites consultations as part of the preparation of the Croydon Local Plan: Detailed Policies and Proposals DPD). (It should be noted that no sites came forward from the Call for Sites consultations). A desk based search of sites that were considered for housing was included but eliminating sites that did not meet the initial screening criteria of " parameters..

3.7 Site visits were undertaken to establish if sites met the site specific criteria and the site specific information added to the Sites Assessment.

3.8 Sites were assessed for their Public Transport Accessibility Level (PTAL) and closeness to services and community and the recommended guidance of the CLG. However, it was established from discussion with Council officers and working with the gypsy and traveller population in Croydon that the community prefer to use their own transport, prefer to be located where they can have as much privacy as possible and away from the existing residential community. This contradicts the CLG guidance but it is considered relevant because the information has come direct from those involved with management of the existing gypsy and traveller site at Latham's Way. As a consequence, the privacy criterion has been included in the site search criteria and the PTAL excluded. Furthermore, to reflect this local evidence and intelligence Croydon Local Plan: Strategic Policies – Proposed Submission Policy 2.9 has removed the requirement of sites to be near bus routes and public transport nodes.

3.9 The criteria is developed with RAG status system of

- Red - site with major issues to overcome, with a negative scoring, the higher the number the greater the issue,
- Amber - with some significant issues, that will require mitigation,
- Green- acceptable for a gypsy and traveller site, although there may still be some minor issues to overcome.

4 Criteria and scoring values for the assessment of Sites for a permanent gypsy and traveller site and a an emergency stopping place

4.1 The criteria and scoring is as follows: Note that if the land is in Metropolitan Green Belt or Metropolitan Open Land and has no building form, even if it scores positively against other criteria it is rejected as a possible site in accordance with the NPPF. If a site is in one of the areas of the highest deprivation in the borough this likewise outweighs positive scoring.

Table 1			
Criteria		RAG	Score
National Policy designation- Metropolitan Green Belt(GB) Metropolitan Open Land (MOL)	Metropolitan Green Belt/MOL- no built form		-10
	Metropolitan Green Belt/MOL- built form		-5
	Not GB/MOL		+10
Biodiversity-	SS1, SNCI, Metropolitan Importance		-10
	SNCI- Borough-Local importance		-5
	SNCI Metropolitan or Local not surveyed		-5
	No designation		+5
	Geological or geomorphological importance		-2
	Allotment		-5
	Local Green Space		-5
Flood zone	Zone 3		-5
	Zone 2		-2
	Zone 0-1		0
Groundwater Source Protection Zone	Inner zone		-5
	Outer		-2
	None		0
Surface Water Management Area	High		-5
	Medium		-2
	Low		0
National Heritage designations	(Conservation Areas already eliminated from search) Listed Building within site and not able to separate proposed use from this		-5
	Registered Listed Park & Garden		-5
	Visible from listed building or Registered Historic Park or Garden or adjacent to affecting its setting.		-2
	Archaeological Priority Area		-2
Local Heritage designations	Locally Listed Building		-2
	Local Heritage Area		-2
	Locally Listed Historic Parks and Gardens		-2
	Local designated Views, Panoramas Landmarks		-2
Tree Preservation Orders	Blanket/Area Order		-10
	Individual		-2
	None		0
Local Character- Prominence of site in local area	Totally visible from all sides		-5
	Visible to one or more boundaries		-2
	No overlooking of site.		0
Existing use is required infrastructure & difficult to replace	Yes (this includes waste and recycling facilities)		-5
	None		0
Land safeguarded for transport	Yes		-5
	No		0
Planning history	For a different use in last 5 years that could impact on value and deliverability		-2
	None		0
Ownership- (impacts on deliverability of the site)	Private Ownership		-5
	Council Ownership		+10
Services/Social infrastructure Site criteria			
Privacy- proximity to existing	Within existing residential area		-10

residential community- this also means privacy for the existing residential community	Separation from the existing residential community		+10
Social Deprivation area – to avoid adding pressure to existing social and health services in areas already under pressure	Located in area of Highest Deprivation Most deprived 15%,-		-10
	Outside the highest level of deprivation		0
Access to services- Note from consultation with council officers it is established that preference is for private transport use by the Gypsy and traveller community	Lack of public transport, car required to access schools, and /or Doctor, and or shops		0
	Within walking distance		+5
Access to Utilities	Not next to any and no utilities nearby		-5
	Utilities on suite or nearby		+5
Employment Tier 4 classification- scattered employment sites- including community facilities	Occupied		-5
	Not Tier 4 or community use		0
Employment and community use re-provision- required if use replaced by gypsy and traveller site	Yes		-5
	None		0
Site specific criteria-			
Topography	Less than 50% suitable gradient for a stationery caravan/vehicle		-5
	50%of site is suitable gradient		0
	Level site		+5
Site access- a minimum of 5.5m width to allow 2 vehicles to pass or passing bays on route, gateways a minimum 3.1m wide	Access not feasible		-5
	Any issues to the access, which may be overcome		-2
	Access requirements met		+5
Contamination	Contaminated and requiring report		-5
	Decontaminated		0
	No contamination		+5
Landscape screening- potential for landscaping to provide visual privacy	No potential for landscape buffer/screen		-5
	Potential for a buffer to be provided to all sides		+2
	Existing natural buffer/screen		+5
Industrial land use adjacent to site	On all 4 sides		-5
	On 1-3 sides		-2
	none		0
Acoustic privacy	Major noise issue on or close to site requiring mitigation before site can be used		-5
	Noise issue near site which may require mitigation,		-2
Brownfield site – Building(s) on site – scoring recognises advantage of cleared site in brownfield location.	No noise issue or existing acoustic barriers		+5
	Building on site that need to be demolished		-5
	Building on site that can possibly be converted for the gypsy and traveller use		0
Greenfield site –Scoring recognises the issues with demolition, but a cleared site is already assessed in the policy	None on site		5
	Building on site that need to be demolished		-5
	Building on site that can possibly be converted for the gypsy and traveller		5

designations for GB/MOL section, hence the omission of a positive score for 'none on site'	use		
	None on site		0

5 Assessment of sites for a permanent gypsy and traveller site and an emergency stopping place – Policy Designation Assessment – this has been updated following the consultation on the Preferred Options in November-December 2015 to address the inconsistency of scoring for Sites with built form in Metropolitan Green Belt/Metropolitan Open Land which should have been scored -5 but were scored as +5. Following the findings of the Strategic Flood Risk Assessment (SFRA) Level 1 of 2015 sites at high risk of surface water flooding had their scores corrected accordingly. Site 324's score has also been amended after analysis of its flood risk with a draft Level 2 SFRA.

Site Number	ID	Site Area	Nos of pitches at 500 m ² each	GB/MOL	National Biodiversity - SSI, SNCI (SINC)	Local Biodiversity designations (SNCI)	Geologic /geomorphology site	Allotment	Local Green Space	Flood Zone Score	Ground water Source Protection Zone	Surface Water Management heritage designations or in the setting of	Local heritage designations	TPO's	Impact on local character existing	infrastructure including agriculture	Land safeguarded for transport	Planning History	Deliverability-ownership	Total Score	
11	Garden Centre 89,Waddon Way,Waddon,CR0 4HY	0.99	10	10	5	0	0	0	0	0	-5	0	-5	-2	0	-2	0	0	0	-5	-4
15	Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0 5AR	13.7	15+	-10	0	-5	0	0	0	0	0	-2	-4	0	0	-2	0	0	-2	-5	-30
16	Heath Clark playing fields, Stafford Road, Waddon,CR0 4NG	3.24	15+	10	0	0	0	0	0	0	-2	-2	0	-2	-2	0	0	-2	-5	-7	
24	Paddock to rear of Gayfere House, Tollers Lane, Old Coulsdon ,CR5 1BD	0.5	10	-10	5	0	0	0	0	0	0	0	0	0	0	0	0	-2	-5	-12	
56	Pioneer Place, Featherbed Lane,Selsdon	1.4	15+	-5	5	0	0	0	0	0	-5	0	0	-2	0	0	0	-2	-5	-14	
119	Land to rear of Crematorium & Croydon AFC stadium, Mayfield Road, Thornton Heath, CR7 6DN	2.7	15	-10	5	0	0	0	0	0	0	-2	0	0	-2	0	0	0	10	1	
120	Timebridge Community Centre, Field Way, New Addington,CR0 9AZ,	2.0	15+	10	5	0	0	0	0	0	0	0	0	0	-2	0	0	-2	10	21	
324	Purley Oaks Depot, 505-600 Brighton Road,Purley CR8 2BG	1.0	15	10	5	0	0	0	0	-5	0	-5	-2	0	0	-2	-5	0	-2	10	4
329	Coulsdon Youth and Social Centre,54,Chipstead Valley Road, Coulsdon, CR5 3BE	0.5	10	10	5	0	0	0	0	0	-2	0	0	0	0	0	0	0	10	23	
468	Grass area adjacent to 55,Pawson Rd, Thornton Heath,CR0 2QA,	0.2	5	10	5	0	0	0	0	0	-2	0	0	0	-2	0	0	0	10	21	
471	Car park between 1 and 1b Stanton Road, Broad Green, CR0 2UN	0.1	3	10	5	0	0	0	0	0	0	0	0	0	-2	0	0	0	-5	8	
479	Field to rear of 97-139 Falconwood Road, Featherbed Lane,Selsdon,CR0 9BF	1.6	15+	-10	0	-5	0	0	0	0	0	-2	0	0	-2	0	0	0	10	-9	
498	R/o Meadow View,261,Hayes Lane,Kenley,CR8 5EJ	1.0	5	-10	5	0	0	0	0	0	-2	0	0	-10	-2	0	0	-2	-5	-26	
502	Coombe Farm, Oaks Road, Shirley	3.99	15	-5	5	0	0	0	0	0	0	-5	-2	0	0	0	0	-2	-5	-14	

