

LONDON BOROUGH OF CROYDON

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STATEMENT OF EXECUTIVE DECISIONS MADE BY THE CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & REGENERATION (JOB SHARE) ON 9 JULY 2018

This statement is produced in accordance with Regulation 13 of the Local Authorities (Executive Arrangements) Meetings and Access to Information) (England) Regulations 2012.

The following apply to the decisions listed below:

Reasons for these decisions: are contained in the Part A report attached

Other options considered and rejected: are contained in the Part A report provided attached

Details of conflicts of Interest declared by the Cabinet Member: none

Note of dispensation granted by the head of paid service in relation to a declared conflict of interest by that Member: none

The Leader of the Council has delegated to the Cabinet Member the power to make the executive decisions set out below:

DECISION REFERENCE NO.: 1818FR

Decision Title: The Croydon Monitoring Report 2016/17

Having carefully read and considered the Part A report, the associated confidential part B report, and the requirements of the Council's public sector equality duty in relation to the issues detailed in the body of the reports, the Cabinet Member for Environment, Transport & Regeneration (Job Share)

RESOLVED to agree the Croydon Monitoring Report 2016/17 (attached as Appendices 1 to 3) be publication.

Notice date: 10 July 2018

For General Release

REPORT TO:	CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & REGENERATION (Job Share) 27 June 2018
SUBJECT:	The Croydon Monitoring Report 2016/17
LEAD OFFICER:	Shifa Mustafa, Executive Director Development and Environment Heather Cheesbrough, Director of Planning and Strategic Transport
CABINET MEMBER:	Councillor Stuart King, Cabinet Member for Environment, Transport & Regeneration (Job Share)
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON: It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report. The Croydon Monitoring Report 2016/17 relates to the following Ambitious for Croydon outcomes: <ul style="list-style-type: none">• To create a place where people and businesses want to be• To enable more local people to access a wider range of jobs• To provide a decent, safe, and affordable home for every local resident who needs one• To create a place that communities are proud of and want to look after as their neighbourhood	
FINANCIAL IMPACT None – this report is a factual report detailing progress in preparing the Croydon Local Plan, engagement with other local authorities and government agencies under the Duty to Co-operate, and the impact of existing policies of the adopted Croydon Local Plan: Strategic Policies.	
KEY DECISION REFERENCE NO.: Not a key decision	

The Leader of the Council has delegated to the Cabinet Member for Environment, Transport & Regeneration (Job share) the power to make the decisions (the Leader of the Council's decision reference number: 23/14/LR) set out in the recommendations below

1. RECOMMENDATION

The Cabinet Member for Environment, Transport & Regeneration (Job Share) is recommended to

1.1 Agree the Croydon Monitoring Report 2016/17 (attached as Appendices 1 to 3) for publication.

2. EXECUTIVE SUMMARY

- 2.1. This report highlights the findings of the Croydon Monitoring Report 2016/17 (the Monitoring Report) which monitors progress in preparing the Croydon Local Plan and associated documents. It monitors the Croydon Local Plan's policies including whether Croydon is meeting planning targets set by the Local Plan and by the London Plan.
- 2.2. The Monitoring Report outlines how the Council is undertaking the Duty to Co-operate under its statutory plan making function in accordance with the Localism Act 2011.
- 2.3. The Monitoring Report comprises the following individual papers:
- The Croydon Monitoring Report;
 - Five Year Supply of Deliverable Sites for Housing; and
 - Working with other local authorities and government agencies.
- 2.4. The Monitoring Report highlights the following:
- Croydon Metropolitan Centre retail vacancy rate is now 11%, up from 9% in 2016. This is seen as stable year on year;
 - The District Centres are generally resilient with stable or falling levels of vacancy. Two centres (Purley and South Norwood) have had consistently high vacancy rates (above 10%) from 2008 through to 2017 with Purleys vacancy rate being the highest of any centre in the borough (18%);
 - Whilst all Local Centres are below the vacancy rate target level of 12%, the Local Centres are less resilient with most recording a change in vacancy. Only Sanderstead Local Centre has remained stable.
 - Beulah Road is a new Local Centre which was first surveyed in this monitoring year.
 - In 2016/17 Croydon as a borough exceeded its housing targets of an annual average of 1,600 homes between 2016 and 2036;
 - Croydon currently has a five year supply of housing land so has enough homes with planning permission or allocated in the Local Plan to meet targets until 2023;
 - Office vacancy rates in Croydon Metropolitan Centre have fallen to 37% (largely as a result of permitted development conversions to residential use of some office buildings) after being above 50% for much of the period since 2011;
 - The net impact of all implemented and implementable planning permissions in Croydon Metropolitan Centre would result in a total net loss of over 117,194m² of office floor space in the Metropolitan Centre;
 - Development has continued to provide financial contributions through

the Community Infrastructure Levy (CIL). Croydon's CIL was introduced on 1st April 2013 and by 1st December 2017 had raised £14.9 million; and

- The Council's Infrastructure Finance Group determines which projects will be funded in whole or in part from planning obligations and ensures that the allocated money is in accordance with the terms of the s106 agreement. By March 2018 a total of £7.7 million of funding has been agreed to support necessary infrastructure identified in the Croydon Infrastructure Delivery Plan and the Capital Programme

2.6 The Croydon Monitoring Report 2016/17 will be published as soon as practicable after approval to publish.

3. THE CROYDON MONITORING REPORT

The statutory context

- 3.1 It is a requirement of section 35 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) (as amended by section 113 of the Localism Act 2011) that every local planning authority must prepare a monitoring report and publish it to begin at the end of the period covered by the authority's last monitoring report (which monitored the period April 2015 to March 2016) This year's monitoring report monitors the period April 2016 to March 2017.
- 3.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 made under the 2004 Act require that the Monitoring Report includes:
- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
 - (b) in relation to each of those documents –
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- 3.3 The Monitoring Report must identify any policy in the Local Plan not being implemented and if so the reasons why and any steps that are intended to be taken to implement it.
- 3.4 The Monitoring Report must also include a housing trajectory detailing the Council's performance against London Plan/Croydon Local Plan targets for new homes in the borough and the predicted future supply of new homes in the borough.

Key findings of the Monitoring Report

- 3.5 The Monitoring Report highlights the current vitality and viability of retailing in Croydon Metropolitan Centre (CMC) and the borough's District and Local Centres. It also considers office provision in CMC and the vitality of the borough's designated employment areas. On these matters it notes that:
- In CMC the amount of vacant retail floor space is stable at 11%;
 - Vacancy rates in the borough's District Centres have remained stable with the exception of South Norwood. All the District Centres apart from Purley and South Norwood have a level of vacancy that is within the target set by the Croydon Local Plan (for less than 12% of floor space to be vacant);
 - Vacancy rates in the borough's Local Centres generally saw significant changes in the levels of vacancy. All Local Centres are within the Croydon Local Plan target for less than 12% of floor space to be vacant (compared to two centres in the 2016/17 report);
 - Office vacancy is stable in the CMC with the amount of vacant floor space now standing at 37% compared to 35% in the 2016/17 report; and
 - Across the borough's designated employment areas there are more occupied industrial and warehousing units and fewer vacancies but overall the borough has lost over 38,000m² of industrial land and floor space since 2011 compared to a London Plan target of a 22,500m² decrease.
- 3.6 To address these matters and ensure the borough maintains a robust approach the Monitoring Report identifies that:
- The Croydon Local Plan 2018 focuses on improvement of the retail core in the Croydon Metropolitan Centre (CMC), alongside the redevelopment of the Whitgift Centre, and promotes greater flexibility in the use of retail units in fringe areas to enhance the vitality and viability of the centre;
 - In District and Local Centres, the continued monitoring is required as new policies in the Croydon Local Plan 2018 evolve to ensure vacancy rates continue to stay low;
 - Ongoing and proposed regeneration initiatives in District Centres South Norwood and Purley (the two District Centres that do not currently achieve the target for 2021) are targeted at boosting local growth and reducing the level of vacancies;
 - A more controlled release of surplus office floor space, aided by the Croydon Opportunity Area Planning Framework, is required to stimulate the provision of new floor space and address the impact of the permitted development rights that used to exist in the Croydon Metropolitan Centre, as the rate of loss is becoming increasingly unsustainable. The Croydon Local Plan 2018 also introduces an Office Retention Area to support the development of new and refurbished office floor space in Croydon Metropolitan Centre; and
 - Continued protection of industrial and warehousing land and premises across all designated employment areas is still required. This is especially important in tier 1 locations which saw the greatest loss of industrial floor space (22,510m² less floor space in 2016 compared to 2011). The

Croydon Local Plan 2018 seeks to provide further protection through the inclusion of Gloucester Road (East) as a new Tier 1 location.

- 3.7 The Monitoring Report notes that the number of new homes built increased in 2016/17 compared to the previous year and achieved the housing targets set by the Croydon Local Plan 2018 and the London Plan. In 2016/17 a total of 2,904 new homes were built in Croydon, the highest number of homes since our current records have been collected
- 3.8 The Monitoring Report also notes that Croydon currently has a five year housing land supply including an additional 5% brought forward from later in the Plan period as required by the National Planning Policy Framework in order to provide choice and competition in the market for land.
- 3.9 The Croydon Local Plan 2018 also provides allocations of land for new homes to ensure the future supply of residential land. The Monitoring report notes that of these unimplemented site allocations along with sites with unimplemented planning permission and sites under construction, Croydon currently has a pipeline of 18,751 new homes.
- 3.10 The Croydon Local Plan 2018 will also assist in increasing the provision of affordable housing and larger homes. In 2016/17 6% of completions were for affordable rented homes, 4% were for intermediate homes and 2% social rent, which is below the targets set in the Local Plan for social or affordable rent and intermediate homes. It is very likely this is being under reported as the Council is not alerted when a Housing Association acquires a scheme from a developer post the grant of planning permission. The Council has recently appointed a Housing Enabling Officer to build upon the existing relationship between Housing Associations and the Council to further increase the focus on affordable housing delivery.
- 3.11 The percentage number of affordable housing completions is lower than we would like to see for 2016/17, but this is in the context of a record number of overall completions. Further, 23% were completions from sites of 9 or less units and therefore the affordable housing requirement does not apply and 28% were completions where permitted development rights apply (office and residential) and therefore again, the affordable housing requirement does not apply. When the affordable housing requirement does apply, 22% of completions were affordable rent, social rent or intermediate homes.
- 3.12 The Council has also collected a total of £244,500 in commuted sums for Affordable Housing contributions in 2016/17.
- 3.13 This year (2017/18) a number of major schemes are coming forward with affordable housing units and the Council expect the percentage of affordable housing completions to be higher than last year. There are currently four schemes from the 2017/18 year that are proposing 30 units or more of affordable units. Significantly, one scheme, former site of Taberner House, is proposing to provide 206 affordable units overall. Initial 2017/18 data, which will be fully monitored in the coming year, suggests the proposed total

affordable percentage is 18.69% of completions. The Council is therefore seeing an increase in the percentage total of affordable housing units.

- 3.14 The Monitoring Report also highlights joint working with other local authorities and government agencies on strategic planning matters, largely to do with the preparation of the Croydon Local Plan as well as ongoing work with other local authorities on their local plans. This is further evidence to demonstrate the Council undertaking its Duty to Co-operate under the Localism Act 2011.
- 3.15 The Monitoring Report looks at the amount of money raised by planning obligations (Section 106 agreements and Unilateral Undertakings) that is available to spend. A total £9.7m was available in March 2018. Planning obligations are agreed with developers when determining planning applications. They are legal agreements that ensure that unacceptable harm that could be caused by new development is mitigated against and made acceptable in planning terms. The money available is, therefore, restricted to particular types of project/infrastructure depending on the particular mitigation required for specific developments from which the funding was raised. As Croydon now charges CIL (from April 2013) on new development most planning obligations will no longer raise funding for infrastructure (except for sustainable transport and highway works) as this function is performed by the CIL. The CIL will enable borough wide focussed investment in infrastructure to meet the needs of development set out in the Croydon Local Plan.
- 3.16 The Council's Infrastructure Finance Group ensures that CIL and planning obligation income is spent on essential infrastructure needed to support growth in the borough as set out in the Croydon Local Plan 2018 and in accordance with the Council's Capital Strategy, Infrastructure Delivery Plan and, with regard to planning obligations, the parent legal agreement.
- 3.17 Over the coming year the Council will explore all opportunities, alongside third party infrastructure providers, to see the timely assignment of planning obligations income. This will continue in tandem with the well-defined processes regarding planning obligation income recovery.

4. CONSULTATION

- 4.1 There is no requirement to consult on the Monitoring Report as it is a report for information that simply informs the preparation of the Croydon Local Plan by monitoring the performance and effectiveness of existing planning policies.

5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

1 Revenue and Capital consequences of report recommendations

There are no Revenue and Capital consequences of the report recommendations.

2 The effect of the decision

The monitoring undertaken informs and supports the necessity for continued work on the Croydon Local Plan to support Croydon's requirement to maintain a robust future five year supply of housing land.

This will mean a more robust decision making process and in particular refusals of planning applications against London Plan and Croydon Local Plan 2018. In particular it will help to prevent inappropriate development on Metropolitan Green Belt, Metropolitan Open Land and Local Open Land in the borough.

3 Risks

It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

4 Options

There are no options as it is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

5 Future savings/efficiencies

A sound Croydon Local Plan will contribute indirect financial savings by assisting the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers and attract inward investment.

Felicia Wright, Head of Finance - Place

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

- 6.1 The Solicitor to the Council comments that as mentioned in the preamble to the recommendations set out in this report, the Leader of the Council has delegated to the Deputy Leader (Statutory) and Cabinet Member for Homes, and Regeneration the authority to approve the decision set out in this report. The legislative context in which this decision is made is set out in the body of this report in paragraphs 3.1 to 3.4. Beyond that, there are no further legal comments arising directly out of the recommendations set out in the report.

Approved by: Sean Murphy, Head of Commercial and Property Law (and Deputy Monitoring Officer) on behalf of the Director of Law and Monitoring Officer

7. HUMAN RESOURCES IMPACT

- 7.1 There are no human resources implications arising from this report.

Approved by: Jennifer Sankar, Head of HR Place on behalf of the Director of HR

8. EQUALITIES IMPACT

8.1 There are no equalities impacts arising from the recommendations of this report.

9. ENVIRONMENTAL IMPACT

9.1 There are no environmental impacts arising from the recommendations of this report.

10. CRIME AND DISORDER REDUCTION IMPACT

10.1 There are no crime and disorder reduction impacts arising from the recommendations of this report.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

11.1 It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

12. OPTIONS CONSIDERED AND REJECTED

12.1 There are no alternative options as it is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

CONTACT OFFICER: Steve Dennington, Head of Spatial Planning (ext 64973)

BACKGROUND PAPERS

None

APPENDICES

1. Croydon Monitoring Report 2016/17 – Summary
2. Croydon Monitoring Report 2016/17 – Five Year Supply of Deliverable Sites for Housing
3. Croydon Monitoring Report 2016/17 – Working with other local authorities and government agencies

The Croydon Monitoring Report

June 2018

Contents of the Monitoring Report

Monitoring the success of the Croydon Local Plan

- Housing
- Five Year Supply of Housing Land
- Croydon Metropolitan Centre
- District and Local Centres
- Employment

Preparing and delivering the Croydon Local Plan

- Progress in preparing the Croydon Local Plan
- Working with other local authorities and government agencies
- Delivering the infrastructure (through Planning Obligations and the Community Infrastructure Levy) needed to support the Croydon Local Plan
- Updating the minimum requirements for affordable housing to meet housing need

Monitoring the success of the Croydon Local Plan

Housing policies of the Croydon Local Plan aim to...

