



# Local Greenbelt Threatened!

The 2019 Croydon Local Plan review, presents **three options** for delivering **46,040** homes between now and 2039:

**Option 1** - All residential growth to take place in the existing urban area.

**Option 2** - Major redevelopment of the Purley Way area to reduce some pressure of residential growth in the existing urban area. This includes a master plan for the Purley Way transformation area to accommodate up to 12,000 homes.

**Option 3** - Release of Green Belt land for residential development to reduce some pressure off residential growth in the existing urban area. This includes the release of Green Belt in New Addington, Selsdon and Sanderstead to deliver a total of 5,300 homes in place of a radical redevelopment of the Purley Way. Between **680** and **780** homes could be delivered on the Green Belt farmland between Mitchley Hill, Rectory Park and Borrowdale Drive.

## Have YOUR say to defend Riddlesdown's Green Belt Farmland \*Consultation Closes on 13 January 2020\*

This is the beginning of the Croydon Local Plan review process. **The Green Belt cannot be taken for granted, if we value it, we must fight for it.** If you object to **Option 3** – building on the Green Belt in Riddlesdown – let the council know!

**Online:** [croydon.gov.uk/planningandregeneration/framework/localplan/croydon-local-plan-review](http://croydon.gov.uk/planningandregeneration/framework/localplan/croydon-local-plan-review)

**Email:** [ldf@croydon.gov.uk](mailto:ldf@croydon.gov.uk)

**Post:** Spatial Planning, Bernard Weatherill House, Zone 6B, 8 Mint Walk, Croydon, CR0 1EA.

**Tel:** 0208 407 1385 (enquiries only).

**Further Information is available on the RRA website:** [riddlesdownresidents.org.uk/greenbelt.html](http://riddlesdownresidents.org.uk/greenbelt.html)

### It is worth bearing in mind the following four documents:

**1. National Planning Policy Framework 2019 (Chapter 13, paras 133 to 147):** The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. For exceptional circumstances to exist to justify changes to Green Belt boundaries, Croydon Council would need to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This includes making as much use as possible of suitable brownfield sites and underutilised land, and promoting a significant uplift in minimum density standards in town centres and other locations well served by public transport.

**2. Croydon Site Appraisal:** (Croydon Green Belt and Metropolitan Open Land Study- Technical Note - Nov 2019) which states that: development of the Riddlesdown Green Belt site is judged to result in Moderate to Significant harm to the Green Belt, reflecting the clear loss of openness on a visually sensitive slope.

**3. The 2019 Draft New London Plan:** Policy G2 (London's Green Belt) states that: 'The Green Belt should be protected from inappropriate development: 1) development proposals that would harm the Green Belt should be refused and 2) the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported. The extension of the Green Belt will be supported, where appropriate. Its de-designation will not be supported. Following the public examination of the Plan, the London Mayor is considering the Inspector's report including the recommendation to reduce many of the London Boroughs ten-year housing targets. In Croydon's case, the Inspector's report recommended that housing target could be **reduced** from 29,490 to 20,790 homes.

**4. Croydon Brownfield Land Register:** (updated in December 2018). It identifies potential capacity for 5,756 new dwellings on previously developed sites in the Borough, which do not currently have planning permission, and capacity for a further 5,480 dwellings on sites which have already been granted either full or outline permission, or where permission is pending. (Scoping report for the Croydon Local Plan Sustainability Appraisal Nov 2019).