Site Number	ID	Site Area	Nos of pitches at 500 m ² each	GB/MOL	National Biodiversity - SSI, SNCI (SINC)	Local Biodiversity designations (SNCI)	Geologic / geomorphology site	Allotment	Local Green Space	Flood Zone Score	Ground water Source Protection Zone	Surface Water Management	heritage designations or in the setting of	Local heritage designations	TPO's	Impact on local character	Existing infrastructure including agriculture	Land safeguarded for transport	Planning History	Deliverability- ownership	Total Score
504	Stroud Green Pumping Station, Primrose Lane, Shirley, CR0 8YY	0.8	8	-5	5	0	0	0	0	0	0	-5	0	-2	0	0	0	0	-2	-5	-14
518	Land adjacent to 103, Goodenough Way, The Admirals Walk, Old Coulsdon, CR5 1BU	1.8	15+	-10	5	0	0	0	0	0	-2	0	0	0	0	-2	0	0	0	-5	-14
522	Wandle Road surface car park, Wandle Road, Croydon, Croydon Opportunity Area	0.6	12	10	5	0	0	0	0	-5	0	-2	-2	0	0	-5	0	-10	-2	10	-1
531	Land Opposite 71-109 Mitchley Avenue, Purley, Sanderstead, CR2 9HH,	2.9	15+	-10	5	0	0	0	0	0	-2	0	0	0	0	-2	-5	0	0	-5	-19
532	Field adjacent to Dunmail Drive, Mitchley Hill, Sanderstead, CR2 9HJ	0.7	15	-10	5	0	0	0	0	0	-2	0	0	0	0	-2	0	0	0	-5	-14
536	Land of former Croydon Airport runway- south of Imperial Way, Purley Way, Waddon, CR0 4RR	4.5	15+	-10	-10	0	0	0	0	0	-5	0	-5	-2	0	-2	0	0	0	10	-24
548	Land to rear of 5 to 13, Honeysuckle Gardens, Primrose Lane, Shirley, CR0 8YS	1.6	15+	-10	5	0	0	0	0	0	0	0	0	0	-2	-2	0	0	0	-5	-14
552	Land adjacent to Ashburton playing fields at rear of, 2, 88, Coleridge Road, Addiscombe, CR0 2BN	1.6	15+	-10	5	0	0	0	0	0	0	0	-2	0	0	-2	0	0	0	10	1
553	By Pavilion, Playing Fields, Purley Way, Waddon,	39.0	15+	-10	5	0	0	0	0	0	-5	0	-2	0	0	-2	0	0	0	10	-4
632	Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH,	4.4	15+	-10	5	0	0	0	0	0	-5	-2	-2	0	0	-2	-5	0	0	-5	-26
635	Land adjoining Kent Gateway East of Addington Village Roundabout, Kent Gateway, Lodge Lane, Addington, CR0 5AR	25.1	15+	-10	5	0	0	0	0	0	-5	0	-2	0	0	-5	-5	0	0	-5	-27
636	Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington CR00QA	7.4	15+	-10	5	0	0	0	0	0	-5	0	0	0	0	-2	-5	0	0	10	-7
638	Land east of Timebridge Community Centre, Field Way, Addington, CR0 9AZ	3.9	15+	-10	5	0	0	0	0	0	-5	0	0	0	0	-5	-5	0	0	10	-10
651	Land south of Heathfield, Riesco Drive, Selsdon, CR0 5RS	4.9	15+	-10	5	0	0	0	0	0	0	0	-7	-2	0	-5	-5	0	0	10	-14
654	Field adjacent to Bramley Bank Nature Reserve, Broadcombe, Selsdon, CR2 8HP	1.6	15+	-10	5	0	0	0	0	0	0	0	-2	-2	0	-2	-5	0	0	10	-6

Site Number	ID	Site Area	Nos of pitches at 500 m ² each	GB/MOL	National Biodiversity - SSI, SNCI (SINC)	Local Biodiversity designations (SNCI)	Geologic / geomorphology site	Allotment	Local Green Space	Flood Zone Score	Ground water Source Protection Zone	Surface Water Management	heritage designations or in the setting of	Local heritage designations	TPO's	Impact on local character	Existing infrastructure including agriculture	Land safeguarded for transport	Planning History	Deliverability- ownership	Total Score
661	Coombe Lodge Nursery (Central Nursery), Conduit Lane, Coombe Road, South Croydon, CR0 5RQ	4.2	15+	-5	0	-5	0	0	0	0	0	0	0	0	0	-2	0	0	-2	10	-4
662	Coombe Road Playing Fields, Coombe Road, South Croydon, CR0 5RB	3.6	15+	-10	5	0	0	0	0	0	0	0	-2	0	0	-2	0	0	0	-5	-14
755	Pear Tree Farm, Featherbed Lane, Selsdon, Addington	3.8	15+	-5	-10	0	0	0	0	0	-2	-5	0	0	0	0	-5	0	-2	-5	-29
767	Cane Hill-south part, Hollymeoak Road, Portnalls Road, Coulsdon, CR5 3YL	3.8	15+	-10	0	-5	0	0	0	0	-5	0	-2	-2	-10	0	-5	0	-2	-5	-46
271,107	Fishers Farm Recycling Centre, North Downs Road, New Addington	0.6	10	10	5	0	0	0	0	0	0	0	0	0	0	0	-5	0	-2	10	18
676, 677, 905	Field adjacent to Woodcote Park Golf Club and school, Grove Wood Hill, Coulsdon	9.1	15+	-10	5	0	0	0	0	0	-2	0	0	0	0	0	-5	0	0	-5	-17

6 Assessment of sites for a permanent gypsy and traveller site and an emergency stopping place –Services/Social Infrastructure Criteria Assessment

Site Number	ID	Privacy	Social Deprivation	Services	Utilities	Occupied (Tier 4) & community facilities	Re-provision of employment & or community use	Total Score
11	Garden Centre 89, Waddon Way, Waddon, CR0 4HY	10	-10	5	5	0	0	10
15	Kent Gateway Lane, Featherbed Lane, Selsdon, CR0 5AR	10	0	5	5	0	0	20
16	Heath Clark playing fields, Stafford Road, Waddon, CR0 4NG	-10	0	5	5	0	0	0
24	Paddock to rear of Gayfere House, Tollers Lane, Old Coulsdon, CR5 1BD	-10	-10	5	5	0	0	-10
56	Pioneer Place, Featherbed Lane, Selsdon	10	0	0	5	-5	-5	5
119	Land to rear of Crematorium & Croydon AFC stadium, Mayfield Road, Thornton Heath, CR7 6DN	-10	-10	5	-5	0	0	-20
120	Timebridge Community Centre, Field Way, New Addington, CR0 9AZ,	-10	-10	5	5	-5	-5	-20

Site Number	ID	Privacy	Social Deprivation	Services	Utilities	Occupied (Tier 4) & community facilities	Re-provision of employment & or community use	Total Score
324	Purley Oaks Depot, 505-600 Brighton Road, Purley CR8 2BG	-10	0	5	5	0	-5	-5
329	Coulsdon Youth and Social Centre, 54, Chipstead Valley Road, Coulsdon, CR5 3BE	-10	0	5	5	-5	-5	-10
468	Grass area adjacent to 55, Pawson Rd, Thornton Heath, CR0 2QA,	-10	-10	5	5	0	0	-10
471	Car park between 1 and 1b Stanton Road, Broad Green, CR0 2UN	-10	-10	5	5	-5	-5	-20
479	Field to rear of 97-139 Falconwood Road, Featherbed Lane, Selsdon, CR0 9BF	10	0	0	5	0	0	15
498	R/o Meadow View, 261, Hayes Lane, Kenley, CR8 5EJ	10	0	0	5	0	0	15
502	Coombe Farm, Oaks Lane, Shirley	10	0	0	5	0	0	15
504	Stroud Green Pumping Station, Primrose Lane, Shirley, CR0 8YY	-10	0	5	5	0	-5	-5
518	Land adjacent to 103, Goodenough Way, The Admirals Walk, Old Coulsdon, CR5 1BU	-10	-10	5	5	0	0	-10
522	Wandle Road surface car park, Wandle Road, Croydon, Croydon Opportunity Area	-10	0	5	5	0	0	0
531	Land Opposite 71-109 Mitchley Avenue, Purley, Mitchley Avenue, Sanderstead, CR2 9HH,	10	0	5	-5	0	0	10
532	Field adjacent to Dunmail Drive, Mitchley Hill, Sanderstead, CR2 9HJ	10	0	0	5	0	0	15
536	Land of former Croydon Airport runway- south of Imperial Way, Purley Way, Waddon, CR0 4RR	10	0	5	5	0	0	20
548	Land to rear of 5 to 13, Honeysuckle Gardens, Primrose Lane, Shirley, CR0 8YS	-10	0	0	5	0	0	-5
552	Land adjacent to Ashburton playing fields at rear of, 2, 88, Coleridge Road, Addiscombe, CR0 2BN	-10	-10	5	5	0	-5	-15
553	By Pavilion, Playing Fields, Purley Way, Waddon,	10	0	5	-5	0	0	10
632	Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH,	10	0	5	5	0	0	20
635	Land adjoining Kent Gateway East of Addington Village Roundabout, Kent Gateway, Lodge Lane, Addington, CR0 5AR	10	-10	5	-5	0	0	0
636	Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington CR00QA	10	-10	5	5	-5	-5	0
638	Land east of Timebridge Community Centre, Field Way, Addington, CR0 9AZ	-10	-10	5	5	0	-5	-15