Deliver 32,890 new homes between 2016 and 2036

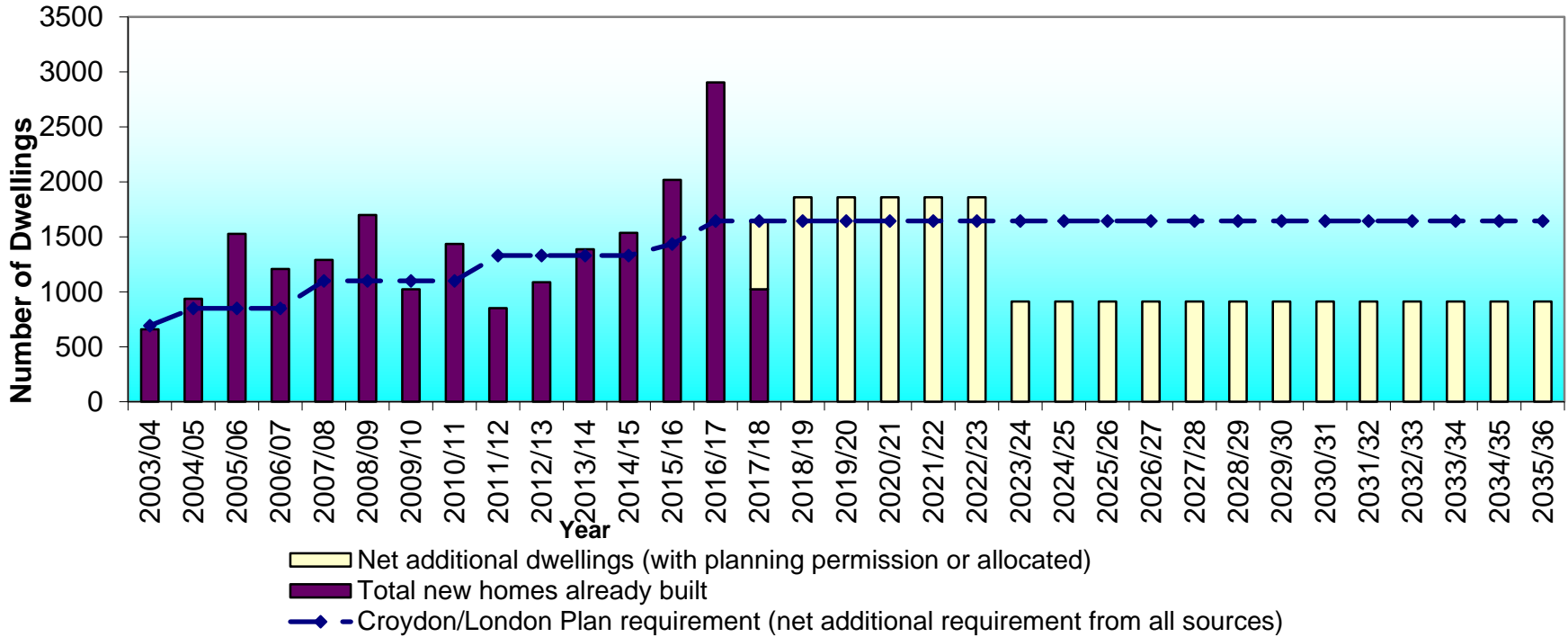
Address the borough's need for affordable homes

Address the borough's need for homes of different sizes

Deliver 36 new Gypsy and Traveller pitches by 2036



Deliver 32,890 new homes between 2016 and 2036



Target 1

Annual average of 1,600 homes between 2016 and 2036 with at least 16,000 completed by 2026

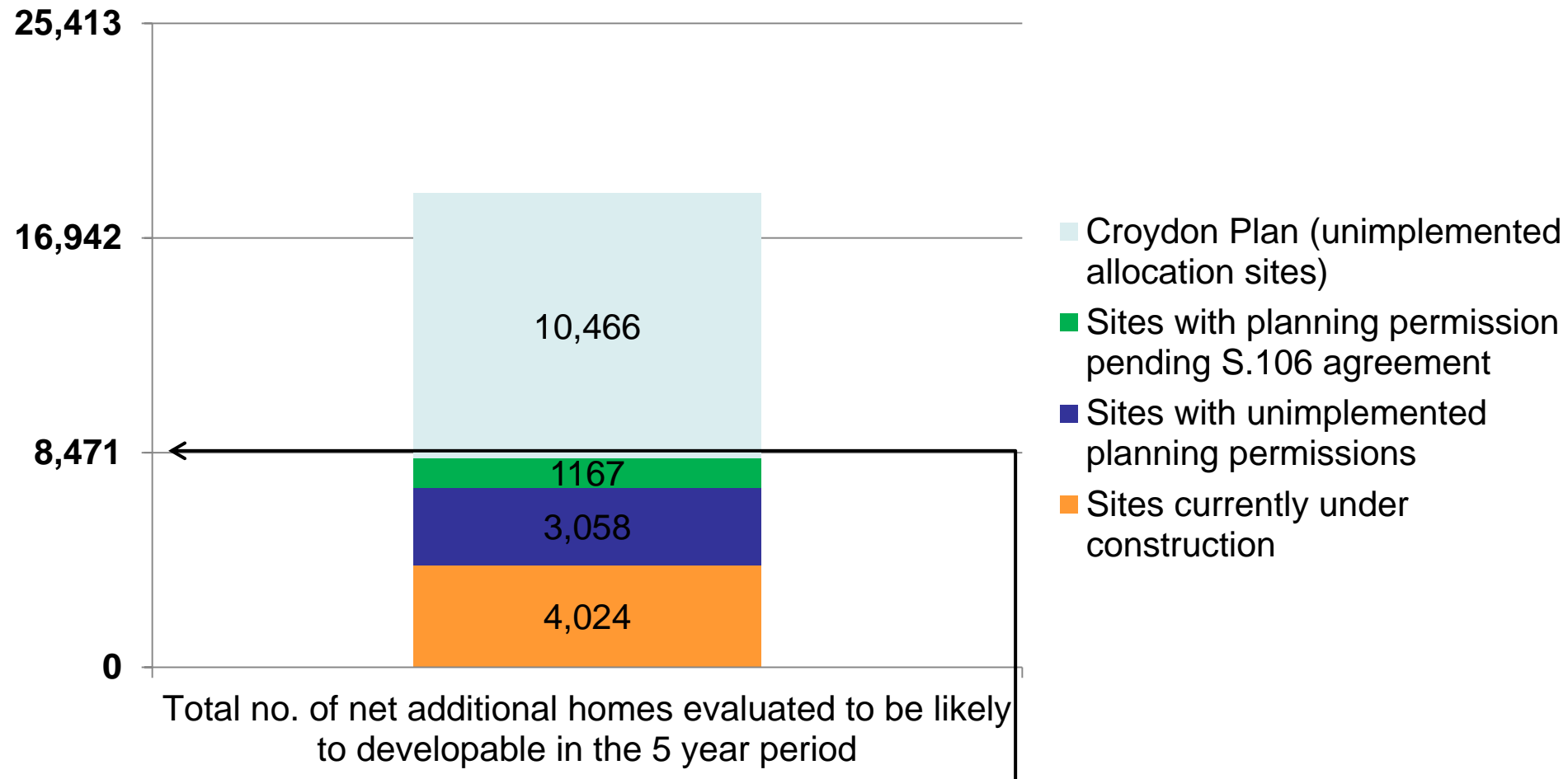
In 2016/17 a total of 2,904 new homes were built in Croydon, the highest number of homes since our current records have been collected

Current position

Croydon currently has a five year supply of housing land so has enough homes with planning permission or allocated in the Local Plan to meet targets until 2023

After 2023 a combination of windfall sites and allocations that cannot be developed in the five year period (both not shown on the trajectory) will together with other allocations shown on the trajectory meet the target for new homes

Deliver 32,890 new homes between 2016 and 2036



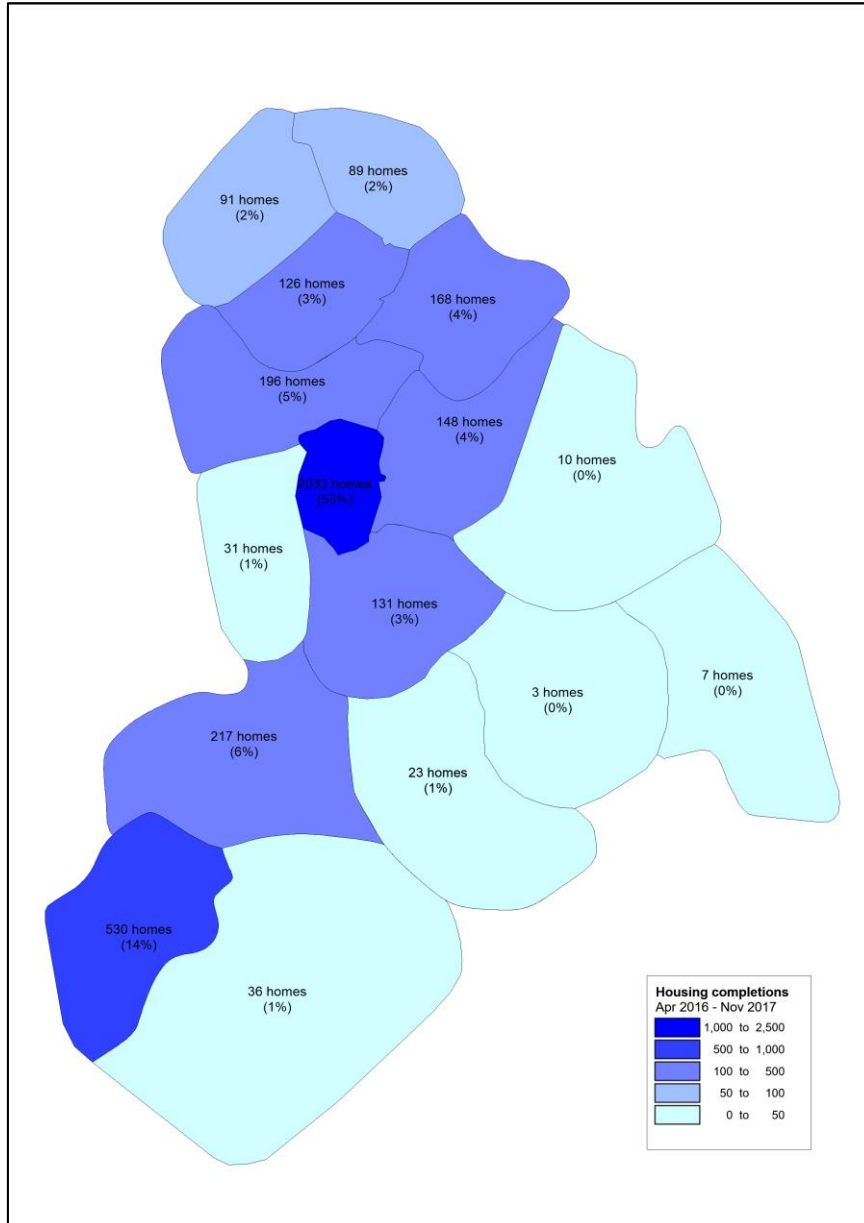
Current position

Croydon has a five year supply of housing land including an extra 5% required by the NPPF

The five year target plus the NPPF's additional 5% equates to 8,471 new homes

Croydon currently has a pipeline of 18,751 new homes

Deliver 32,890 new homes between 2016 and 2036



Target 2

There should be a higher proportion of growth in Croydon Opportunity Area, Waddon, Purley, Coulsdon, Thornton Heath, and Broad Green & Selhurst

Current position

Between April 2016 and November 2017 the most residential growth took place in the Croydon Opportunity Area and Coulsdon

Deliver 32,890 new homes between 2016 and 2036

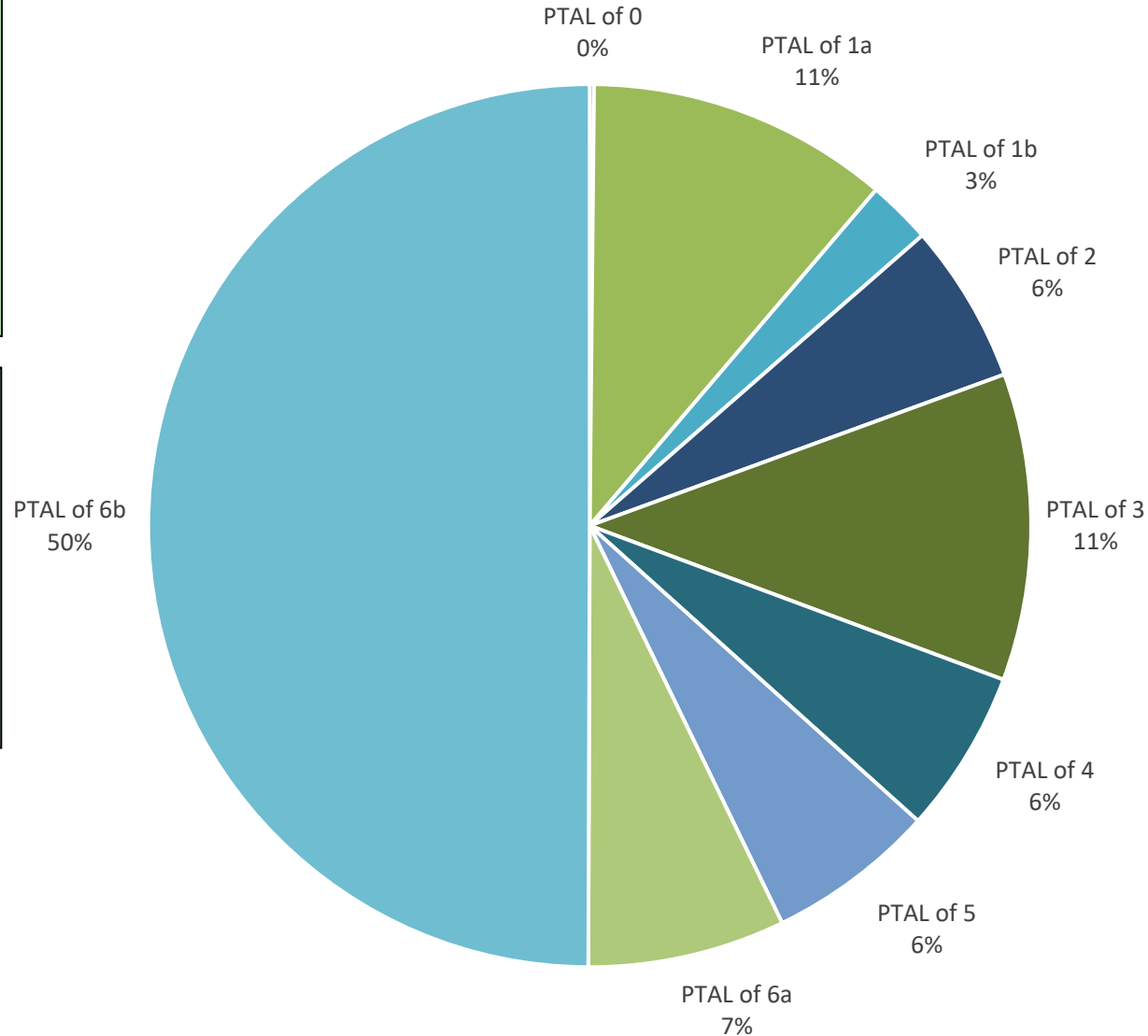
Target 3

Majority of new development to be located in areas of high public transport accessibility (PTALs 4, 5, 6a or 6b)

