



Cane Hill Croydon

Role

Quod obtained hybrid planning permission for Barratt Homes in 2014 to enable redevelopment of the 85ha Cane Hill Site in Coulsdon, Croydon. Quod provided professional advice in respect of planning, development economics, affordable housing and regeneration for this former hospital site located within the Green Belt. Quod also project managed the Environmental Impact assessment. A hybrid planning application was submitted in July 2013.

The planning application had to resolve a number of sensitive planning issues to enable development of the proposed 675 homes and 3,000sqm of commercial floorspace, including the principle of development within the Green Belt as prescribed in the NPPF, as well as landscape and visual impact considerations.

HTA Design LLP were the urban designers, landscape architects and architects for the development who successfully delivered a scheme which was inspired by its historic setting and the wider Surrey vernacular and complements and enriches its unique location.

The residential mix of predominately houses will deliver affordable housing up to a maximum of 25% which has had to be justified by a financial appraisal prepared by Quod, including the impact of CIL.

Following Croydon Council's decision to approve planning permission in November 2014, an application for leave for a judicial review was submitted by an aggrieved party. This submission was robustly defended with the High Court refusing to grant leave in March 2015.

Quod was later instructed to submit six separate Reserved Matters applications to Croydon Council to ensure that the CIL liability of the scheme was appropriately structured. The Reserved Matters was approved for 472 residential units in the Green Belt by Croydon Council under delegated powers, despite a number of challenges to the adequacy of the Environmental Impact Assessment, specifically in relation to the impact of Transport and Access.

Description

Residential and commercial development within the Green Belt

Client

Barratt Homes

Planning Authority

London Borough of Croydon & the GLA

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	