Site Number	ID	Privacy	Social Deprivation	Services	Utilities	Occupied (Tier 4) & community facilities	Re-provision of employment & or community use	Total Score
651	Land south of Heathfield, Riesco Drive, Selsdon, CR0 5RS	10	-10	0	-5	0	0	-5
654	Field adjacent to Bramley Bank Nature Reserve, Broadcombe, Selsdon, CR2 8HP	-10	-10	5	-5	0	0	-20
661	Coombe Lodge Nursery (Central Nursery), Conduit Lane, Coombe Road, South Croydon, CR0 5RQ	10	0	0	5	0	0	15
662	Coombe Road Playing Fields, Coombe Road, South Croydon, CR0 5RB	10	0	0	5	-5	-5	5
755	Pear Tree Farm, Featherbed Lane, Selsdon, Addington	10	0	0	5	0	-5	10
767	Cane Hill-south part, Hollymeoak Road, Portnalls Road, Coulsdon, CR5 3YL	10	0	0	-5	0	0	5
271, 107	Fishers Farm Recycling Centre, North Downs Road, New Addington	-10	-10	5	5	0	-5	-15
676, 677, 905	Field adjacent to Woodcote Park Golf Club and school, Grove Wood Hill, Coulsdon	-10	0	5	-5	0	0	-10

7 Assessment of Sites for a permanent gypsy and traveller site and an emergency stopping place – Site Specific Criteria Assessment

Site Number	ID	Topography	Site access	Contamination	Landscaping	Industrial use next to site	Acoustic issues	Building on Brownfield site	Building on Greenfield site	Total	Score for Site Specific
11	Garden Centre 89, Waddon Way, Waddon, CR0 4HY	5	5	-5	2	-2	-2	-5	N/A	-2	-2
15	Kent Gateway Lane, Featherbed Lane, Selsdon, CR0 5AR	0	-4	-5	2	0	-2	N/A	0	-9	-9
16	Heath Clark playing fields, Stafford Road, Waddon, CR0 4NG	5	-4	-5	2	-2	-2	5	N/A	-1	-1
24	Paddock to rear of Gayfere House, Tollers Lane, Old Coulsdon, CR5 1BD	5	-4	5	5	0	5	N/A	0	16	16
56	Pioneer Place, Featherbed Lane, Selsdon	0	5	5	2	0	5	N/A	-5	12	12
119	Land to rear of Crematorium & Croydon AFC stadium, Mayfield Road, Thornton Heath, CR7 6DN	5	-5	-5	2	0	5	N/A	0	2	2

Site Number	ID	Topography	Site access	Contamination	Landscaping	Industrial use next to site	Acoustic issues	Building on Brownfield site	Building on Greenfield site	Total	Score for Site Specific
120	Timebridge Community Centre, Field Way, New Addington, CR0 9AZ,	0	5	5	5	0	5	-5	N/A	15	
324	Purley Oaks Depot, 505-600 Brighton Road, Purley CR8 2BG	5	5	-5	2	-2	-5	-5	N/A	0	
329	Coulsdon Youth and Social Centre, 54, Chipstead Valley Road, Coulsdon, CR5 3BE	5	-2	-5	2	-2	-2	-5	N/A	-9	
468	Grass area adjacent to 55, Pawson Rd, Thornton Heath, CR0 2QA,	5	-2	-5	2	-2	0	5	N/A	3	
471	Car park between 1 and 1b Stanton Road, Broad Green, CR0 2UN	5	-4	-5	2	5	5	5	N/A	13	
479	Field to rear of 97-139 Falconwood Road, Featherbed Lane, Selsdon, CR0 9BF	0	-2	-5	5	0	5	N/A	0	3	
498	R/o Meadow View, 261, Hayes Lane, Kenley, CR8 5EJ	5	-5	5	2	0	5	N/A	0	12	
502	Coombe Farm, Oaks Road, Shirley	5	5	-5	5	0	5	N/A	-5	10	
504	Stroud Green Pumping Station, Primrose Lane, Shirley, CR0 8YY	5	5	-5	5	0	5	-5	N/A	10	
518	Land adjacent to 103, Goodenough Way, The Admirals Walk, Old Coulsdon, CR5 1BU	5	-2	5	2	0	5	N/A	0	15	
522	Wandle Road surface car park, Wandle Road, Croydon, Opportunity Area	5	5	-5	2	0	-5	5	N/A	7	
531	Land Opposite 71-109 Mitchley Avenue, Purley, Mitchley Avenue, Sanderstead, CR2 9HH,	-5	-5	5	2	0	5	N/A	0	2	
532	Field adjacent to Dunmail Drive, Mitchley Hill, Sanderstead, CR2 9HJ	-5	-2	-5	2	0	5	N/A	0	-5	
536	Land of former Croydon Airport runway- south of Imperial Way, Purley Way, Waddon, CR0 4RR	5	-2	-5	2	-2	-2	N/A	0	-4	
548	Land to rear of 5 to 13, Honeysuckle Gardens, Primrose Lane, Shirley, CR0 8YS	5	-2	5	2	0	5	N/A	0	15	
552	Land adjacent to Ashburton playing fields at rear of, 2, 88, Coleridge Road, Addiscombe, CR0 2BN	5	-2	5	2	0	5	N/A	0	15	
553	By Pavilion, Playing Fields, Purley Way, Waddon,	5	-2	-5	2	0	-2	N/A	0	-2	

Site Number	ID	Topography	Site access	Contamination	Landscaping	Industrial use next to site	Acoustic issues	Building on Brownfield site	Building on Greenfield site	Total	Score for Site Specific
632	Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH,	-5	-2	5	2	0	5	N/A	0		5
635	Land adjoining Kent Gateway East of Addington Village Roundabout ,Kent Gateway, Lodge Lane,Addington,CR0 5AR	-5	-4	5	2	0	-2	N/A	0		-4
636	Land west of Timebridge Community Centre, Lodge Lane,Elmside, Addington CR00QA	-5	5	5	2	0	-2	N/A	0		5
638	Land east of Timebridge Community Centre, Field Way, Addington, CR0 9AZ	0	-2	5	2	0	5	N/A	0		10
651	Land south of Heathfield,Riesco Drive, Selsdon, CR0 5RS	-5	-2	-5	2	0	5	N/A	0		-5
654	Field adjacent to Bramley Bank Nature Reserve,Broadcombe, Selsdon, CR2 8HP	0	-2	-5	5	0	5	N/A	0		3
661	Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ	5	5	-5	2	-2	-5	N/A	5		5
662	Coombe Road Playing Fields, Coombe Road, South Croydon,CR0 5RB	5	5	-5	2	0	-2	N/A	0		5
755	Pear Tree Farm, Featherbed Lane,Selsdon,Addington	5	-2	-5	5	0	5	N/A	5		13
767	Cane Hill-south part,Hollymeoak Road,Portnalls Road,Coulsdon,CR5 3YL	-5	-2	-5	5	0	5	N/A	0		-2
271,107	Fishers Farm Recycling Centre, North Downs Road, New Addington	-5	-2	-5	2	-5	-5	-5	N/A		-25
676, 677, 905	Field adjacent to Woodcote Park Golf Club and school, Grove Wood Hill,Coulsdon	5	-2	-5	2	0	5	N/A	0		5

8 Accumulation of the assessment criteria scores for a permanent gypsy and traveller site and an emergency stopping place with additional comment on option possibility in the context of the Croydon Local Plan and proposed site allocations. Scores amended following the consultation on the Preferred Options in November – December 2015

8.1

Site Number	ID	Total Score for Policy designations	Total Score for Services/ social infrastructure criteria	Total Score for Site Specific	Accumulated Site Score	Emergency Stopping Place Score	Use proposed for site or policy designation prohibiting further exploration of option- updated post December 2015
11	Garden Centre 89,Waddon Way,Waddon,CR0 4HY	-4	10	-2	4	-1	Proposed for a school and is in area of highest deprivation
15	Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0 5AR	-30	20	-9	-19	-24	GB/MOL without existing built form
16	Heath Clark playing fields, Stafford Road, Waddon,CR0 4NG	-7	0	-1	-8	-13	Proposed for a school
24	Paddock to rear of Gayfere House, Tollers Lane, Old Coulsdon,CR5 1BD	-12	-10	16	-6	-11	GB/MOL without existing built form and is in area of highest deprivation
56	Pioneer Place, Featherbed Lane,Selsdon	-14	5	12	3	3	Proposed community facility
119	Land to rear of Crematorium & Croydon AFC stadium, Mayfield Road, Thornton Heath, CR7 6DN	1	-20	2	-17	-22	GB/MOL without existing built form and is in area of highest deprivation
120	Timebridge Community Centre, Field Way, New Addington,CR0 9AZ,	21	-20	15	16	11	Proposed community facility and is in area of highest deprivation
324	Purley Oaks Depot, 505-600 Brighton Road, Purley CR8 2BG- Note this is not the recycling centre but is the land adjacent.	4	-5	0	-1	-5	See notes below as this is now included as the preferred site in the Proposed Submission
329	Coulsdon Youth and Social Centre,54,Chipstead Valley Road, Coulsdon, CR5 3BE	23	-10	-9	4	-1	Length of existing lease prevents this being a deliverable option
468	Grass area adjacent to 55,Pawson Rd, Thornton Heath,CR0 2QA,	21	-10	3	14	9	Proposed residential development and is in area of highest deprivation
471	Car park between 1 and 1b Stanton Road, Broad Green, CR0 2UN	8	-20	13	1	-4	Associated with a community facility and is in area of highest deprivation
479	Field to rear of 97-139 Falconwood Road, Featherbed Lane,Selsdon,CR0 9BF	-9	15	3	9	9	GB/MOL without existing built form
498	R/o Meadow View,261,Hayes Lane,Kenley,CR8 5EJ	-26	15	12	1	1	GB/MOL without existing built form
502	Coombe Farm, Oaks Lane, Shirley	-14	15	10	11	11	See note below as to why this is not taken forward in the