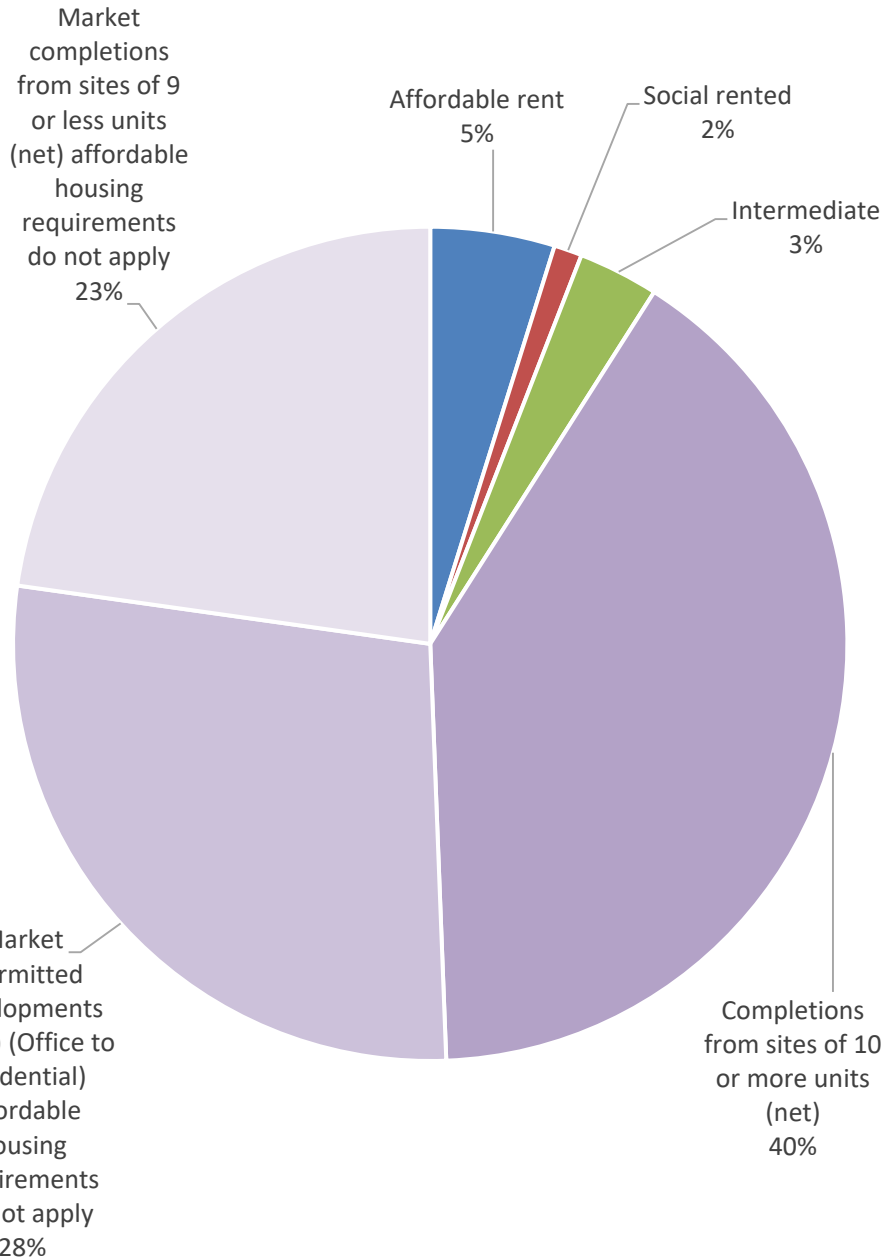
Current position

From 2016 to 2017 the majority of new homes (69%) were in areas with a PTAL rating of 4 or above

PTAL of homes built 2016-2017



Address the borough's need for affordable homes



Target

25% of all new homes to be social or affordable rent and 15% to intermediate shared ownership, intermediate rent or starter homes

Current position

In 2016/17 6% of completions were for affordable rented homes and 4% were for intermediate homes

The total number of completions for 2016/17 is below the targets set in the Local Plan for social or affordable rent and intermediate homes, this is possibly being under reported which will be corrected in the future Monitoring Report

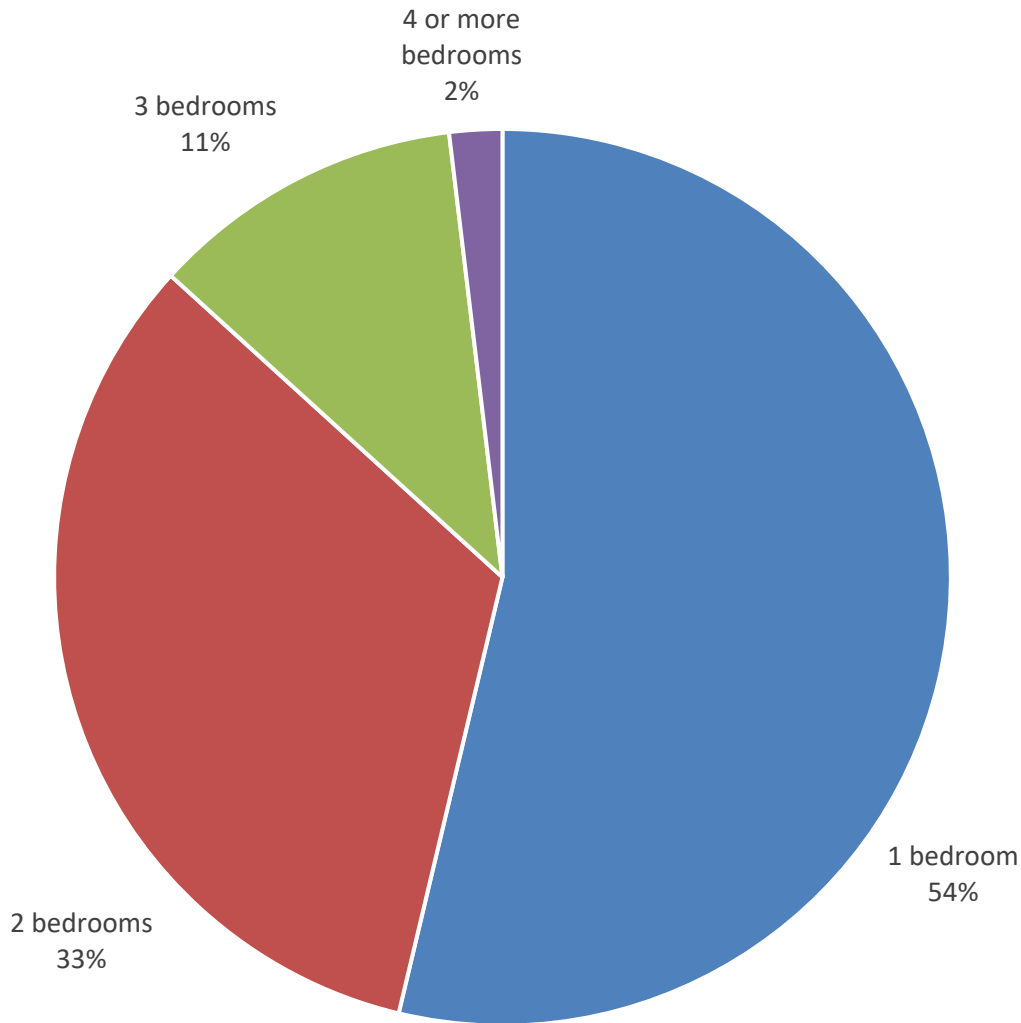
23% were completions from sites of 9 or less units and therefore the affordable housing requirement does not apply and 28% were completions where permitted development rights apply (office and residential) and therefore the affordable housing requirement does not apply

When the affordable housing requirement does apply, 22% of completions were affordable rent, social rent or intermediate homes

As the target is not being met the Council will consider applying other planning obligations requirements more flexibly and work with Registered Providers to seek other funding sources for affordable homes

The Council has also collected a total of £244,500 in commuted sums for Affordable Housing contributions in 2016/17

Address the borough's need for homes of different sizes

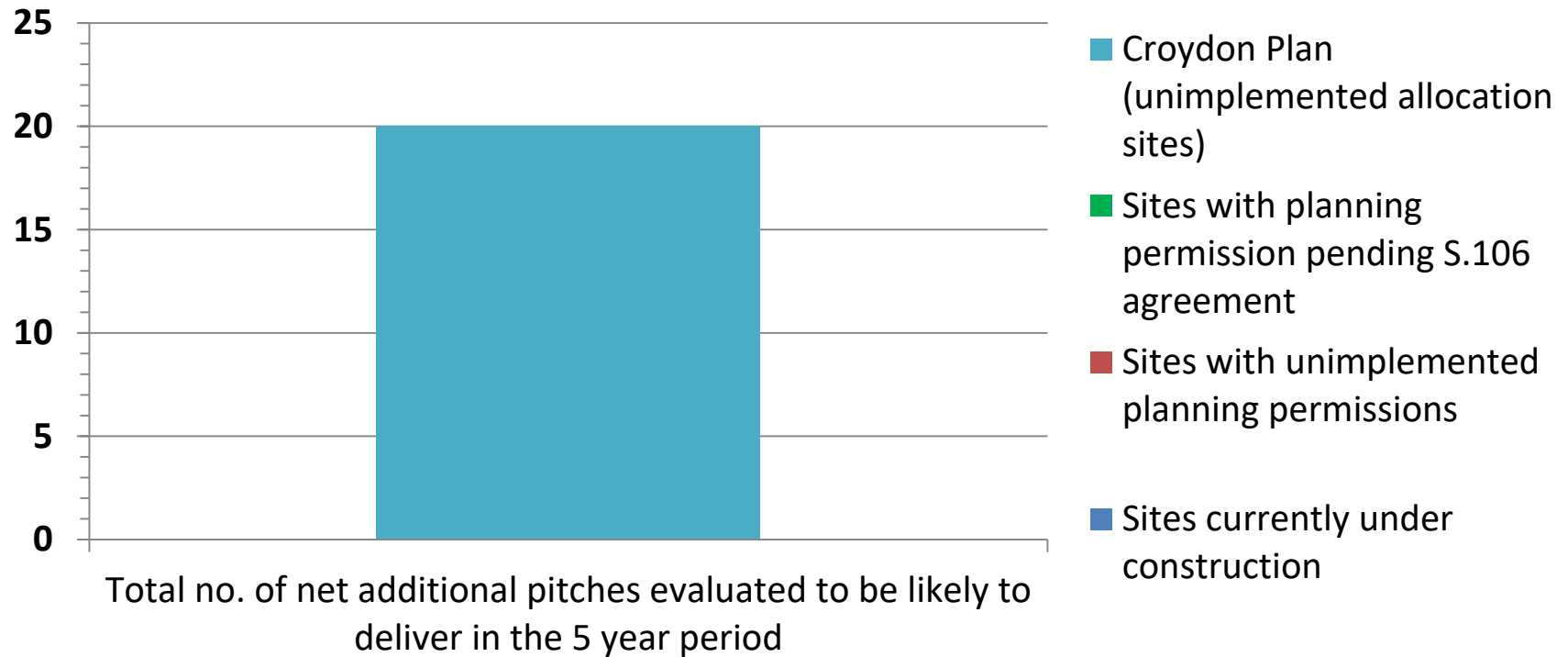


The Local Plan sets the strategic target for 30% of all new homes up to 2036 to have three or more bedrooms

13% of bedrooms are currently 3 or more bedrooms

The Local Plan sets stronger minimum levels of larger homes on major development sites across the borough to help increase this percentage to achieve the strategic target

Deliver 10 new Gypsy and Traveller pitches by 2021



Current position

There is a target for 36 new Gypsy and Traveller pitches in Croydon up to 2036

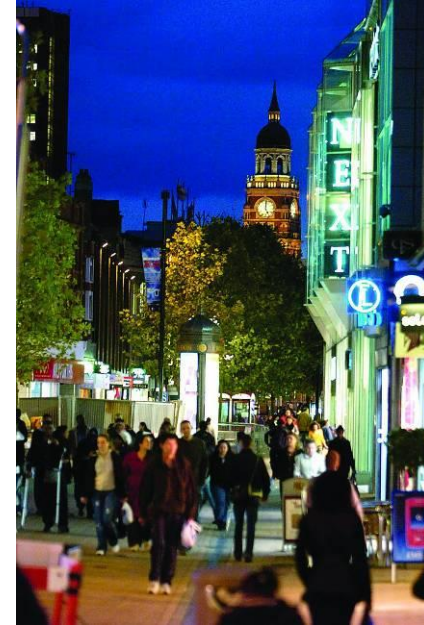
The five year target for Gypsy and Traveller pitches is 12

The Local Plan provides an unimplemented site allocation for 20 Gypsy and Traveller pitches at Purley Oaks Depot

Therefore, Croydon does have a five year supply of Gypsy and Traveller pitches

In Croydon Metropolitan Centre the Croydon Local Plan aims to...

Enable the
development of new
and refurbished office
floor space



Maintain the retail vitality
and viability of Croydon
Metropolitan Centre

Enabling the development of office floor space in Croydon Metropolitan Centre

Target

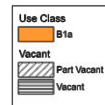
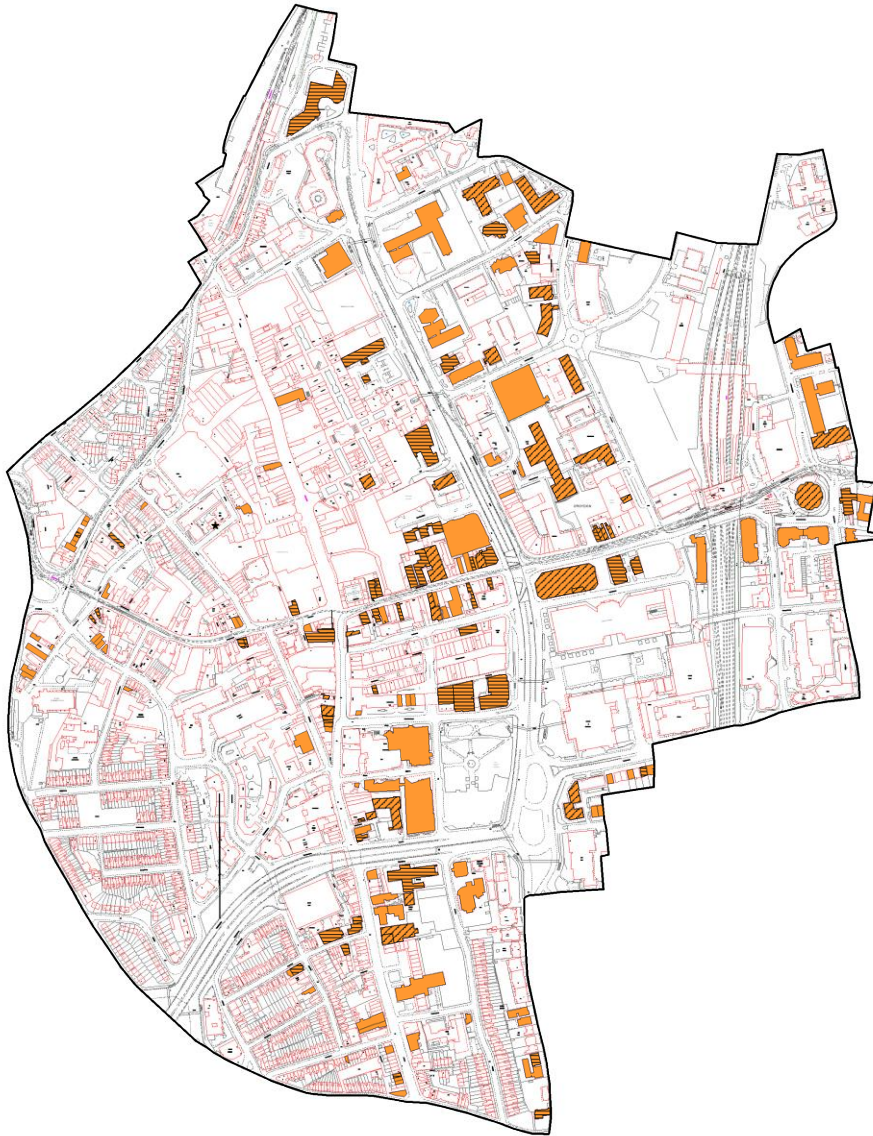
Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Current position