Site Number	ID	Total Score for Policy designations	Total Score for Services/ social infrastructure criteria	Total Score for Site Specific	Accumulated Site Score	Emergency Stopping Place Score	Use proposed for site or policy designation prohibiting further exploration of option- updated post December 2015
							Proposed Submission
504	Stroud Green Pumping Station, Primrose Lane, Shirley, CR0 8YY	-14	-5	10	-9	-14	Proposed residential use
518	Land adjacent to 103, Goodenough Way, The Admirals Walk, Old Coulsdon, CR5 1BU	-14	-10	15	-9	-14	GB/MOL without existing built form and is in area of highest deprivation
522	Wandle Road surface car park, Wandle Road, Croydon Opportunity Area	-1	0	7	6	1	Proposed district energy centre, bus stand & residential
531	Land Opposite 71-109 Mitchley Avenue, Purley, Mitchley Avenue, Sanderstead, CR2 9HH,	-19	10	2	-7	-12	GB/MOL without existing built
532	Field adjacent to Dunmail Drive, Mitchley Hill, Sanderstead, CR2 9HJ	-14	15	-5	-4	-4	GB/MOL without existing built form not an option
536	Land of former Croydon Airport runway- south of Imperial Way, Purley Way, Waddon, CR0 4RR	-24	20	-4	-8	-13	GB/MOL without existing built form
548	Land to rear of 5 to 13, Honeysuckle Gardens, Primrose Lane, Shirley, CR0 8YS	-14	-5	15	-4	-4	GB/MOL without existing built form (Proposed to be Local Green Space in Proposed Submission)
552	Land adjacent to Ashburton playing fields at rear of, 2, 88, Coleridge Road, Addiscombe, CR0 2BN	1	-15	15	1	-4	GB/MOL without existing built form and is in area of highest deprivation
553	By Pavilion, Playing Fields, Purley Way, Waddon,	-4	10	-2	4	-1	GB/MOL without existing built form
632	Land south of Threepenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH,	-26	20	5	-1	-6	GB/MOL without existing built form
635	Land adjoining Kent Gateway East of Addington Village Roundabout, Kent Gateway, Lodge Lane, Addington, CR0 5AR	-27	0	-4	-31	-36	GB/MOL without existing built form and is in area of highest deprivation
636	Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington CR00QA	-7	0	5	-2	-7	GB/MOL without existing built form and is in area of highest deprivation
638	Land east of Timebridge Community Centre, Field Way, Addington, CR0 9AZ	-10	-15	10	-15	-20	GB/MOL without existing built form and is in area of highest deprivation
651	Land south of Heathfield, Riesco Drive, Selsdon, CR0 5RS	-14	-5	-5	-24	-24	GB/MOL without existing built form and is in area of highest deprivation
654	Field adjacent to Bramley Bank Nature Reserve, Broadcombe, Selsdon, CR2 8HP	-6	-20	3	-23	-28	GB/MOL without existing built form and is in area of highest deprivation

Site Number	ID	Total Score for Policy designations	Total Score for Services/ social infrastructure criteria	Total Score for Site Specific	Accumulated Site Score		Emergency Stopping Place Score	Use proposed for site or policy designation prohibiting further exploration of option- updated post December 2015
661	Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ	-4	15	5	16		16	See note below as to why this is not taken forward in the Proposed Submission
662	Coombe Road Playing Fields, Coombe Road, South Croydon,CR0 5RB	-14	5	5	-4		-4	Proposed for a school
755	Pear Tree Farm, Featherbed Lane,Selsdon,Addington	-29	10	13	-6		-6	See note below as to why this is not taken forward in the Proposed Submission
767	Cane Hill-south part,Hollymeoak Road,Portnalls Road,Coulsdon,CR5 3YL	-46	5	-2	-43		-43	GB/MOL without existing built form
271,107	Fishers Farm Recycling Centre, North Downs Road, New Addington	18	-15	-25	-22		-27	Is in area of highest deprivation
676, 677, 905	Field adjacent to Woodcote Park Golf Club and school, Grove Wood Hill, Coulsdon	-17	-10	5	-22		-27	GB/MOL without existing built form

9 Conclusion of the sites assessment- Preferred Options.

9.1 There were no ideal sites. Each site had issues but from the sites assessment and scoring of a complex range of detailed criteria and considerations the sites which scored well and could provide 19 or 20 pitches and possibly an emergency stopping place were identified below and these sites were included in the consultation draft of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) in November – December 2015

- Site 502-Coombe Farm, off Oaks Road, Shirley
- Site 661- Coombe Lodge Nursery (Central Nursery), Conduit Lane South Croydon
- Site 755- Pear Tree Farm, Featherbed Lane, Addington

9.2 Stroud Green Pumping Station also scored positively but is too small a site to provide the required number of pitches with a locally listed building on the site. It has also had its score adjusted following the Strategic Flood Risk Assessment of November 2015 which identified it's a high risk for surface water flooding and so is not suitable for a permanent gypsy and traveller site.

The Sustainability Appraisal

9.3 The Sustainability Appraisal of the Preferred Options confirmed that the three Preferred Option sites are in Metropolitan Green Belt, although with built form, a detailed assessment of the impact on openness and the purposes of the Metropolitan Green Belt for the proposed use as a gypsy and traveller site would be required if any of these sites were taken forward.. The Sustainability Appraisal identified that measures of mitigation would be required to reduce any adverse impacts.

10 Proposed Submission Stage- findings for sites 502,661 and 755

Sites 502, 661 and 755 rejected – not carried forward to Proposed Submission

10.1 Further to the consultation on the Preferred Options, the Council received a large number of responses objecting to the proposed locations, primarily on the ground that the proposed sites were in Metropolitan Green Belt and that brownfield sites should be considered. There were some objections that the sites were too far from services, whilst many were concerned about the impact on character and existing infrastructure in the locality.

- 10.2 The two private landowners responded to the consultation, objecting to the proposed use for the site 502, Coombe Farm, and site 755, Pear Tree Farm at Featherbed Lane. This impacts on deliverability with the necessity of a Compulsory Purchase Order procedure, a costly exercise which would severely impact on the feasibility of developing these sites for the proposed use.
- 10.3 The Strategic Flood Risk Assessment was also received in November 2015 after the consultation commenced, which determined that sites 502 and 755 were not suitable for a gypsy and traveller site due to the high risk of surface water flooding.
- 10.4 For the above reasons the sites, Coombe Farm and Pear Tree Farm are not included in the Proposed Submission draft of the Croydon Local Plan: Detailed Policies and Proposals as gypsy and traveller sites.
- 10.5 A feasibility study was carried out for Site 661, Coombe Lodge Nursery, which has established this site as unsuitable for a gypsy and traveller site. The decibel level from the Timber Station (wood chip processing plant) that is adjacent to the site is unacceptable for a gypsy and traveller site. The decibel level is 84 Db (A) at 15 m distance measured at the rear of wood chipper as surveyed by Industrial Noise and Vibration Centre Limited in their report of January 2015. A noise barrier has been established in the form of a bund to mitigate decibel levels to Melville Avenue residents who are approximately 330m away from the barrier. This has assisted in reducing noise levels in that direction, but is not in the right position for the layout for gypsy and traveller pitches and in consideration that there is less /little insulation of the static mobile homes and caravans, the measures to reduce noise mitigation which brick built homes are capable of is not possible for gypsy and traveller homes.
- 10.6 The site was originally proposed for a gypsy and traveller site as it was believed this noise could be mitigated against with siting of pitches away from the boundary with the Timber Station and another noise reducing bund/wall. However the feasibility layout which was produced in December 2015, after the Consultation on the Croydon Local Plan's three site options for gypsy and travellers established a number of pitches would have to be sited on the boundary with the wood chip facility in order to accommodate the number of pitches required. There would need to be substantial sound proofing/noise mitigation.
- 10.7 With the proximity to the Timber Station facility it was concluded it would be impractical to establish a gypsy and traveller site there without relocating the Timber Station. The following facts established this was not practical or financially feasible to do:

- 10.8 The Timber Station is one of only two timber stations in London and the only one in South London. The project started 10 years ago as a tripartite agreement between the Council, an environmental charity (The Bioregional development Group) and the Council's Forestry contractors (City Suburban Tree Surgeons). It boosts the Council's environmental credentials by allowing some 7000 tons per annum of poor grade timber to go as fuel for wood chip power stations. This timber would otherwise go as landfill. If this timber was disposed via landfill it would result in a considerable cost. At present there is no cost to the council for processing this timber, but if it closed in this location then a new timber station would need to be set up by the council or there would be a massive increase in cost in the next Forestry contract which is scheduled to start in August 2018 as any tendering prices would have to factor in the increase in cost of disposing the timber elsewhere. Alternative sites were looked at for the Timber Station but no suitable Council owned sites in Croydon were found. All had issues with locations too close to residents etc. The Timber Station operators have invested a large sum for the grinding machine and there are other capital costs of the storage and weighbridge facilities which would also be a consideration if they had to relocate.
- 10.9 Site 661, Coombe Lodge Nursery is therefore not included as an allocation for a permanent gypsy and traveller site in the Proposed Submission draft of the Croydon Local Plan: Detailed Policies and Proposals.

11 Proposed Submission Stage- further search for suitable sites and an emergency stopping place

- 11.1 Following a further examination of sites, and concentrating on deliverability the Council reconsidered sites in in Employment locations of Tier 1 &2 and Tier 4 locations that could accommodate 8 pitches or more, and ideally larger to reduce the number of sites to find, but being aware that if a site were significantly larger than the Council's current site of 19 pitches there may be management issues.
- 11.2 The sites screened are mainly those on the fringes of estates and along the A23 which is identified in proposed amendment to supporting text to Strategic Policy 3.2 in the Croydon Local Plan:Strategic Policies-Partial Review as having the potential for transition and the introduction of new land uses or mix of land uses. Any site identified from the screening as suitable for a permanent pitch would also be considered for an emergency stopping place either sharing the site or as the sole use.
- 11.3 The Sites criteria used is at a higher level screening than the full assessment and site selection screening done for the selection of sites for Croydon Local Plan:Detailed Policies and Proposals Preferred and Alternative Options consultation. A more detailed site assessment would need to be applied to those

sites selected from this initial screening prior to inclusion in the Proposed Submission draft.