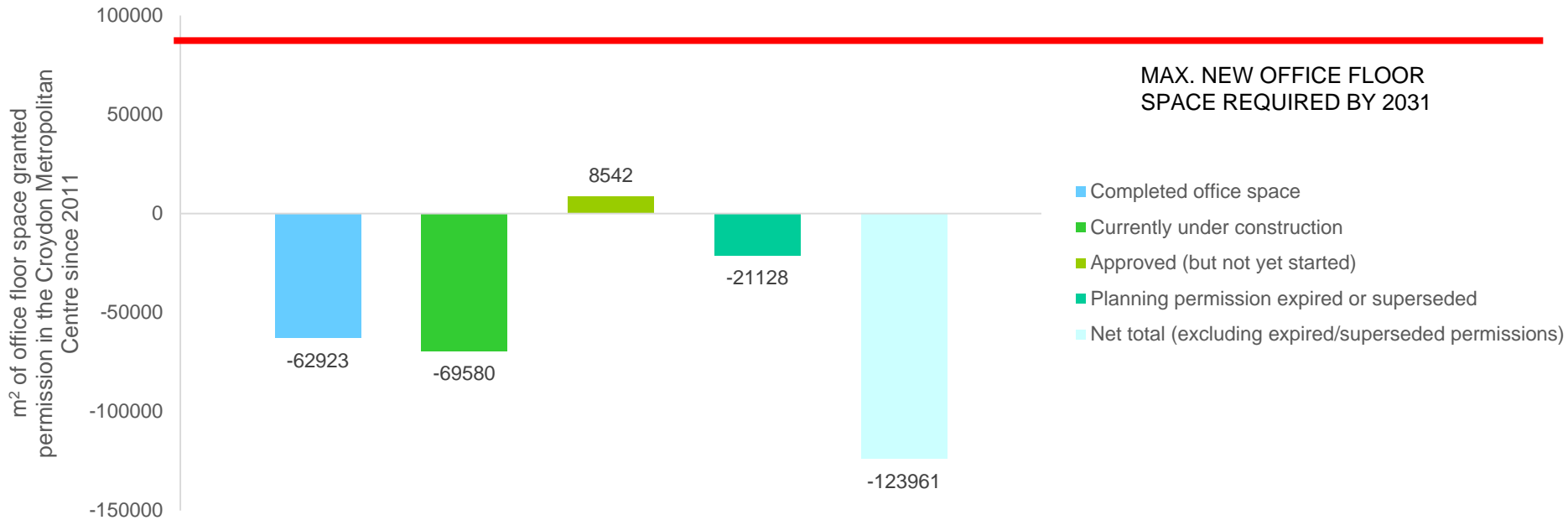
Overall 37% of office floor space in Croydon Metropolitan Centre is vacant, a slight increase from 2015/2016

17 office premises are completely vacant (30 less than in 2015/16) and 10% of all office premises (significantly reduced from 2015/16 when it was 27%)

Since 2015/2016, 29,257m² office space has been lost, which is mainly through two sites being converted to residential use using permitted development rights



Enabling the development of office floor space in Croydon Metropolitan Centre



Target: Up to 92,000m² by 2031 new and refurbished floor space in Croydon Metropolitan Centre

Current position

If all approved developments were completed it would result in a net loss of 117,194m² of office floor space in the Metropolitan Centre since 2011

The figure for the net loss of office floor space has decreased slightly by roughly 6,000m² since April 2016

Most of the loss of office floor space has arisen because of the government introduced permitted development rights to change office floor space to residential use without the need to obtain planning permission

Croydon Council has introduced an Article 4 direction to remove permitted development rights in Croydon Metropolitan Centre, and adopted an Office Retention policy in the Croydon Local Plan 2018 to help ensure that needed office floor space is not lost

Maintaining the retail vitality and viability of Croydon Metropolitan Centre

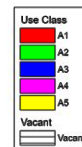
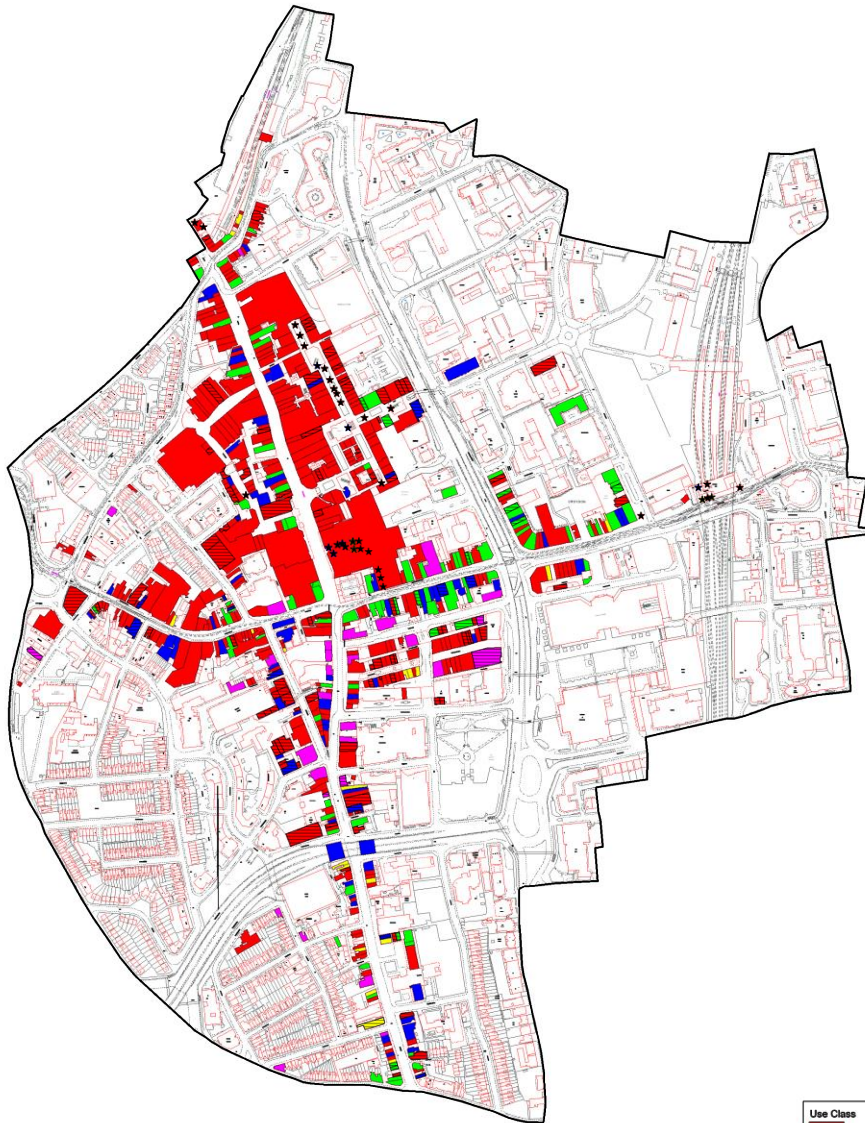
Target

Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Current position

In November 2017 the vacancy rate in the centre was 11% of Class A floor space, up from 9% in 2016, but down from 13% in 2008 and a high of 30% in 2013

The redevelopment of the Whitgift Centre which was granted outline permission in 2018, will help to increase the number of higher end retail stores



In District and Local Centres the Croydon Local Plan aims to...

Maintain the retail
viability and
vitality of the
borough's District
and Local Centres



Maintaining the retail viability and vitality of District and Local Centres

Target

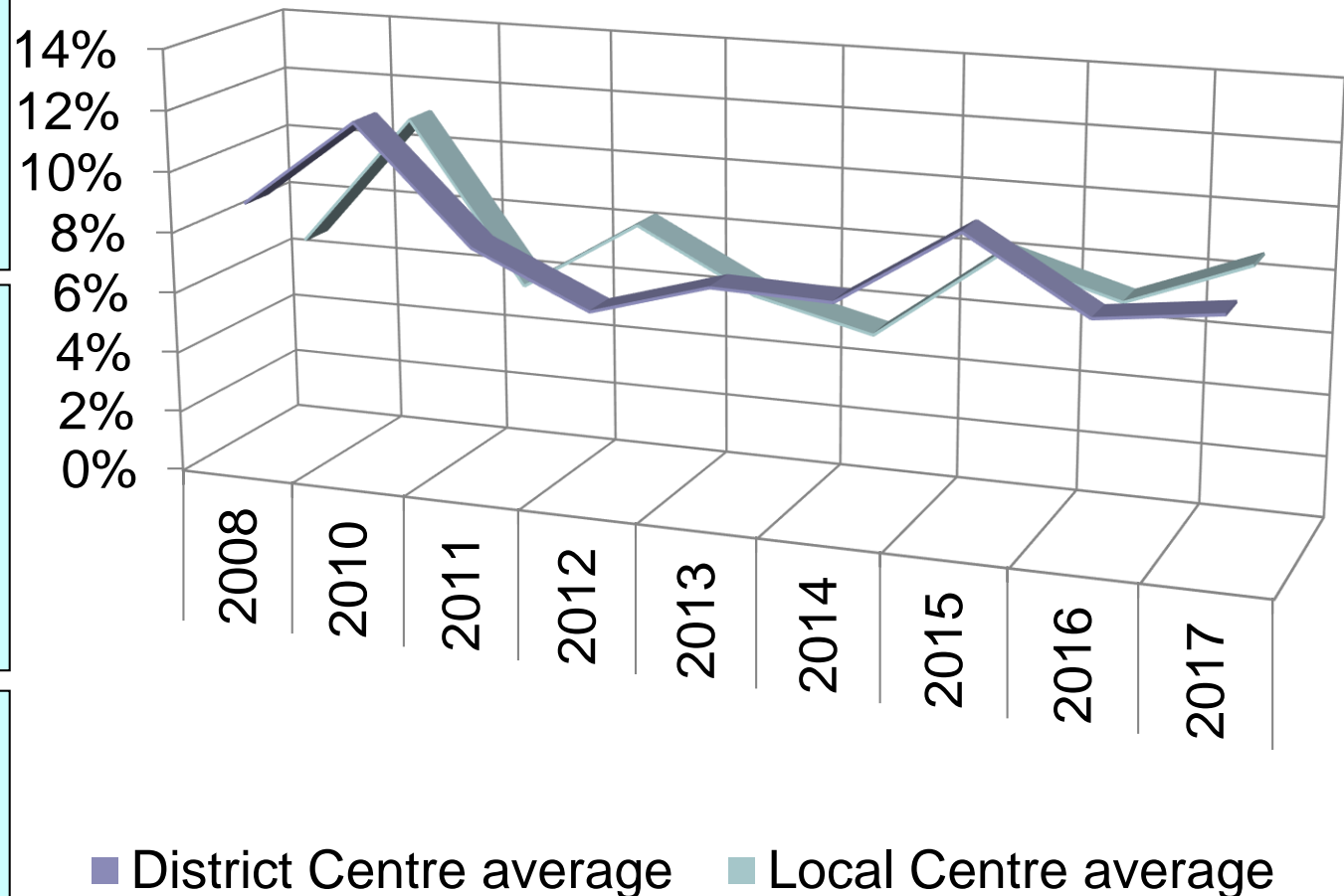
Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Current position

On average there is a 8% vacancy level in District Centres and 9% vacancy level in Local Centres

Across the period from 2008 to 2017 average vacancy levels in District Centres have ranged from 6% to 12%

In Local Centres the average vacancy rates have ranged from 5% to 11%

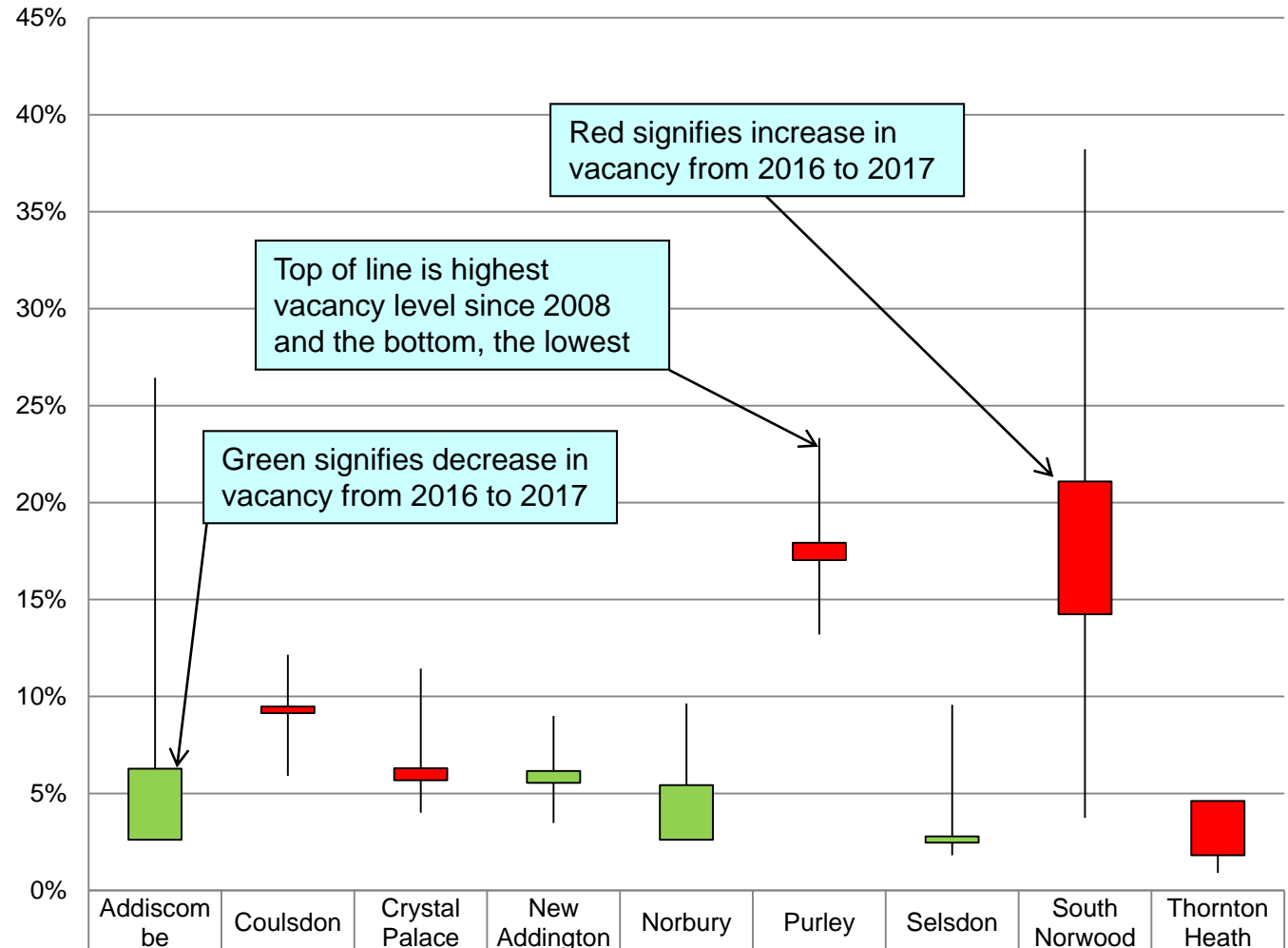


Maintaining the retail viability and vitality of District Centres

Two of the nine District Centres (Purley and South Norwood) have vacancy levels above the target level for 2021

Most centres have experienced fairly constant floor space vacancy rates over the period 2006 to 2017

Addiscombe, Purley and South Norwood have seen significant variation in floor space vacancy rates over this period, although the current position for all three centres has improved compared to their highest floor space vacancy rates