Explanation of the RAG rating- red amber green and acronyms:

- Overall RAG rating of Amber = Possible site –
- If a site is in a Flood Zone 3 it is a Red, regardless of other aspects.
- If a site is in the highest social deprivation area of 15% it is a Red regardless of other aspects.
- If a site has 3 Reds this indicates there are significant deliverability and developable issues and it is discounted as not suitable
- Sites within an industrial estate that share one access into their part on an estate are indicated Red as there is likely to be more impact on adjacent business.
- Sites with key infrastructure for Croydon are indicated red.

The high level sites assessment used:-

- **Built form** - all the sites in Tier 4, and 1 and 2 include built form. In order to distinguish which are preferable a criteria has been added that is not in the detailed sites assessment criteria (which only indicates on a brownfield site that a -5 score for a building on the site to be demolished, or a score of 0 if a building can be converted for gypsy and traveller use or a plus 5 score if a building is not site). The criteria added for this higher screening process is that `Less than 50% built` on the site scores a green,- (a full detailed assessment would establish if some built form could be converted to a gypsy and traveller use). If more than 50% of the site is built on this affects deliverability as it will cost more to demolish and sites are scored as red in this initial screening.
- **Privacy-proximity to existing residential community** –in the detailed assessment this is scored as -10 within the residential community and where there is separation +10. The nature of Tier 4 is that it is within residential settlements so in order to distinguish which sites might be more preferable with more privacy provided for gypsy and travellers and for the existing settled community, those sites with existing residential only on one or two boundaries but some privacy away from residential on the other boundaries are indicated as Amber. Those with residential to all boundaries are indicated red; those with none are rated green.
- **Listing** – National Heritage Designations and Tree Preservation Orders are given -5 in the detailed assessment scoring, with local listing designations at -2. In this

initial scoring if there is a national listing on the site it will be rated as red reflecting the fact that it would be unlikely to be able to demolish the building and less likely to be able to convert it which impacts on deliverability. If there is a local listing, such as a building on the local list, or the site is in an Archaeological Priority Area, the site is given amber indicating there is some issue that needs to be considered but does not necessarily prohibit use as a gypsy and traveller site.

- **Flood Zone**- If the site is in Flood Zone 3 it is indicated as red. Flood Zone 2 is amber and Zone 1-0 is green. This reflects the guidance on building in flood zones from the Environment Agency and the need for a Sequential Flood Risk Assessment for sites in flood zones. In the detailed screen assessments the flood zones are scored as -5 for Zone 3, -2 for Zone 2 and 0 for 0-1. There is also an assessment of the Ground Source Protection Zone and Surface Water Management Area. These assessments will be carried out on those sites in Tier 1, 2 and 4 that are identified with an overall rating of Amber or Green that proceed to a detailed site assessment.
- **Top 15% Social Deprivation Level** – in the detailed assessment sites within areas with the highest level of Social Deprivation, which is the top 15% were scored at -10 and outside those areas at 0. In this initial screening it has been noted if sites are in the 2nd highest level as well and marked as amber. Those in areas with low levels of deprivation are indicated green. Those in the top 15% are indicated as red, and these sites are rejected regardless of other aspects.
- **Site specific** – in the detailed site assessment sites were assessed for topography, site access, contamination, landscape screening potential, if industrial land was adjacent, acoustic privacy (need for mitigation),and whether a brownfield or greenfield site – this is already referred to in the initial screening in built form. This initial screening of Tiers 1,2&4 has identified the most obvious issues that could affect delivery and those that have a significant impact, such as location between two railways and /or tram noise, or major roads, or within an industrial site, or sharing access or other issues that would make it difficult for the delivery of mobile homes and caravans to access the site. Amber is given for any issues. A red is given for more significant issues such as the noise issue of railways and major roads next to the site and for a location within the industrial estate where there would be a shared access. It was also rated red if the site was next to or across the road from the existing Gypsy and traveller site at Latham's Way as this was identified as unacceptable to the existing Gypsy community at Latham's Way². However, the community are keen to see Latham's Way site itself expand if possible as stated by residents of the site recently in 2016 and in the GTANA in the stakeholder consultation residents stated they would prefer any expansion to be limited to 4 or 5 pitches.

² Croydon's Gypsy and Traveller Accommodation Needs Assessment

- **Deliverability** (as defined by the NPPF paragraph 47) – in the detailed site assessment this was considered as Council or private ownership with the planning history considered as well. A site in private ownership is scored as -5, whilst in Council ownership is +10 to reflect the importance of an available site and willing landowner. The initial screening of Tiers 1, 2&4 considers the ownership alongside if there is an infrastructure use such as railway, power or waste. Sites in Croydon Opportunity Area, and on main highways are indicated with `£££` and scored red, reflecting higher land values, and more competing land uses that could impact on the deliverability for a gypsy and traveller site and/or an emergency stopping place. Sites are indicated amber and `££` if in private ownership and in locations that are likely to have less competing land uses, and possibly lower existing use land values than sites indicated as red. Sites in council ownership are indicated as `£` and green reflecting that land acquisition is not required. Council owned sites are only indicated as amber if they are protected for infrastructure such as waste facilities. Planning history of sites would be considered in more detailed assessments of any sites selected from this high screening to ensure any extant planning permission and history are reflected in the assessment of sites.

Tier 4 sites high level screening for suitable sites (Site 755 excluded as already screened)

Site Nos/- Overall RAG rating	Address	Road	Post code	Occupier	Usage	Use Class	Vacancy	Percent Vacant	Property Condition	Site Area m2	VOA Ground Floor m2	>50%built	Privacy	Listing?	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
22	-26	Lansdowne Road	CR0 2BD	Southern Motor Group Van Centre	Garage Services	B2	Occupied	0.00%	Occupied	6226	2104	yes	no	no	no	is 2 nd highest	Noise-railway CLA	£££-COA	12
56	Woodside Stn Goods Yard	Spring Lane	SE25 4SP	Spring Lane Builders Merchants	Builders Merchants	B8	Occupied	0.00%	Occupied	4000	465	yes	Partly- on one side	N station is locally listed	no	is 2 nd highest	Noise tram/railway CLA	££-	8
500	Unit 4	Purley Way	CR0 4NZ	Office Team	Warehouse	B8	Occupied	0.00%	Occupied	16109	3252	no	Partly- on one side	In APA	no	lower	Rd noise but set back TFI	£££-key site new	15
500	Unit 4	Purley Way	CR0 4NZ	Office Team	Warehouse	B8	Occupied	0.00%	Occupied	1500	5021	no	Partly- on one side	In APA	no	lower	Rd noise but set back TFI	£££-key site-new	-see above

Site Nos/- Overall RAG rating	Address	Road	Post code	Occupier	Usage	Use Class	Vacancy	Percent Vacant	Property Condition	Site Area m2	VOA Ground Floor m2	>50%built	Privacy	Listing?	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
No site number	19-21	Penge Road	SE25 4EJ	South Norwood Depot	CVU – Volker Highways depot for TfL	B2	Occupied	0.00%	Occupied	13077	Approx. 1000	Yes	Yes due to railway lines	no	no	In lower range	Noise, between railway lines.	££ infrastructure	15+
50		Hastings Road	CR0 6PH	Harris & Bailey Ltd	Builders Merchants	B8	Occupied	0.00%	Occupied	7300	2773	no	no	no	no	Lower	CLA	£££	14
239		Brighton Road	CR2 6EL	South Croydon Bus Garage	Bus Depot	B2	Occupied	0.00%	Occupied	7900	8369	no	no	In APA	In Zone 3	low	CLA road noise.	£££ infrastructure	14-15
491		Brighton Road	CR2 6EW	Shurgard Self Storage	Warehouse	B8	Occupied	0.00%	Occupied	5362	3272	no	no	In APA	In Zone 3	low	Road noise	£££-recently built	10
114		Selhurst Road	SE25 6AW	Selhurst Depot	Rail depot	B2	Occupied	0.00%	Occupied	15000	0	no	yes	no	no	is 2 nd	Noise, between railway line-	££-infrastructure	15+

Tiers 1 and 2 high level screening for suitable sites on the fringe of the A23 - sites of 4000 sq. m or more for gypsy and travellers sites for approximately 5 or more pitches

Survey Codes Keys: PWN = Purley Way North, Pws = Purley Way South, Tho = Thornton Road, Uni = Union Road, Sel= Selsdon Road, Vul = Vulcan Way, Mar = Marlpit Lane

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN	9	Stubbs Mead Depot-Car compound	Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Site Only	SG	Yes-	Car Storage/Official	4336	0	yes	Partly=one boundary	no	next to Zone 2	High	flood mitigation CLA	£ Council owned	8
PWN	5	Communication House	Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Occupied	B1a	Yes	Offices	6150	2740	no	Partly- on one side	In APA	no	High	Road-noise and fronts main road	££- Lease	12
PWN	76		Purley Way	CR0 4JX	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Car Showroom	9215	1626	yes	yes	In APA	no	High	1 Road and /tram noise, TfL road-to be consulted	£££-	15+
PWN	78		Purley Way	CR0 4XJ	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Warehouse	5402	2340	no	yes	In APA	no	High	2 Rds. and /tram noise, recently built	£££-	10