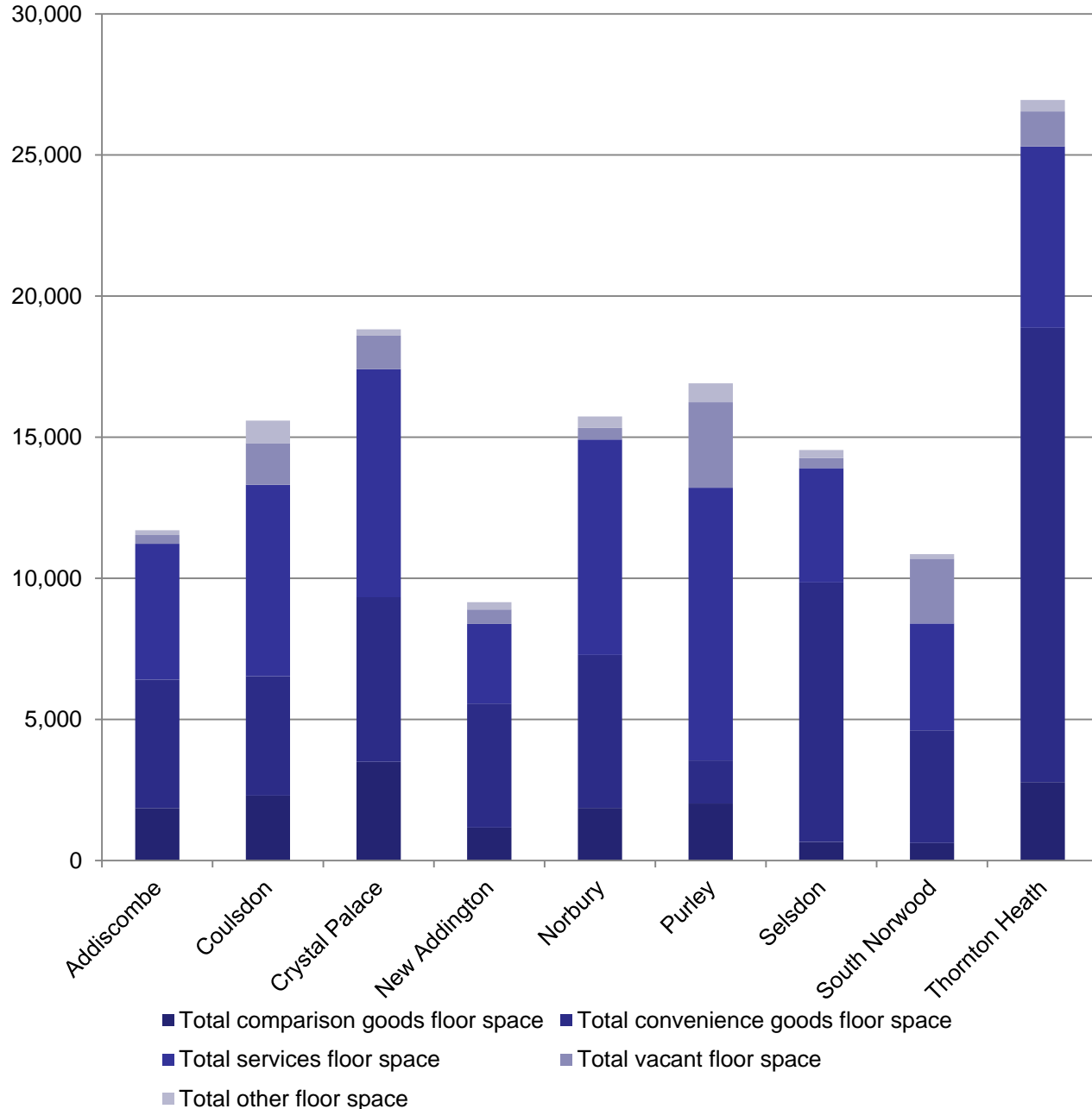
	Addiscombe	Coulsdon	Crystal Palace	New Addington	Norbury	Purley	Selsdon	South Norwood	Thornton Heath
2016 vacancy rate	6%	9%	6%	6%	5%	17%	3%	14%	2%
Highest vacancy rate (2008-2017)	26%	12%	11%	9%	10%	23%	10%	38%	5%
Lowest vacancy rate (2008-2017)	3%	6%	4%	3%	3%	13%	2%	4%	1%
2017 vacancy rate	3%	9%	6%	6%	3%	18%	2%	21%	5%

Overview of the borough's District Centres

They range from the diverse retail offer and vibrant evening economy of centres like Thornton Heath and Crystal Palace to the more significant service employment hubs like Purley and Coulsdon

The level and variation in floor space vacancy levels across the District Centres partly reflects the existing economic conditions and the different nature of the centres in terms of their size, form and function

There is no such thing as a typical District Centre although the one that is closest to average representations of different sectors is Addiscombe



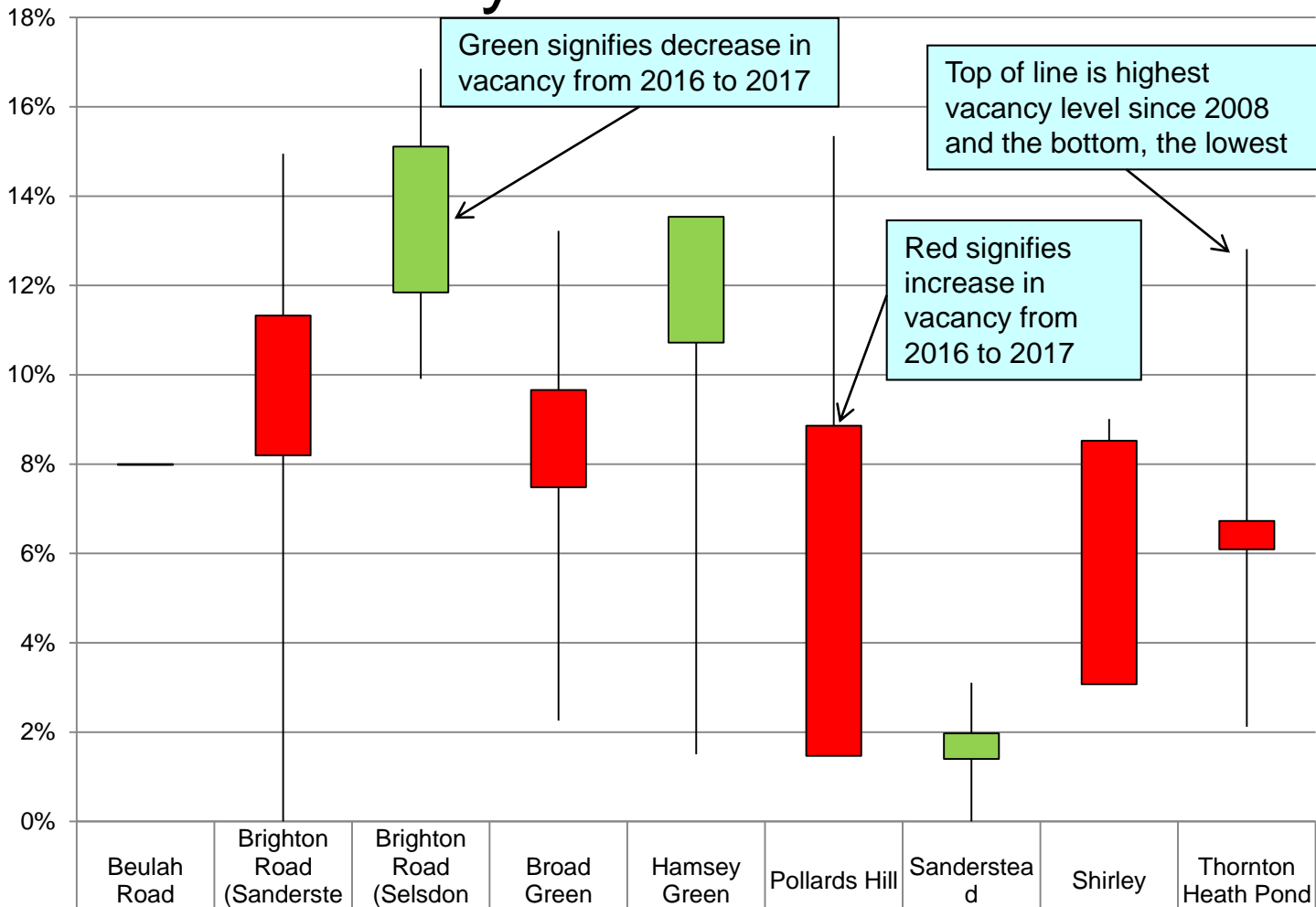
Maintaining the retail vitality and viability of Local Centres

All Local Centres are below the vacancy level the target level for 2021

Most of the local centres have experienced changes in the floor space vacancy rate over the period 2008 to 2017

Only Sanderstead Local Centre has remained stable

Beulah Road is a new Local Centre first surveyed in 2017



	Beulah Road	Brighton Road (Sanderstead Road)	Brighton Road (Selsdon Road)	Broad Green	Hamsey Green	Pollards Hill	Sanderstead	Shirley	Thornton Heath Pond
2016 vacancy rate	8%	8%	15%	7%	14%	1%	2%	3%	6%
Highest vacancy rate (2008-2017)	8%	15%	17%	13%	14%	15%	3%	9%	13%
Lowest vacancy rate (2008-2017)	8%	0%	10%	2%	2%	1%	0%	3%	2%
2017 vacancy rate	8%	11%	12%	10%	11%	9%	1%	9%	7%

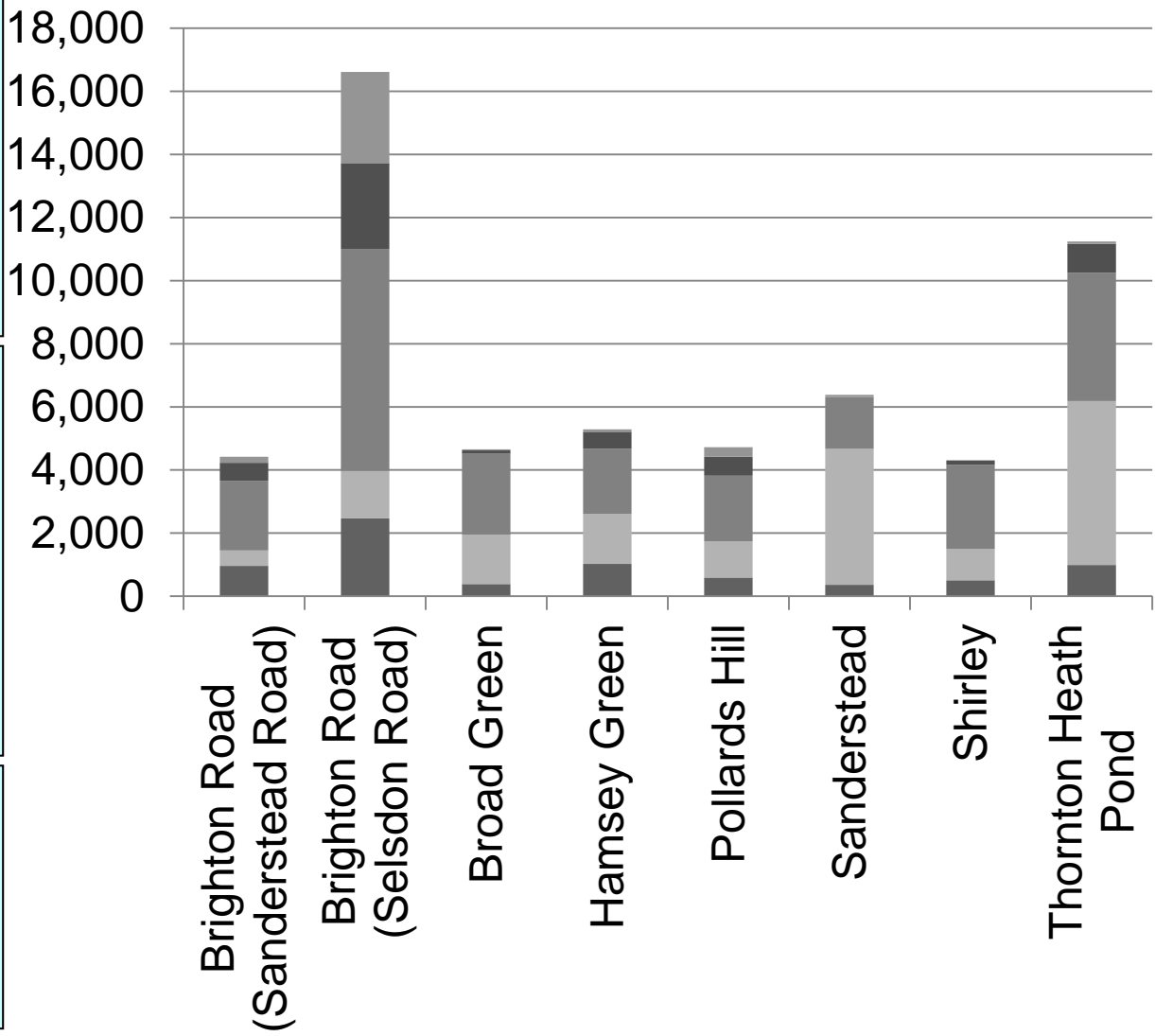
Overview of the borough's Local Centres

- Total comparison goods floor space
- Total convenience goods floor space
- Total services floor space
- Total vacant floor space
- Total other floor space

The differences in floor space vacancy levels across the borough's local centres, like the district centres, does to some degree reflect economic conditions and their different size, form and function

Some local centres like Brighton Road (Selsdon Road) and Thornton Heath Pond are important in terms of services employment, whilst others like Sanderstead are more focussed on convenience (day to day) retailing

There is no such thing as a typical Local Centre although the one that is closest to average representations of different sectors is Hamsey Green

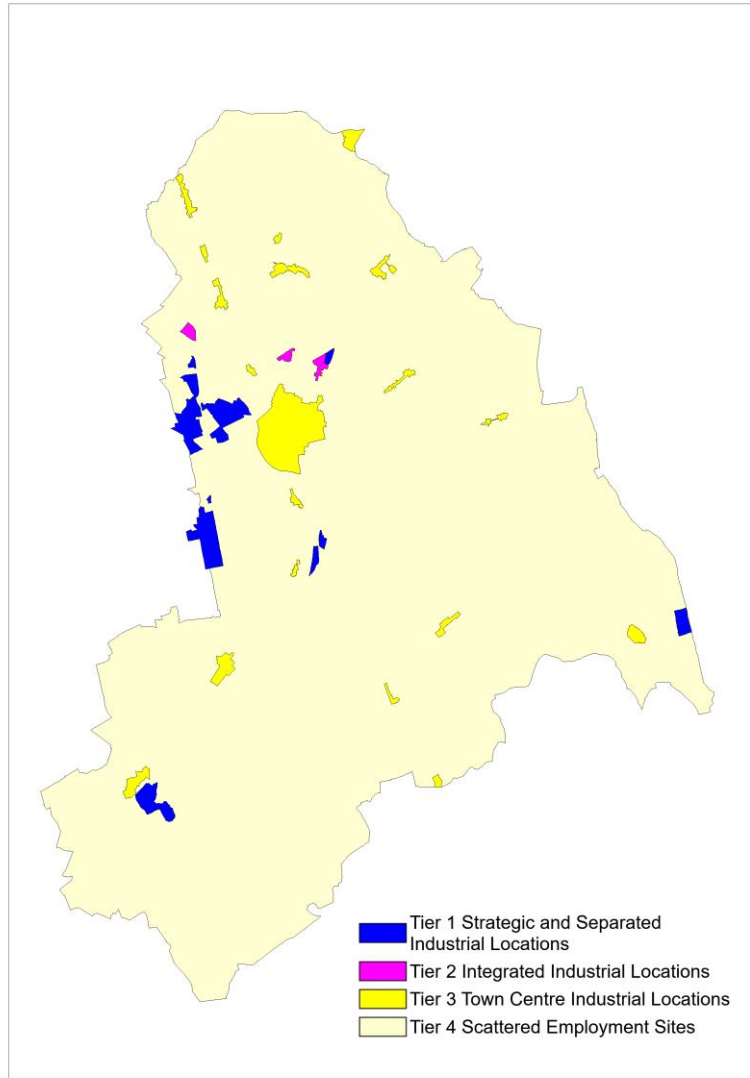


Employment policies in the Croydon Local Plan aim to give...