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN	2	- 8 Unit	New man Road	CR0 3JX	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Wholesalers	11034 (measured as 7000 off plan)	5301	no	yes	In APA	no	High	1 Road and /tram noise,	£££-	14
PWN	1	Canford Works-	Purley Way	CR9 4HS	Tier 1	Vacant	100.00%	Needs Renovation	B2	Vacant	Factory	13000	10311	no	yes	In APA	Partly Zone 2	High	Road noise and next to existing traveller site	£££ recently	15+
PWN	6	Unit 6 - 8 Alpha 23 Estate	Beddington Farm Lane	CR0 4XB	Tier 1	Occupied	0.00%	Occupied	B2	Yes	Engineering Services	6260	3381	no	yes	In APA	Zone 2	High	Rd noise Next to Traveller site	££	12
PWN	220	Unit 5 Alpha 23 Estate	Purley Way	CR0 4XG	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Car Showroom	4320	1819	no	yes	In APA	Zone 2	High	Rd noise Next to Traveller site	££	8
PWN	218	Unit 4 Alpha 23 Estate	Purley Way	CR0 4XG	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Company Offices	4130	1738	no	yes	In APA	Zone 2	high	Rd noise Next to Traveller site	££	8

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN		West Side	Lathams Way	CR0 4XP	Tier 1	Residential	0.00%	Residential	C3	Yes-Residential	Caravan site (site area)	12202	0	N/A	yes	In APA	Zone e 2	high	Existing gypsy and travvellersite	n/a Council owned	19 existing
PWN		East Side	Lathams Way	CR0 4XP	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Electricity Transfer Station (site area)	9060	0	no-structures	yes	In APA	Zone 2	high	Close to existing gypsy &traveller site	££-	15
PWN	2		Peter wood Way	CR0 4U Q	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Wholesalers	8832	2572	no	yes	In APA	Zone 2	high	In industrial estate, close to gypsy&traveler site	££-	15
PWN	4		Peter wood Way	CR0 4U Q	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Warehouse	4900	1978	no	yes	In APA	next to Zone	high	In industrial estate, close to gypsy&traveler site	££	9
PWN	8		Peter wood Way	CR0 4XB	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Wholesale Warehouse	42400	9420	no	yes	In APA	next to Zone	high	In industrial estate, close to gypsy&traveler site	££	15+

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN	8	- 9 part Mill Lane Estate	Mill Lane	CR0 4AA	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 8	Ye s	Self Storage	4015	2898	no	no	In APA	Zone 2	In 2nd highest	Access issue	££	8
PWN	209		Purle y Way	CR0 4XE	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 1a	Ye s	Office & Workshop	5725	1430	yes	yes	In APA	Zone 2	2 nd highest	Road and tram noise	££	10
PWN	23	- 25	Facto ry Lane	CR0 3RL	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 8	Ye s	Storage	1180 0	800	no	Partly- opposite	In APA	Zone 2/3	High	Possible access issue,	£££-	15
PWN	37		Facto ry Lane	CR0 3RL	Tier 1	O c c u p i e d	0.0 0%	Occu pied	S G	Ye s	Highways Depot	6331	0	no	yes	In APA	Zone 2/3	High	Next to depot,	£-	12
PWN	35		Facto ry Lane	CR0 3RL	Tier 1	O c c u p i e d	0.0 0%	Occu pied	S G		Refuse Transfer Station	1056 0	0	yes	yes	In APA	Zone 2/3	High	Next to car pound- some noise/smell	£ Council	8

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN	33		Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Distribution Centre	2975	15127	no	Yes	In APA	Zone 2	High	Next to recycling depot	££	15+
PWN	56	- 58	Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Occupied	B1a	Yes	Office	7100	3346	no	Partly-opposite	In APA	Edge of Flood	High	Next to post office depot, traffic	£££-	15
PWN	52	Unit 2 Blue Point Estate	Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Occupied	B1a	Yes	Office	4097	1276	no	Partly-opposite	In APA	Edge of Flood	High	Next to post office depot, in industrial estate traffic	£££-	10
PWN	36	- 40 Wandle Park Trading Estate	Factory Lane	CR0 3RL	Tier 1	Occupied	0.00%	Occupied	S G	Yes	Office	5585	2524	no	Partly opposite	In APA	Edge of flood	High	Within industrial estate- Access shared with	££	12
PWN	1		Mitcham Road	CR0 3RU	Tier 1	Occupied	0.00%	Occupied	S G	Yes	Territorial Army centre	1700	0	yes	Partly opposite	In APA	Next to flood	2 nd Highest	Road noise	££	15+

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWS	702	Airport House	Purley Way	CR0 0XZ	Tier 1	Part Vacant	30.00%	Ready To Let	B1a	Yes	Office Suites	14000	3420	no	Yes	In APA, Listed	no	2 nd or 3 rd highest	Noise of road, traffic	£££	15+
PWS	680		Purley Way	CR9 4LT	Tier 1	Occupied	0.00%	Occupied	C1	Yes	Hotel	5000	1015	no	Yes	In APA	no	2 nd or 3 rd highest	Noise of road, traffic	£££	10
PWS	3		Imperial Way	CR0 4RR	Tier 1	Vacant	100.00%	Needs Renovation	B1c	Vacant	Workshops	4330	2120	no	Yes	In APA	no	2 nd or 3 rd highest	Noise of road on entrance on estate	£Council	8
PWS	1	-3	Pegasus Road	CR0 4RN	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Warehouse	Apprx. 4846	3819	no	Yes	In APA	no	2 nd or 3 rd highest	Within estate sharing access	££	8
PWS	27	-29	Imperial Way	CR0 4RR	Tier 1	Occupied	0.00%	Occupied	A1	Yes	Warehouse Club	31710	12283	no	Yes	In APA	no	High	Within estate-Road noise A23- at end of estate	£££	15+

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWS	37	-39	Imperial Way	CR0 4RR	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 2	Ye s	Garage Services	6940	3778	no	yes	In APA	no	High	Sub stn, within the estate	££	12
PWS	45		Imperial Way	CR0 4RR	Tier 1	Va c a n t	100 .00 %	Unde r C o n s t r u c t i o n	B 1c	Ye s	Wedding /conference centre	5530	2496	no	yes	In APA	no	High	Re- developed recently	£££	10
PWS	2		Imperial Way	CR0 4RR	Tier 1	O c c u p i e d	0.0 0%	Occu pied	S G	Ye s	Car Showroom & Servicing	6570	1760	no	Partly opposite	In APA	no	High	Road noise traffic	£££	12
PWS	12		Imperial Way	CR0 4RR	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 2	Ye s	Manufacture s	1415 0	9933	no	yes	In APA	no	High	Within the estate	££	15+
PWS	1	-1A	Quee ns w a y	CR0 4B D	Tier 1	O c c u p i e d	0.0 0%	Occu pied	B 8	Y e s	Builders Merchants	8336	5891	no	yes	In APA	no	High	Within estate	££	15

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWS	2		Queensway	CRO4BD	Tier 1	Occupied	0.00%	Occupied	B1a	Yes	Offices	4335	3477	no	yes	In APA	no	High	Within estate	££	15
PWS	4	-8	Queensway	CRO4BD	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Distribution Centre	0	6194	no	yes	In APA	no	High	Within estate	££	12
PWS	10	-16	Queensway	CRO4BD	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Distribution Centre	0	4727	no	yes	In APA	no	High	Within estate	££	8
PWN	43		Factory Lane	CRO3RL	Tier 1	Occupied	0.00%	Site Only	SG	Yes	Gas Holder Site (site area)	27901	0	no	yes	In APA	Partly Zone	High	Within estate-tram noise	£££-	15+

Survey Code RAG RATING	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area M2	VOA Floorspace M2	>50%built	Privacy	Listing	Flood Zone	Top 15% Social deprivation	Site specific	Deliverability	Pitch Nos
PWN	41		Factory Lane	CR0 3RL	Tier 1	Occupied	0.0%	Occupied	SG	Yes	Power Station	6387	0	no	yes	In APA	Partly zone	High	Within the estate	£££	12
PWN	11	- 21 Stubbs Mead Depot	Factory Lane	CR0 3RL	Tier 1	Occupied	0.0%	Occupied	SG	LB Croydon	Maintenance Depot	11028	4780	no	yes	In APA	Zone 2/3	High	CLA-	£-council owned	15+
Tho	202	-216	Thornton Road	CR0 3EU	Tier 2	Occupied	0.0%	Occupied	B8	Yes	Self Storage	8026	5017	no	Residential opposite	In APA	no	2 nd or 3 rd highest	Road noise and traffic CLA likely	£££	15
Tho	5	-9	Peall Road	CR0 3EX	Tier 2	Vacant	100.00%	Ready to Let	B8	Vacant	Warehouse	4106	2498	no	residential-1boundary	In APA	no	2 nd or 3 rd highest	Within estate	££	8
Uni	80	- 92 Berin Underwood House	Windmill Road	CR0 2XP	Tier 2	Occupied	0.0%	Occupied	SG	Yes	Offices	6600	0	no	Opposite and at rear	In APA	no	High	Issues of overlooking but is room for screening	£££	12

Survey Code RAG	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area	VOA Floorspace	>50%built	Privacy	Listing	Flood Zone	Top 15% Social	Site specific	Deliverabil	Pitch Nos
Sel	383	Selsdon Goods Yard	Selsdon Road	CR2 0EA	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Storage Yard & Office	4350	152	yes	on one boundary	no	no	no	Part slopes - Access issue via bridge	ff	8
Sel	383	Selsdon Goods Yard Site 5	Selsdon Road	CR2 0EA	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Builders Merchants	5527	360	yes	on one boundary	no	no	no	Part slopes - Access issue via bridge,	ff	10
Sel	383	Selsdon Goods Yard Site 1	Selsdon Road	CR2 0EA	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Tree Surgeons	4526	300	yes	on one boundary	no	no	no	Part slopes - Access issue via bridge-	ff	8
Vul	267	-269	King Henry's Drive	CR0 0PS	Tier 1	Occupied	0.00%	Occupied	B2	Yes	Manufacture	0	3274	no	School opposite	no	no	2 nd highest	Potential noise issues at east side	ff-lease?	5
Vul	60		Vulcan Way	CR0 9UG	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Warehouse		5569	no	Residential one boundary	no	no	2 nd highest	Within estate sharing access	ff	10

Survey Code RAG	Address No	Address	Road	Postcode	Employment Tier	Vacancy	%Vacant	Property Condition	Use Class	Occupier	Usage	Site Area	VOA Floorspace	>50%built	Privacy	Listing	Flood Zone	Top 15% Social	Site specific	Deliverabil	Pitch Nos
Mar	4	-5 Gateway Business Park	Pipers Road	CR5 2AR	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Car Showroom	4440	838	no	Residential opposite	no	no	low	Road noise of bypass	£££-	8
Mar	3	Gateway Business Park	Pipers Road	CR5 2AR	Tier 1	Occupied	0.00%	Occupied	B2	Yes	Garage Services	5033	2149	no	Residents opposite	no	no	low	shared access	££	10
Mar	1	A Gateway Business Park	Pipers Road	CR5 2AR	Tier 1	Occupied	0.00%	Occupied	SG	Yes	Car Showroom	6482	2292	no	yes	no	no	low	shared access from estate. New	£££ new	10
Mar	13	-18	Ullswater Crescent	CR5 2HR	Tier 1	Occupied	0.00%	Occupied	B8	Yes	Warehouse	24300	0	no	yes	In APA	no	low	shared access	££	15+
Mar	52	Ullswater Trading Estate	Ullswater Crescent	CR5 2HR	Tier 1	Occupied	0.00%	Occupied	B1c	Yes	Contractors	4880	2128	no	Residential opposite	In APA	no	low	On entrance to estate, sloping site	££	8

Summary of the sites identified as amber from the high level screening of Tier 4 sites of 4000 sq. m or more for suitable sites for gypsy and travellers

11.4 The summary of the high level screening of Tier 4 sites identified as amber is listed below

Site name and nos pitches	Summary of high level screening	Future Actions required if this site is to be taken forward
22-26 Lansdowne Road, Croydon 12 pitches	In Croydon Opportunity Area and likely to have a high land value. It is in an area of the 2 nd highest social deprivation in the borough. Is next to the railway requiring noise mitigation and a Contaminated Land Assessment would be required, further adding to costs. However, there is less building on the site to clear, the site has good access and is flat.	As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage.
Woodside Station Goods Yard, off Spring Lane- 6-8 pitches	Close to housing and in the 2 nd highest area of social deprivation and with some noise from the tram. Near open space for the children of the Travellers. It has less than 50% built form on the site reducing demolition costs. It is relatively private without a visible presence onto Spring Lane, however it is next to a locally listed building, the station and this relationship would need to be sensitively managed.	A detailed assessment of ownership / leases would need to be investigated. As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage.
Unit 4 , 500 Purley Way, next to Morrison's 15+ pitches	A large warehouse on site which will be costly to demolish, particularly if it were for a stopping place only. Transport for London will need to be consulted along with Sutton as the site is on the borough boundary and abuts residential development there. It also shares access onto Purley Way with Morrison's Supermarket.	A detailed assessment and ownership leases would need to be investigated along with discussion with Sutton and Transport for London as it is on A23. As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further

Site name and nos pitches	Summary of high level screening	Future Actions required if this site is to be taken forward
		investigation at this stage
South Norwood Depot 19-21 Penge Road 15+ pitches	This would involve costly mitigation of noise and safety issues to overcome siting residential between two railway lines. It has a long lease and is in private ownership.	As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage

11.5 The summary of the high level screening of Tier 1 & 2 identified as Amber is listed below. Note that sites assessed in this category would have a policy tension with the need to retain Tier 1 and 2 locations:

Site name and nos pitches that could be accommodated	Summary of high level screening	Future Actions required if this site is to be taken forward
9, Factory Lane 8 pitches	Has the advantage that it is Council owned and just outside vulnerable flood zones. Will require a Contaminated Land Assessment and any associated works. Separated from other residential development and there is public open space next to the site for the children, and it is not far from local schools and facilities. In an area of high social deprivation.	Whilst in Council ownership, it is not to be taken forward for further investigation as half of the site is critical for the School transport service for the council and there is likely to be some expansion and the other part is currently let to an external company. There is insufficient space for a stopping place on this site on its own. It is only capable of delivery of a small number of pitches.
Communication House, 5 Factory Lane- 10-12 pitches	Next to 9 Factory Lane and shares many of the same characteristics; however it is in private ownership and fronting Roman Way.	As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage.
33 and 56-58 Factory Lane. 15 pitches for each site	Both sites are in private ownership and have buildings occupying more than 50% of the sites with mitigation costs involved as with 9 Factory Lane, but are likely to be more costly with the quantum of built form and private ownership. 33 Factory Lane is in the Flood	As they are not in Council ownership there is a major issue with deliverability which prohibits taking these sites forward for further investigation at this stage.

Site name and nos pitches that could be accommodated	Summary of high level screening	Future Actions required if this site is to be taken forward
	Zone 2 and a sequential test will be needed if it is to be proposed for a gypsy and traveller site.	
The Territorial Army Centre 1 Mitcham Road 15 pitches	The land is in private ownership and this is a community facility therefore a community facility would need to be retained on the site to comply with planning policy SP5 or evidence provided that there is no longer a need for community facilities.	As it is not in Council ownership there is a major issue with deliverability and this, alongside the consideration that it is a community facility prohibits taking this site forward for further investigation at this stage.
Sites fronting onto Purley Way: 76 Purley Way,(15 pitches) 68 Purley Way (10 pitches) and 2 Imperial Way (12 pitches)	The change of use to a gypsy and traveller site at these sites would have less impact on the workings of the main industrial estates, but the sites will be more costly to acquire as they have frontages onto Purley Way (A23), with competing land uses likely to increase the land value. All will need road noise mitigation measures to make them suitable for gypsy and travellers along with Contaminated Land Assessments and associated works.	As they are not in Council ownership there is a major issue with deliverability which prohibits taking these sites forward at this stage for further investigation. Transport for London would also need to be consulted where access is directly onto A23. It should be noted that, with direct access to A23 the location would be advantageous for a stopping place.
Crosfield House, 3 Imperial Way (8 pitches)	This Council owned site is a possible option, but it is proposed for relocation of other council facilities and can generate commercial income. The built form is more than 50% of the site thus increasing costs for development and impacting deliverability.	Whilst in Council ownership it is not to be taken forward for further investigation as the existing building occupies the majority of the site increasing the costs to redevelop it and in consideration of the loss of income to the Council. On this basis the site fails to have a willing landowner. It is only capable of delivery of a small number of pitches.
Latham's Way (19 existing pitches, possibly 2 or 3 more	This is the existing Council owned gypsy and traveller site currently providing 19 pitches, with	A feasibility study has been undertaken to ascertain if there is room to

Site name and nos pitches that could be accommodated	Summary of high level screening	Future Actions required if this site is to be taken forward
pitches)	overcrowding by 4 families identified from the Gypsy and Traveller Accommodation and Needs Assessment 2013. It would be an option for expansion if there is the room to expand. It is in Flood Zone 2 and a sequential test is required if it is taken further.	accommodate extra pitches and identify how many pitches could be added and the how this would be implemented with as little disruption to existing residents as possible. With overcrowding an issue here, a stopping place here would not be a priority and may create management issues.
202-216 Thornton Road 15 pitches	It is a fairly recently built structure and is likely to be costly to develop as a gypsy and traveller site. Noise mitigation would be required. It is in an area of high social deprivation. A Contaminated Land Assessment and possible associated mitigation would be required.	As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage.
Selsdon Goods Yard, - three sites. 383 Selsdon Road 15 pitches	Has the advantage of being in a quieter location than the sites on Purley Way and is in an area of low social deprivation. However there are three businesses, classified as Tier 1 on the site. The access is shared onto Selsdon road between all three and it would only work practically as a gypsy and traveller site or stopping place if all of the Selsdon Goods Yard were used for the site, thus creating a loss of three Tier 1 sites. The area would also be larger than required. There is an access issue from Brighton Road due to the twin low railway bridges. However, the site currently operates with large vehicles delivering and access from the east along Selsdon Road. There is a Grade 2 Site of	As they are not in Council ownership there is a major issue with deliverability which prohibits taking these sites forward for further investigation at this stage. This is especially compounded by the presence of 3 businesses on the site.

Site name and nos pitches that could be accommodated	Summary of high level screening	Future Actions required if this site is to be taken forward
	Importance for Nature Conservation area of the disused railway on the boundary of the site for which mitigation measures would be required	
267-269 King Henry's Drive, 5 pitches	On the fringe of the estate fronting King Henry's Way. It is opposite a primary school and near other facilities which is good for the children of the gypsy and travellers. However, it is in an area of the 2 nd highest social deprivation and backs onto other industrial units which may generate noise and be incompatible with the residential use for travellers.	As it is not in Council ownership there is a major issue with deliverability which prohibits taking this site forward for further investigation at this stage and as it is only capable of delivery of a small number of pitches.
Site at Pipers Road/Farthing Way and 52 Ullswater Crescent Coulsdon 8 pitches each	There would be some noise issues with the site onto Farthing Way although both sites are in an area of low social deprivation and are not far from services. However they are in private ownership which impacts delivery along with the buildings occupying more than 50% of the sites and therefore increasing the costs to redevelop.	As they are not in Council ownership there is a major issue with deliverability which prohibits taking these sites forward for further investigation at this stage. It is only capable of delivery of a small number of pitches.