Strong protection for the borough's stock of industrial/warehousing premises



Strong protection for the borough's stock of industrial/warehousing premises



Target

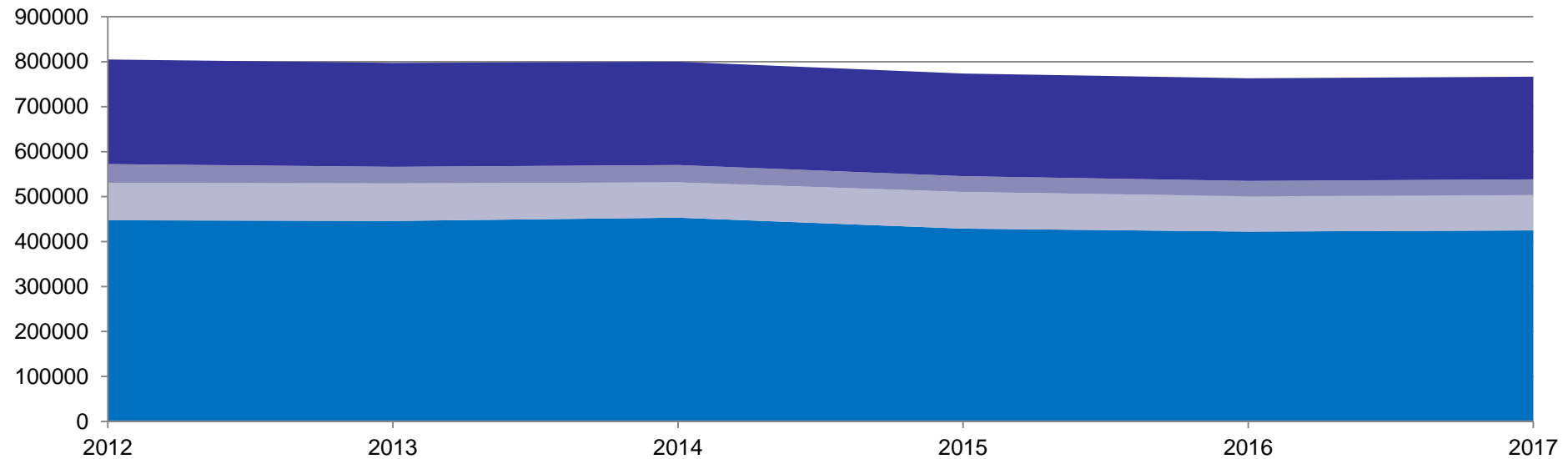
No net loss of floor space for industrial and warehousing activity across the 4 tiers

Greater flexibility in Tier 4 and Tier 2 will lead to loss of industrial/warehousing floor space

This should be offset by Tier 3 additions and by intensification in Tier 1

Strong protection for the borough's stock of industrial/warehousing premises

■ Totals ■ Tier 1 ■ Tier 2 ■ Tier 3 ■ Tier 4



Current position

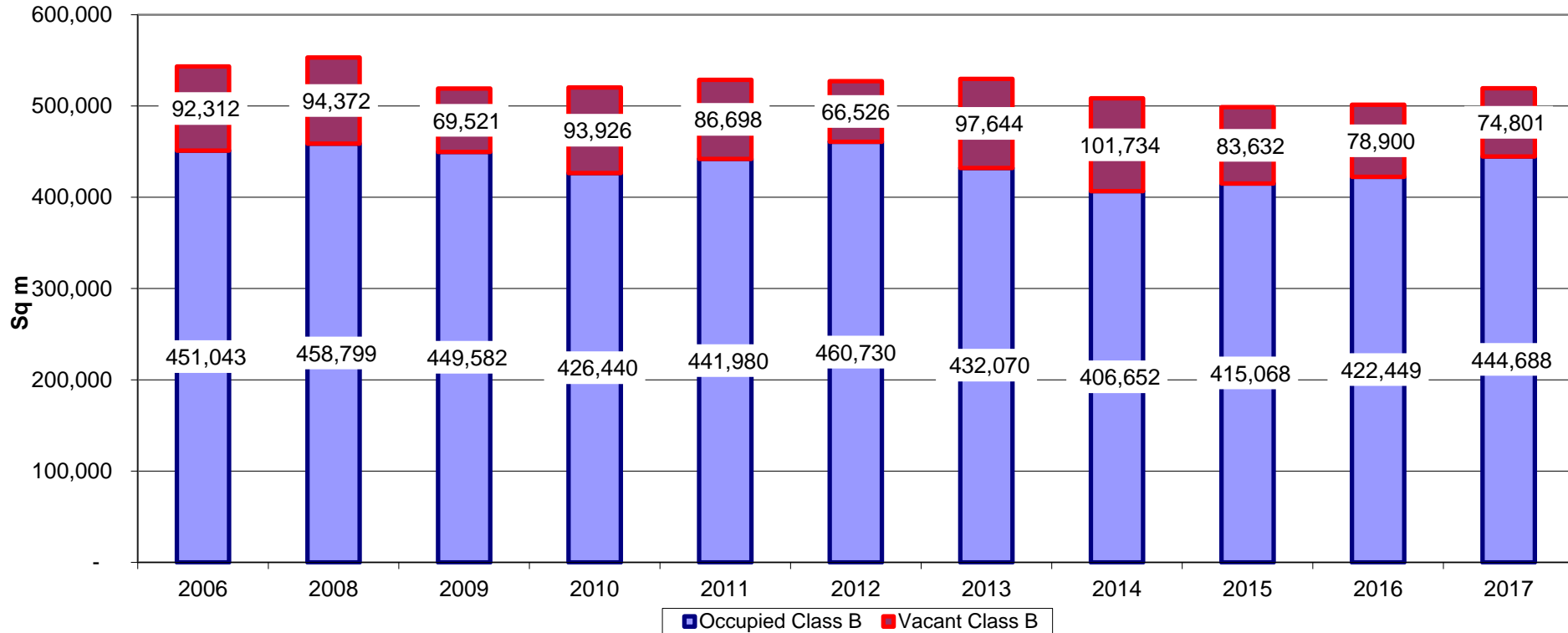
All four tiers of employment land saw a loss of floor space between 2011 and 2017

A total of 38,268m² of industrial floor space was lost in this period with Tier 1 seeing the greatest loss with 22,510m² less floor space in 2016 compared to 2011

Overall in there was a 5% decline in the amount of employment floor space between 2011 and 2016 across all Tiers (with Tier 3 seeing the greatest retraction with a 16% reduction in space)

Each year more employment floor space is being lost in Croydon than London Plan targets which envisages a loss of only 22,500m² of floor space/land by 2016

Strong protection for the borough's stock of industrial/ warehousing premises in designated employment areas

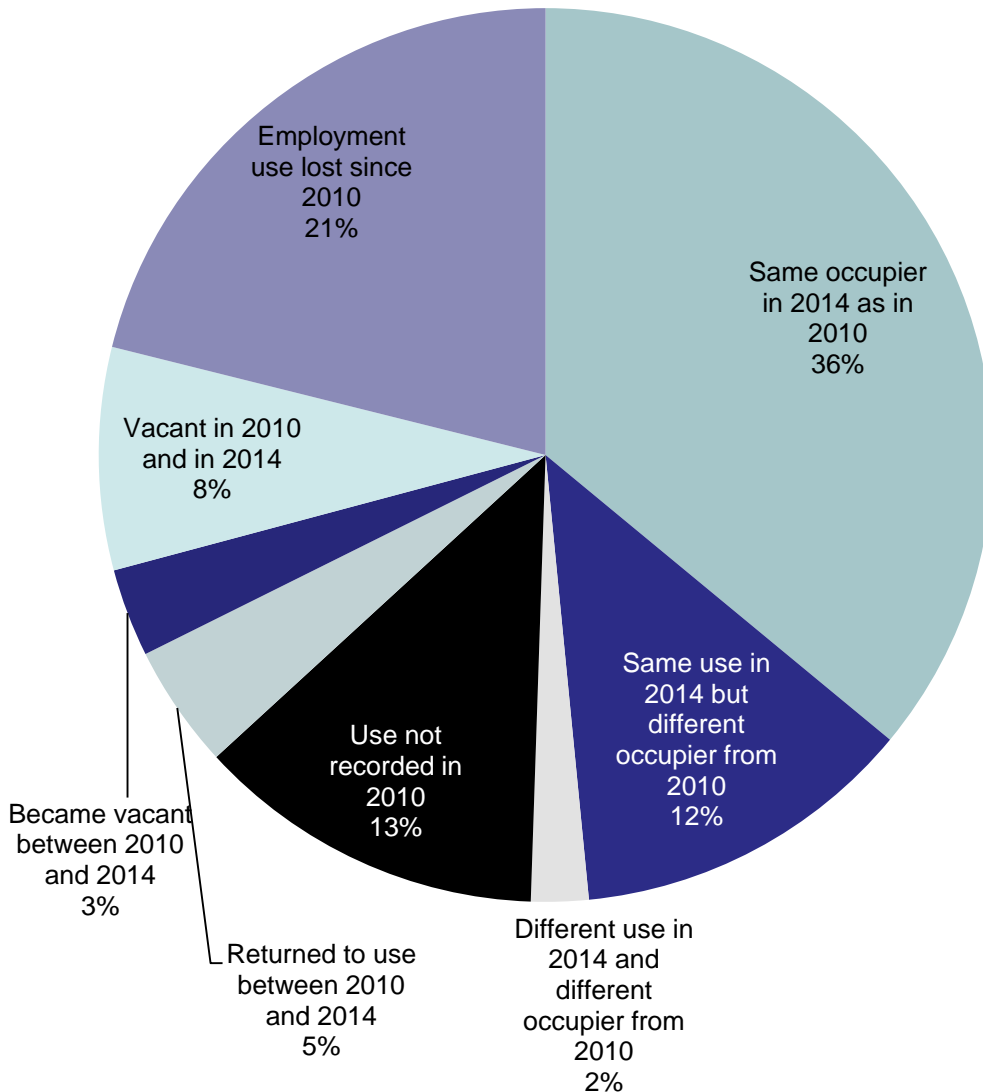


Since 2006 the amount of occupied Class B floor space in Tier 1 and Tier 2 locations has gradually been decreasing

In 2014 vacancy levels in Tier 1 and 2 locations were at their highest level of the period and the amount of occupied Class B floor space was lower than at any other point since 2006

Since 2014 vacancy levels have been falling and occupied Class B floor space have risen slightly

Strong protection for the borough's stock of industrial/warehousing premises on scattered industrial sites



It is expected that over the lifetime of the Croydon Local Plan that some Tier 4 (Scattered Industrial) sites will be lost to other uses, in particular community uses.

A full survey of all Tier 4 sites took place in 2014 and the results compared with the last full survey which was undertaken in 2010

Nearly 70% of Tier 4 sites are still in use in 2014 compared to 2010

However, 8% are still vacant after 4 years and over 20% of the sites existing in 2010 have been lost to a non-employment generating use

What does this mean for planning in Croydon?

The Croydon Local Plan allocates specific sites for development, particularly in Places identified for growth, to meet the need for housing and maintain the projected surplus in supply

The Croydon Local Plan has policies and allocated sites that guide development and enable the construction of more 3 and 4 bedroom homes

The Croydon Local Plan continues to facilitate the provision of affordable homes by setting a fixed minimum level of provision that is viable on development sites across Croydon

It is very likely that the number of affordable homes being built is being under reported as the Council is not alerted when a Housing Association acquires a scheme from a developer post the grant of planning permission

The Council has recently appointed a Housing Enabling Officer to build upon the relationship between Housing Associations and the Council to further increase the focus on affordable housing delivery

The percentage number of affordable housing completions is low for 2016/17, but this is in the context of a record number of overall completions

This year (2017/18) a number of major schemes are coming forward with affordable housing units and the Council expect the percentage of affordable housing completions to be higher than last year

There are currently four schemes from the 2017/18 year that are proposing 30 units or more of affordable units. Significantly, one scheme, former site of Taberner House, is proposing to provide 206 affordable units overall

Initial 2017/18 data, which will be fully monitored in the coming year, suggests the proposed total affordable percentage is 18.69% of completions. The Council is therefore seeing an increase in the percentage total of affordable housing units

What does this mean for planning in Croydon?

A more controlled release of surplus office floor space, aided by the Croydon Opportunity Area Planning Framework, is required to stimulate the provision of new floor space and address the impact of the permitted development rights that used to exist in the Croydon Metropolitan Centre, as the rate of loss is becoming increasingly unsustainable

The Croydon Local Plan focuses on consolidation and improvement of the retail core of Croydon Metropolitan Centre and promotes greater flexibility in the use of retail units in fringe areas to enhance the vitality and viability of the centre

The Croydon Local Plan also introduces an Office Retention Area to support the development of new and refurbished office floor space in Croydon Metropolitan Centre

What does this mean for planning in Croydon?

The Croydon Local Plan 2018 is focussed upon maintaining and improving the viability and vitality of the District and Local Centres – by allowing local businesses to grow and providing local residents with easy access to shops and local services

Ongoing and proposed regeneration initiatives in District Centres South Norwood and Purley (the two District Centres that do not currently achieve the target for 2021) are targeted at boosting local growth and reducing the level of vacancies

The Croydon Local Plan has a policy that protects Tier 3 industrial locations that will now need to be implemented as in percentage terms more floor space has been lost in Tier 3 locations since 2011 than in any other type of industrial location

Croydon's Local Centres are more orientated to the service sector than retailing which may need to be reflected in planning policies

Continued monitoring of vacancy across all other District and Local Centres is required to ensure vacancy rates continue to stay below 12% and provide a balanced range of retail, services and other uses

Continued protection of Tier 4 industrial and warehousing land and premises is still required as over 20% of sites that existed in 2010 have been lost to a non-employment use

Preparing and Delivering the Croydon Local Plan

Progress in preparing the Croydon Local Plan

Croydon Local Plan 2018

- The **independent examination** of the plan (Strategic Policies and Detailed Policies and Proposals) was held in May 2017
- The new Croydon Local Plan 2018 was **adopted** on 27th February 2018. The Strategic Policies has been merged with the Detailed Policies and Proposals to now form the new Croydon Local Plan 2018. The Unitary Development Plan is replaced by the new Croydon Local Plan.

Other policy documents

- Fifteen Conservation Area Appraisals & Management Plans have been **adopted** since 2012. A draft CAAMP is being produced for Addington Village conservation area, and CAAMPs for Bradmore Green, South Norwood, Webb Estate and Upper Woodcote Village Conservation Areas are programmed.
- Old Town Masterplan and three associated Conservation Area Appraisals & Management Plans **adopted** in 2015
- Supplementary Planning Document (SPD) providing guidance for suburban residential developments across the borough is currently being drafted. **Formal consultation** of the draft guidance is anticipated for summer 2018.
- South London Waste Plan will be reviewed in the coming year.

Working with other local authorities and government agencies on the Croydon Local Plan

In 2017 Croydon Council worked with over 20 different other local authorities and government agencies

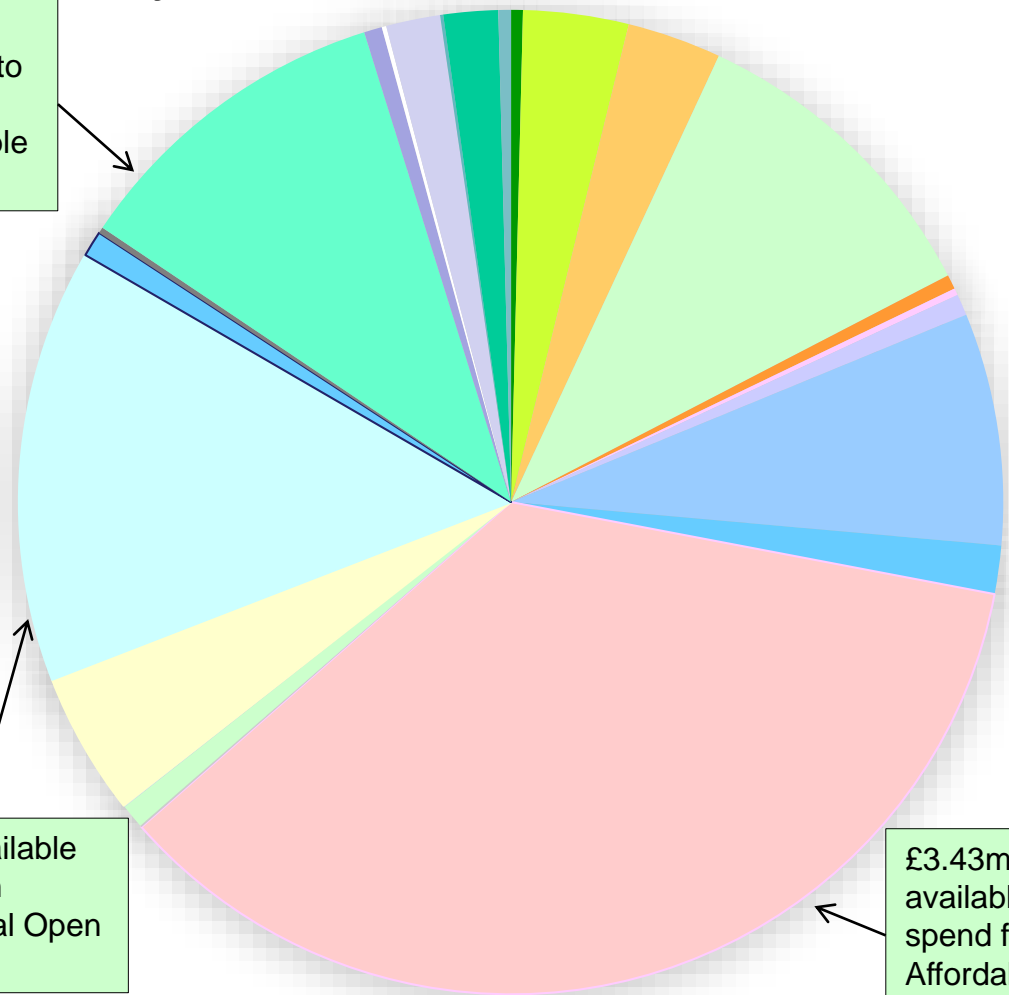
This ranged from general matters to individual meetings to discuss specific issues or studies

The top three issues discussed were the Main Modifications to the Croydon Local Plan, cross boundary planning matters and flooding matters in Croydon



Delivering infrastructure to support the Croydon Local Plan – Section 106 collected

£1.04m available to spend on Sustainable Transport



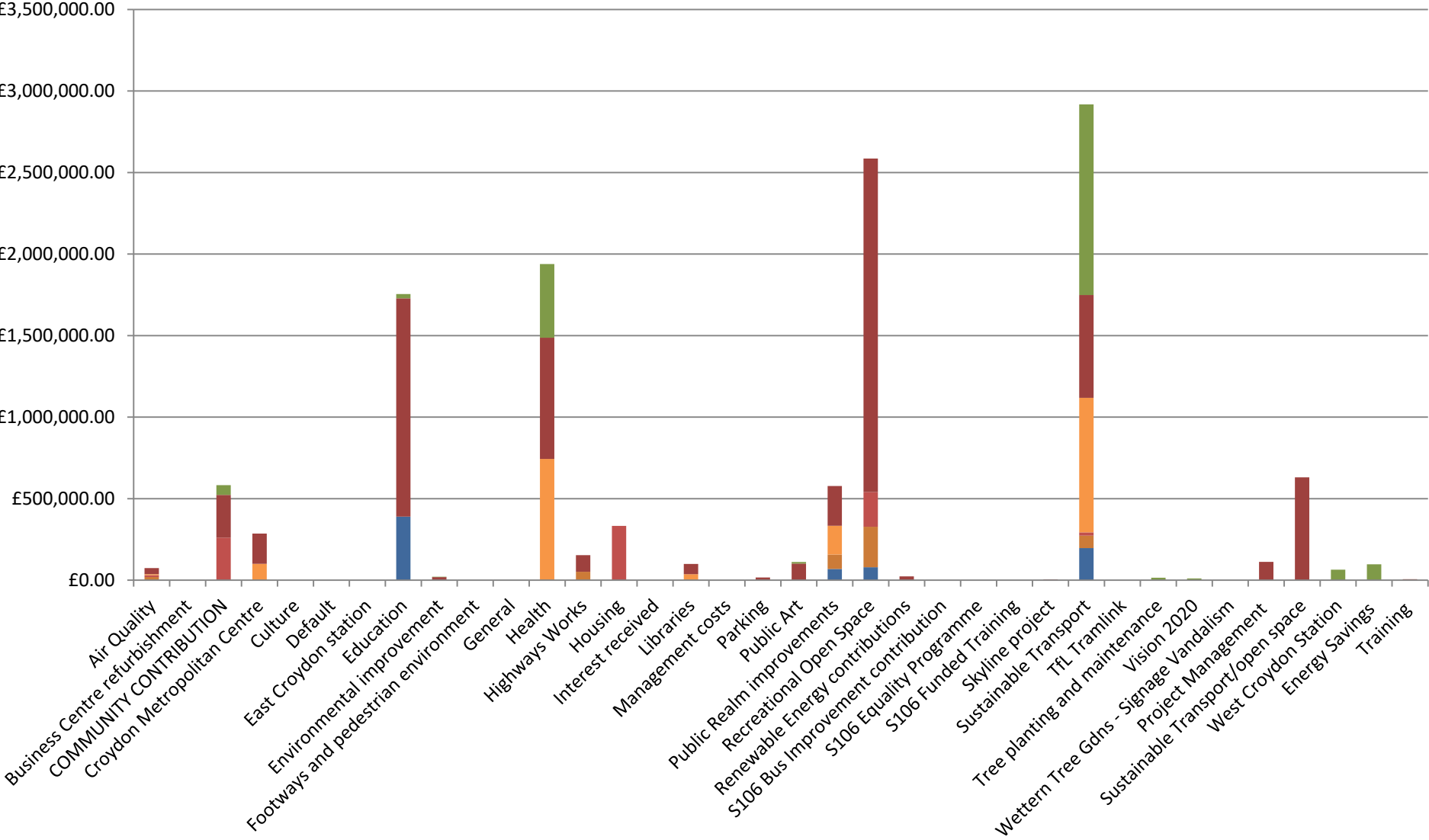
- Air Quality
- Bus Improvements
- East Croydon Station
- Education
- Environmental Improvement
- Equality Programme
- Footways & Pedestrian Environment
- Health
- Highways
- Affordable Housing
- Libraries
- Parking
- Public Art
- Public Realm
- Recreational Open Space
- Renewable Energy
- Skyline
- Sustainable Transport
- TFL Tramlink
- Tree Planting & Maintenance
- Vision 2020
- Business Centre

£1.38m available to spend on Recreational Open Space

£3.43m available to spend for Affordable Housing

In March 2018 there was **£9.7m** that was raised through section 106 planning obligations and available to spend on 24 different project types across a number of categories

Delivering infrastructure to support the Croydon Local Plan – section 106 assignment



■ Agreed spending to October 2012
 ■ Agreed spending October 2012 - October 2013
 ■ Agreed spending October 2013 - July 2014
■ Agreed spending since July 2014
 ■ Agreed spending May 2017
 ■ Agreed spending March 2018

Delivering infrastructure to support the Croydon Local Plan – CIL Governance

CIL is designed to replace the use of planning obligations for infrastructure and it raises funds to support the provision of new infrastructure identified in the Council's Infrastructure Delivery Plan and Capital Programme

The Council will assign the spending of Croydon's CIL, which can be spent on the provision, improvement, replacement, operation or maintenance of...

Up to 5% of Croydon's CIL income up to 31st March 2016 has been retained by the Council as an administrative cost in accordance with the CIL Regulations

EDUCATION FACILITIES

HEALTHCARE FACILITIES

PUBLIC OPEN SPACE

PUBLIC SPORTS AND LEISURE

COMMUNITY FACILITIES

GROWTH ZONE PROJECTS

Delivering infrastructure to support the Croydon Local Plan – CIL

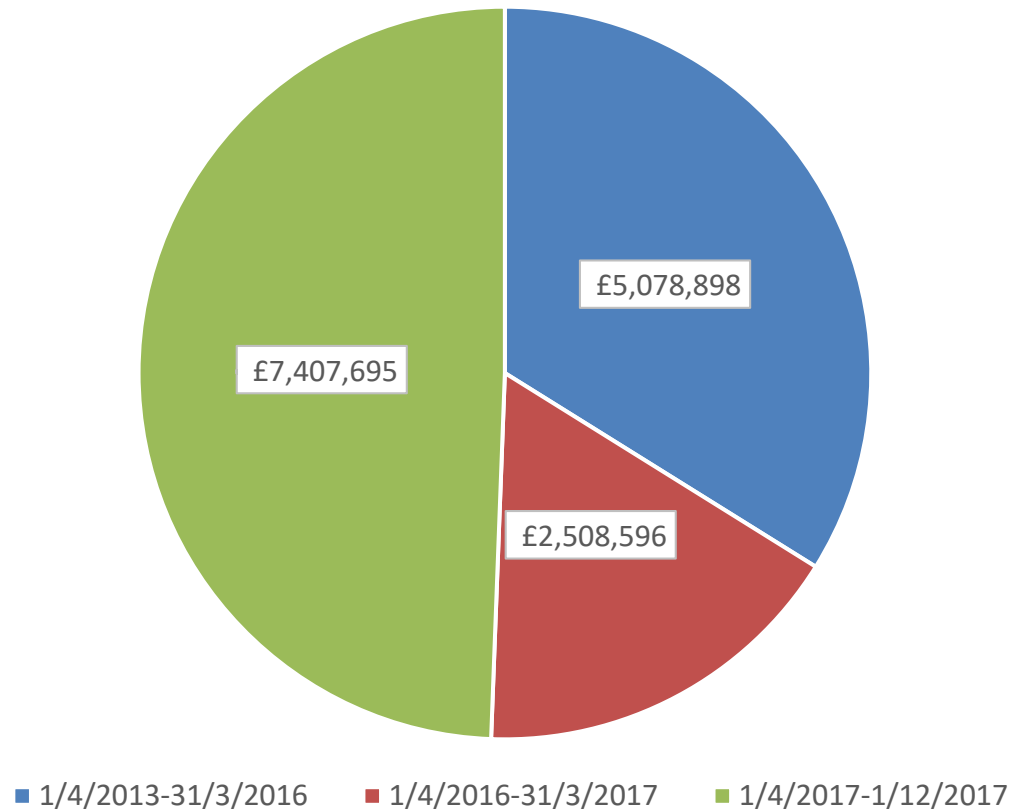
Croydon's Community Infrastructure Levy (CIL) was introduced on 1st April 2013 and by 1st December 2017 had raised **£14,995,189**

Of the total collected 34% was from inception to 31st March 2016 totalling **£5,078,898**

Of the total collected 17% was from 1st April 2016 to 31st March 2017 totalling **£2,508,596**

It is interesting to note that 49% of the total collected was between 1st April 2017 and 1st December 2017, **£7,407,695**

The Council's Infrastructure Finance Group determines which projects will be funded in whole or in part from planning obligations and ensures that the allocated money is in accordance with the terms of the s106 agreement



By March 2018 a total of **£7.7 million** of funding from CIL has been agreed to support necessary infrastructure identified in the Croydon Infrastructure Delivery Plan and the Capital Programme and in accordance with the Council's Regulation 123 list

View the report and all the data at
www.croydon.gov.uk/monitoringreport

The Croydon Monitoring Report

Five Year Supply of Deliverable Sites for Housing

June 2018

Croydon's five year supply of deliverable sites for housing

Introduction

This section of the Croydon Monitoring Report sets out the current supply of deliverable housing sites in the London Borough of Croydon in compliance with the National Planning Policy Framework. The Council keeps a rolling list of housing sites which is reviewed regularly. Information on the Council's supply of housing land is normally updated annually in April each year using the data as at 30th September of the previous year. This version covers the 5-year period from 1st April 2018 to 31st March 2023. The data is mainly extracted from the London Development Database as at 30st November 2017. Please note that throughout this briefing note all numbers have been rounded to the nearest integer.

Housing land is simply land for future residential development. The government sets out guidance for Local Planning Authorities on planning for residential development in the National Planning Policy Framework.

The National Planning Policy Framework (paragraph 47) requires all Local Planning Authorities in England to identify a five-year supply of housing land on **deliverable** sites plus an additional 5% supply brought forward from later years to provide choice and competition in the market for land. However any local planning authority that has persistently undersupplied (not met its housing targets) must identify an additional 20% supply (and not 5%), again brought forward from later years. To be deliverable a site must be **available** to develop now, be **suitable** for residential development in terms of location and sustainability terms, and be **achievable**, in that there is a reasonable prospect that housing will be delivered (completed) on the site within five years. In the event of not being able to demonstrate a five-year supply of deliverable housing sites then the Council would be required to consider favourably planning applications for housing, having regard to the policies in National Planning Policy Framework.

Summary of housing land supply in Croydon

What is Croydon's Conventional Housing Target?

The five-year housing supply target for Croydon is derived from the revised Local Plan target for the period 2016/17-2025/26, which is 1,645 net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery within the period.

In addition the five-year supply must be measured from the end of the current financial year, so a five-year supply should be measured from 1st April 2018 to 31st March 2023.

	Croydon Housing Provision Target	Calculation	Units
A	Local plan annualised target for conventional housing	n/a	1,645
B	Total 10 year housing target	A x 10	16,445
C	Housing already completed between 01/04/2016 and 30/11/2017	n/a	3,839
D	Remaining housing required in 10 year period	B – C	12,606
E	No. of remaining years (2016 – 2026 inclusive)	n/a	8.333
F	Annual Target for number of new homes required in the remaining period	D / E	1,513
G	5 year target (01/04/2018 – 31/03/2023)	F x 5	7,564
	5 year target (01/04/2018 – 31/03/2023) plus new homes required between 01/12/17 and 31/03/18	= F * 5.33	8,068

The calculation of the 5 year target is set out in the above table. The Croydon Local Plan 2018 was adopted on 27th February 2018 and is therefore the most up to date planning document to derive the housing target from. Croydon has a 10 year target for conventional housing of 16,445 units. This means that Croydon needs to build 7,564 units for the 5 year period (1st April 2018 – 31st March 2023) plus an additional 504 homes in the last four months of 2017/18 (as the five year target period starts on the 1st April 2018).

What is Croydon's 5-year Deliverable Housing Supply made of?

We have derived the housing supply of Croydon from a number of sources and each is evaluated for its likelihood of being delivered within the next five years. The calculation of the Croydon 5-year deliverable housing supply is summarised in the following table.

Item	Source	Total no. of net additional homes from identified housing sites	Those evaluated to be likely to deliver in the 5 year period
I	Sites currently under construction	4,024	4,024
II	Sites with unimplemented planning permissions	3,468	3,058
III	Sites with planning permission pending S.106 agreement	1,167	1,167
IV	Croydon Plan (unimplemented allocation sites)	16,949	10,466
	Total	25,608	18,715

I Sites currently under construction

There were 4,024 net additional dwellings under construction as of 30th November 2017 and all of them are likely to be completed by 31st March 2023.

II Sites with unimplemented planning permissions

The National Planning Policy Framework paragraph 47 states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. Accordingly all sites with planning permission as of 30th November 2017 have been considered to be deliverable except those sites where the permission was due to expire by 31st March 2017 including those where an application for Prior Approval has been made under Part J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. This yielded 3,058 net additional units. A full list of the permissions that are considered deliverable can be found in Appendix 1 of this note.

III Sites pending a S.106 agreement being agreed (as of 30th November 2017)

Each planning permission that was awaiting completion of a S.106 agreement was also considered using the same criteria as was used for sites with an extant planning permission. This yielded 1,167 net additional units.

IV Croydon Local Plan 2018 Proposals Sites

Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Local Plan 2018 was reviewed as to the prospect of the site being delivered within the next five years. Out of a total capacity of 16,949 units, 10,466 are considered likely to be developed in the next five years and do not have an extant planning permission (as of 30th November 2017), or had an extant planning permission (as of 30th November 2017) that has subsequently expired. The remaining units either have an extant planning permission and are

included under (B) above or are no longer expected to be developed for housing or the site is not considered to be available in the next five years. Details of each undeveloped Croydon Plan allocation reviewed can be found in Appendix 3 of this note.

Supply to be brought forward from later years of the plan period

The National Planning Policy Framework (paragraph 47) requires all Local Planning Authorities in England to identify a five-year supply of housing land on deliverable sites plus an additional 5% supply brought forward from later years to provide choice and competition in the market for land. However any local planning authority that has persistently undersupplied (not met its housing targets) must identify an additional 20% supply (and not 5%), again brought forward from later years.