Conclusion of Tier 4 and 1 & 2 screening for the Proposed Submission

- 11.6 The screening for Tier 4 sites did not identify a suitable site for a gypsy and traveller site or an emergency stopping place. As the additional screening did not produce sufficient sites, the sites in Council ownership that had already been considered were assessed. Primarily as land in Council ownership, would not a Compulsory Purchase Order, would make the site more deliverable for a gypsy and traveller site against the NPPF.
- 11.7 The screening of the Tier 1&2 sites established that a feasibility study should be undertaken for Latham's Way to see if there is any potential for expansion of the existing gypsy and traveller site by three pitches (Appendix 3). The Council's tenancy officer also has requested this is carried out on behalf of the residents of the site as there is overcrowding of some families, as identified in the GTANA

2013 and the residents would like to remain on the site, near their families, if possible.

11.8 There are no new sites for a permanent site or an emergency stopping place identified as deliverable and developable at this time from the Tier 1 and 2 sites review, however it is established that Tier 1 sites are in more accessible locations, are likely to be of a size that could accommodate a gypsy and traveller site and, providing they are not on land abutting the existing site of Latham's Way, where the existing gypsy and traveller site is, they will meet the privacy requirement of some separation from the settled residential community. The amended Policy SP3.2 'Innovation, Investment & Enterprise' of the Croydon Local Plan: Strategic Polices – Partial Review Proposed Submission draft is proposing to include the use of a gypsy and traveller site as a permitted use in Tier 1 locations for gypsies and travellers with a qualified connection to Croydon (as outlined in paragraph 4.36 of the Croydon Local Plan: Strategic Polices – Partial Review Proposed Submission). The requirement for a qualified connection to Croydon is necessary to ensure that the gypsy and traveller accommodation need in the GTANA is the need planned for over the plan period. Furthermore, as residential development in a Tier 1 location will not be permitted by the Plan other than in these exceptional circumstances it is essential that this provision in the Plan is carefully controlled by the qualified connection to Croydon and focused on the gypsy and traveller accommodation need in the GTANA. In addition, when considering gypsy and traveller proposals in Tier 1 locations the Council will very carefully consider the proposal against the Plan as a whole to ensure that primary Tier 1 employment function or amenity are not undermined.

The Proposed Sites to include in the Proposed Submission

11.9 In summary the Proposed Submission will include

For the first ten years of the Local Plan to 2026

- Latham's Way- 3 new pitches
- Purley Oaks Depot 20 pitches

No allocation of an emergency stopping place

11.10 For 2026-36:

- The broad location for gypsy and traveller sites for 2026-36 is identified as Strategic and Separated Industrial Locations (Tier 1 sites) in the amended Policy SP3.2 in the Croydon Local Plan: Strategic Polices, subject to the gypsy and travellers demonstrating they have a qualified connection to Croydon and the proposed sites meeting the policy criteria of SP 2.9 for a gypsy and traveller site, and the other applicable policies of the Croydon

Local Plan and London Plan to ensure the primary Tier 1 employment function or amenity are not undermined.

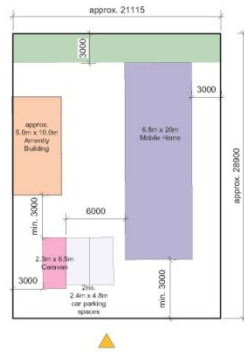
- 11.11 Site 324, Purley Oaks Depot has the potential for more than 15 pitches and alternative plans for a residential or new employment use for the site have not been progressed by the Council as consulted on at Preferred and Alternative Options. It is currently in use, is identified as a Schedule 2 site (Policy WP4- Planning permissions will be granted for waste facilities on Schedule 2 sites in order to provide sufficient waste management facilities to meet the Waste Plan's capacity needs ...) in the South London Waste Plan and it would need a Contaminated Land Assessment. It is in an Archaeological Priority Area and GLAAS (Greater London Archaeological Advisors) would need to be consulted. Some landscape to boundaries to provide privacy and reduce the potential impact on local character would be required.
- 11.12 The Strategic Flood Risk Assessment (SFRA) produced in November 2015 considered proposal sites and site 324 was considered further. The groundwater protection zone which Site 324 falls in, whilst identified as the Inner Zone and hence scoring -5 in the Site Assessment at the Preferred Option stage, was in reference to below ground development. Gypsy and traveller sites do not usually have basements so this risk is removed and the original scoring is now updated accordingly. The SFRA also identified that for strategic planning purposes there is nothing significant in terms of flood risk that could not be managed out of the site through engineering (such as surface water and groundwater). Given the significant area of Flood Zone 1 the development would all need to be located in this area on the site and outside Flood Zone 2 and 3a but on this basis would be considered to pass the Exception Test. (This test is carried out on sites that are in Flood Zones 2 and 3 and where the Sequential Test alone cannot deliver other acceptable sites for the particular use). It would need to be dealt with through the Flood Risk Assessment at the time of any application and managed through engineering.
- 11.13 The SFRA is available at www.croydon.gov.uk/planningandregeneration/framework/lpevidence/climatechange/flooding
- 11.14 A feasibility study has been commissioned by the Council. The brief for the feasibility stipulated that there should be protection for the existing pond to the west and for health and safety reasons and landscaping to boundaries of the site. This feasibility looked at two options, (one with slightly larger pitches), and has identified that 20 pitches and a caretakers office/accommodation could be accommodated on the site at Purley Oaks Depot Appendix 1 attached to this document. A planning application would provide the detailed design, more detailed assessments such as a Land Contamination Assessment and the specific Flood Risk Assessment and any other mitigation measures required.

- 11.15 A further study has been commissioned that has established that the relocation of the existing employment use on the site to an alternative Council owned site on Factory Lane is feasible.
- 11.16 The Council's existing site at Latham's Way was considered for possible expansion and a feasibility study has identified that there may be potential for three more pitches. This would be subject to more detailed assessments. The possible layout and phasing details to enable the construction of new pitches with as minimum disturbance to residents as possible is in Appendix 2.
- 11.17 No site has been identified for a stopping place after all suitable sites were considered against the NPPF, PPTS, London Plan, the Council's site selection criteria and consideration given to representations received on the Preferred and Alternative Options. However, this does not prejudice a site being brought forward against the criteria set out in Policy SP2.9 of the Croydon Local Plan: Strategic Policies – Partial Review Proposed Submission. Equally, nor does it prejudice a stopping place arrangement being achieved outside of the planning process.

Appendix 1 – Purley Oaks Feasibility Study: Possible layout

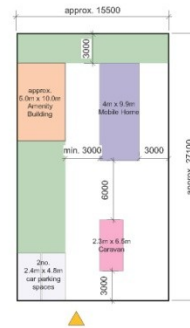
Note Pitch types B and C only in proposed layout to optimise the number of proposed pitches on the site





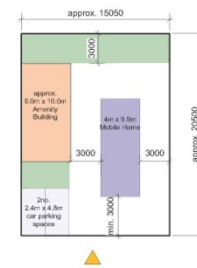
Typical Pitch Layout (Type A)

- Including:
- Large Mobile Home
 - Touring Caravan
 - Vehicle Car Parking Spaces
 - Amenity Building



Typical Pitch Layout (Type B)

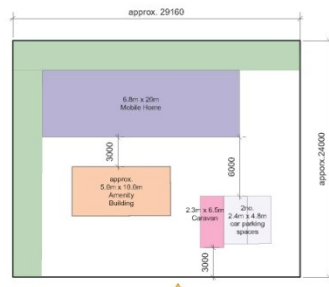
- Including:
- Average Size Mobile Home
 - Touring Caravan
 - Vehicle Car Parking Spaces
 - Amenity Building



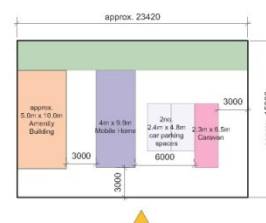
Typical Pitch Layout (Type C)

- Including:
- Mobile Home
 - Vehicle Car Parking Spaces
 - Amenity Building

Alternative Pitch Layout for Type A:



Alternative Pitch Layout for Type B:



Key

- Grass Area
- Mobile Home
- Caravan
- Amenity Building
- Vehicle
- Entrance
- Individual Pitch Boundary

Rev	Date	Drawn	Comment

Client
London Borough of Croydon

Job
Purley Oaks Depot
Brighton Road
Purley
CR9 2BG

Feasibility

Drawing Title
Typical Pitches Layout
Type A, B & C

Date of First Issue
05.04.2016

Drawn MS Scale 1:200@A1, 1:400 @ A3

Drawing No. 976 Revision 1101

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Appendix 2 – Latham’s Way Feasibility Study: Possible layout and phasing

Additional Pitches

Redevelopment of the existing layout to provide for 19no. existing pitches including 2no. larger sized pitches, and an additional 3no. new pitches in the range of 310-330 sqm area for a total of 22 pitches onsite.

Passing bay is maintained to Latham’s Way and existing drying and grazing areas are maintained. No new play space is provided, and existing commercial use to the rear of Pitch 13 is maintained but significantly reduced in size.



Latham's Way Gypsy & Travellers Site:
Feasibility Option



Phase 1: Construction of Additional Pitch #1



Phase 2: Relocation of Pitch 8 tenants.



Phase 3: Construction of Additional Pitches #2&3



Phase 4: Reinstatement of Pitch 8 tenants.

Phasing

To minimize disruption and required additional access, two additional pitches are located within the embankment to the rear of existing pitches 7 & 9 and accessed between these pitches. A third additional pitch is located along the Latham's Way frontage and accessed from Latham's Way. Development of this pitch first allows relocation of tenants of Pitch 8 to this location for the duration of construction of the other two additional pitches.

- Phase 1: Construction of additional pitch to Latham's Way frontage.
- Phase 2: Relocation of existing Pitch 8 to completed Additional Pitch 1.
- Phase 3: Construction of Additional Pitches 2&3.
- Phase 4: Reinstatement of tenants from additional Pitch 1 to existing Pitch 8.