Croydon has a record of persistently delivering on its housing target. Over the lifetime of the previous London Plan (adopted in 2004) Croydon exceeded its housing target in every year except one and at the end of the last full financial year of the former plan (2010/11) there was a surplus of 1,047 units (nearly one year’s supply) against the target. Croydon has, cumulatively over the previous seven years, had the 23rd highest award of New Homes Bonus out of 326 unitary and district councils in England reflecting the high levels of housing delivery in the borough. Therefore, the 5% buffer applies in Croydon.

Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 18,715 net units which is deliverable in the forthcoming 5 year period. Therefore Croydon is able to meet the 5 year housing target of 8,471 units, achieving a surplus of 10,647 units. The Council will continue to consider favourably planning applications for housing, having regard to the Croydon Local Plan 2018, the London Plan and the National Planning Policy Framework in order to maintain housing supply and to protect less appropriate sites from development.

5 year housing target (01/04/2018 – 31/03/2023) plus required completions for 01/12/17 – 31/03/18	5 year housing target with a 5% buffer	Croydon deliverable housing supply	Target minus Deliverable Supply
8,068	8,417	18,715	Surplus of 10,647 against five year target

Appendix 1. Sites with unimplemented planning permissions (including Prior Approvals)

The permissions listed below were unimplemented as of 30th September 2017 and were due to expire after 31st March 2018. They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
14/01594/P	15/00098/P	15/01869/P	15/03845/P	15/05359/P	16/00391/P
14/01603/P	15/00358/P	15/01921/P	15/03876/P	15/05432/P	16/00398/P
14/02822/P	15/00735/P	15/01929/P	15/03948/P	15/05487/P	16/00415/P
14/03219/P	15/01082/P	15/01937/P	15/04089/P	15/05542/P	16/00469/P
14/03608/P	15/01116/P	15/02030/P	15/04165/P	15/05651/P	16/00494/P
14/03854/P	15/01132/P	15/02112/P	15/04202/P	15/05654/P	16/00497/P
14/03855/P	15/01135/P	15/02399/P	15/04208/P	15/05676/P	16/00591/P
14/03980/P	15/01196/P	15/02403/P	15/04237/P	15/05696/P	16/00609/P
14/04070/P	15/01371/P	15/02627/P	15/04595/P	15/05724/P	16/00749/P
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14/04847/RES	15/01646/P	15/03047/P	15/04908/P	16/00096/P	16/00935/P
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Appendix 2. Croydon Plan Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 30th November 2017.

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
11	Croydon Garden Centre, 89 Waddon Way	0.994	35 to 94	Yes	
16	Heath Clark, Stafford Road	3.24	62 to 128	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	0.44	74 to 201	Yes	
25	Morrisons Supermarket, 500 Purley Way	4.57	251 to 1028	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
28	Bowyers Yard, Bedwardine Road	0.02		No	Not allocated for residential use
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	0.66	30 to 171	Yes	
31	Croydon College car park, College Road	0.25	159	No	Unimplemented permission
32	4-20 Edridge Road	0.23	180 to 220	Yes	
35	Purley Baptist Church, 2-12 Banstead Road	0.43	20 to 111	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
44	Central Parade West, Central Parade	2.07	50 to 290	Yes	
48	294-330 Purley Way	2.55	17	No	Unimplemented permission
50	44-60 Cherry Orchard Road	0.301	55	Yes	
54	BMW House, 375-401 Brighton Road	0.581	42	No	Site under construction
61	Car park, 54-58 Whytecliffe Road South	0.46	21 to 119	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
68	130 Oval Road	0.22	10 to 57	Yes	
78	114-118 Whitehorse Road	0.04	7 to 8	Yes	
80	Victory Place	0.27	33 to 70	Yes	
97	24 Station Road	0.05	12	No	Unimplemented permission
104	Former Taberner House site, Fell Road	0.36	440	No	Unimplemented permission

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
115	Cheriton House, 20 Chipstead Avenue	0.17	15 to 20	No	Unimplemented permission
116	Rees House & Morland Lodge, Morland Road	0.46		No	Not allocated for residential use
120	Timebridge Community Centre, Field Way	2.089	n/a	No	Not allocated for residential use
123	Prospect West and car park to the rear of, 81-85 Station Road	0.88	40 to 288	Yes	
128	Land at, Poppy Lane	1.43	51 to 107	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
129	843 London Road	0.22		No	Not allocated for residential use
130	1-9 Banstead Road	0.88	77 to 100	Yes	
136	Supermarket, car park, 54 Brigstock Road	0.44	25 to 55	Yes	
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	0.8	220 to 492	No	On sites already counted as under construction
142	1 Lansdowne Road	0.4	419 to 441	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	0.21	46 to 196	No	Site pending s106
157	Canterbury Mill, 103 Canterbury Road	0.1		No	Not allocated for residential use
162	St George's House, Park Lane	0.07	288	No	Site under construction
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	2.7	550 to 625	Yes	Permission only partially implemented
173	28-30 Addiscombe Grove	0.08	12 to 74	No	Unimplemented permission

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
174	30-38 Addiscombe Road	0.35	49 to 141	No	Unimplemented permission
175	Stephenson House, Cherry Orchard Road and Knolly House, Addiscombe Road	0.94	132 to 380	Yes	
178	Arcadia House, 5 Cairo New Road	0.36	41 to 117	No	Unimplemented permission
182	St Mathews House, 98 George Street	0.05	7 to 20	Yes	
184	1-19 Derby Road	0.34	48 to 137	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
186	Jobcentre, 17-21 Dingwall Road	0.35	49 to 141	Yes	
187	28 Dingwall Road	0.11	16 to 44	Yes	
189	Car parks, Drummond Road	0.11	12 to 32	Yes	
190	Car park to the rear of Leon House, 22-24 Edridge Road	0.4	56 to 162	Yes	
192	Suffolk House, George Street	0.25	35 to 101	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
193	100 George Street	0.21	30 to 85	No	Unimplemented permission
194	St George's Walk, Katharine House and Park House, Park Street	1.94	88 to 504	Yes	
195	Leon House, 233 High Street	0.56	26 to 145	No	Site under construction
196	Stonewest House, 1 Lamberts Place	0.13	9 to 31	Future development site (year 6 or later)	Site not available in the next 5 years
197	Emerald House, 7-15 Lansdowne Road	0.39	55 to 157	No	Site completed

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
199	20 Lansdowne Road	0.775	109 to 313	Future development site (year 6 or later)	Site not available in the next 5 years
200	Multi-storey car park, Lansdowne Road	0.95	133 to 384	Yes	
201	Lidl, Easy Gym and car park, 99-101 London Road	1.13	51 to 293	Yes	
203	West Croydon station and shops, 176 North End	1.75	79 to 455	Future development site (year 6 or later)	Site not available in the next 5 years
211	Poplar Walk car park and, 16-44 Station Road	0.35	50 to 141	No	Unimplemented permission

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
218	Lunar House, Wellesley Road	1.34	188 to 542	Future development site (year 6 or later)	Site not available in the next 5 years
220	9-11 Wellesley Road	0.15	21 to 60	Yes	
222	Multi-storey car park, 1 Whitgift Street	0.54	95 to 193	Yes	
231	Segas House, Park Lane	0.19	40	Yes	
234	Southern House, Wellesley Grove	0.58	82 to 234	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
236	Apollo House, Wellesley Road	0.58	82 to 234	Future development site (year 6 or later)	Site not available in the next 5 years
242	Davis House, Robert Street	0.13	19 to 52	Yes	
245	Mondial House, 102 George Street	0.21	30 to 85	No	Site pending s106
247	Norwich Union House, 96 George Street	0.13	19 to 52	Yes	
248	18-28 Thornton Road	0.2	9 to 34	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
284	Asharia House, 50 Northwood Road	0.14	7 to 23	Yes	
286	35-47 Osborne Road	0.37	17 to 62	Yes	
294	Croydon College Annexe, Barclay Road	0.14	20 to 56	Yes	
295	2 Zion Place	0.15	7 to 39	No	Site under construction
301	Sea Cadet Training Centre, 34 The Waldrons	0.14	7 to 48	No	Site under construction

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	0.3	8 to 24	Yes	
311	Mott Macdonald House, 8 Sydenham Road	0.24	34 to 97	Yes	
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	6.75	237 to 641	Yes	
316	PC World, 2 Trojan Way	1.03	47 to 175	Yes	
324	Purley Oaks Depot, 505-600 Brighton Road	1.03	47 to 175	No	Not allocated for residential use

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
325	Telephone Exchange, 88-90 Brighton Road	0.34	19 to 77	Future development site (year 6 or later)	Site not available in the next 5 years
326	Ambassador House, 3-17 Brigstock Road	0.56	26 to 145	Yes	
332	Superstores, Drury Crescent	1.45	66 to 246	Yes	
334	Valley Leisure Park, Hesterman Way	0.95	34 to 90	Yes	
337	Zodiac Court, 161-183 London Road	0.71	32 to 184	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
345	Normanton Park Hotel, 34-36 Normanton Road	0.4	14 to 38	No	Site pending s106
347	Tesco, 2 Purley Road	3.81	172 to 990	Yes	
348	Homebase & Matalan stores, 60-66 Purley Way	2.84	128 to 482	Yes	
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	0.46	21 to 78	Yes	
350	Wing Yip, 544 Purley Way	1.53	69 to 260	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
351	Furniture Village, 222 Purley Way	0.71	32 to 120	Yes	
355	Decathlon, 2 Trafalgar Way	1.3	59 to 221	Yes	
357	Norwood Heights Shopping Centre, Westow Street	1.46	39 to 223	Yes	
372	Car park, Lion Green Road	1.08		No	Not allocated for residential use
374	Reeves Corner former buildings, 104-112 Church Street	0.16	23 to 64	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
375	7 Cairo New Road	0.91	128 to 368	Yes	
392	Carolyn House, 22-26 Dingwall Road	0.13	23 to 64	No	Site under construction
393	Whitgift Centre, North End	8.8	400 to 1000	Yes	Whilst pending s106, the actual units numbers are not on the pending s106 sheet
396	Praise House, 145-149 London Road	0.25	9 to 52	Yes	
398	Coombe Cross, 2-4 South End	0.26	37 to 105	No	Site completed

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
400	Day Lewis House, 324-338 Bensham Lane	0.25	12 to 42	Yes	
404	Vistec House & 14 Cavendish Road, 185 London Road	0.69	32 to 179	No	Site under construction
405	Capella Court & Royal Oak Centre, 725 Brighton Road	1.3	59 to 221	Yes	
407	797 London Road	0.15	7 to 25	Yes	
409	Beech House, 840 Brighton Road	0.14	36 to 45	No	Site completed

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
410	100 Brighton Road	0.22	10 to 37	Yes	
411	Palmerston House, 814 Brighton Road	0.07	4 to 18	Yes	
416	Challenge House, 618 Mitcham Road	0.8	36 to 136	Yes	
417	Stonemead House, 95 London Road	0.16	23 to 64	Yes	
430	Grafton Quarter, Grafton Road	0.62	28 to 131	No	Site under construction

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
468	Grass area adjacent to, 55 Pawsons Road	0.27	13 to 45	Yes	
471	Masonic Hall car park, 1- 1B Stanton Road	0.15	7 to 39	Yes	
474	Rear of The Cricketers, 47 Shirley Road	0.18	7 to 17	No	Has an unimplemented permission
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	0.15	7 to 25	Yes	
488	Canius House, 1 Scarbrook Road	0.07	30	No	Site completed

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
489	Corinthian House, 17 Lansdowne Road	0.21	30 to 85	Yes	
490	95-111 Brighton Road	0.4		No	Not allocated for residential use
492	5 Bedford Park	0.18	82 to 91	No	Site completed
493	Pinnacle House, 8 Bedford Park	0.31	44 to 125	Yes	
495	Dairy Crest dairy, 823-825 Brighton Road	0.45		No	Not allocated for residential use

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
499	Croydon University Hospital Site, London Road	8.17	77 to 290	Future development site (year 6 or later)	Site not available in the next 5 years
502	Coombe Farm, Oaks Road	3.99		Yes	Site partially developed with permission
504	Stroud Green Pumping Station, 140 Primrose Lane	0.72	26 to 68	Future development site (year 6 or later)	Site not available in the next 5 years
517	Milton House, 2-36 Milton Avenue	1.32	74	No	Site under construction
522	Surface car park, Wandle Road	0.6	Up to 40	Yes	

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
662	Coombe Road Playing Fields, Coombe Road	10.8		No	Not allocated for residential use
683	Purley Back Lanes, 16-28 Pampisford Road	0.54	Up to 91	Yes	
937	Kempsfield House, 1 Reedham Park Avenue	0.48	12	Yes	
945	Waitrose, 110-112 Brighton Road	0.265	55 to 90	Yes	
946	Stubbs Mead Depot, Factory Lane	2.71	157 to 440	Future development site (year 6 or later)	Site not available in the next 5 years

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
947	359-367 Limpsfield Road		10 to 22	No	Site under construction
948	230 Addington Road		11	Yes	
950	Norfolk House, 01-28 Wellesley Road	0.71	125 to 255	Yes	
951	1485-1489 London Road	0.17	15 to 22	Yes	

The Croydon Monitoring Report

Working with other local authorities and government agencies

Working with other local authorities and government agencies

Working with other local authorities and government agencies is a requirement of the Duty to Co-operate. The Duty to Co-operate is a legal requirement which necessitates Croydon Council to engage constructively, actively and on an on-going basis with other local authorities, government agencies and public bodies. The Council works with other local authorities on matters related to the preparation of development plans (both Croydon's and other local authorities) and to ensure that the Croydon Local Plan is aligned with the strategic objectives of government agencies and public bodies. The table below sets out the occasions since the publication of the last monitoring report when the Council has met with other local authorities, government agencies and public bodies on matters related to the preparation of development plans.

March 2017 – March 2018

Who Croydon Council worked with	When we worked together	What we worked on
Croydon Clinical Commissioning Group	24 th March 2017	Provision of primary care in Purley and Coulsdon
Tandridge District Council	29 th March 2017	Cross boundary planning matters
Tandridge District Council	11 th April 2017	Commented on the Tandridge Open Space and Sport Recreation study
Ministry of Housing, Communities and Local Government (previously Department for Communities and Local Government)	2 nd May 2017	Response to Housing White Paper
GLA	25 th April 2017	SHLAA
GLA	15 th May 2017	London Strategic Housing Assessment 2017

Who Croydon Council worked with	When we worked together	What we worked on
Buckinghamshire Council	24 th May 2017	Commented on the Buckinghamshire Waste Plan
Tandridge District Council	13 th June 2017	Cross boundary planning matters
Environment Agency	22 nd June 2017	Flooding issues in Croydon
GLA	26 th June 2017	Air Quality Summit
Reigate and Banstead Council	24 th July 2017	Strategic employment sites
Tandridge District Council	9 th August 2017	Local Plan Garden Villages consultation
GLA	16 th August 2017	Supplementary Planning Document 2
Thames Water GLA Environment Agency Historic England Bromley Council Reigate and Banstead Council TfL Sutton Council Tandridge District Council	23 rd August 2017	Consultation on Main Modifications to the Croydon Local Plan
Reigate and Banstead Council	30 th August 2017	Commented on Level 1 SFRA

Who Croydon Council worked with	When we worked together	What we worked on
Reigate and Banstead Council	7 th September 2017	Commented on Level 1 SFRA
GLA	14 th September 2017	Cross borough viability issues
TfL	14 th September 2017	National Rail Infrastructure Delivery Plan
Environment Agency	28 th September 2017	Flooding issues in Croydon
TfL	13 th October 2017	Housing growth and provision of bus services
Tandridge District Council	31 st October 2017	Cross boundary planning matters
Thames Water	6 th November 2017	London flooding overview
Ministry of Housing, Communities and Local Government (previously Department for Communities and Local Government)	9 th November 2017	Response to the Planning for Homes in the Right Place
Reigate and Banstead Council	23 rd November 2017	Cross boundary planning matters
GLA	24 th November 2017	SHLAA

Who Croydon Council worked with	When we worked together	What we worked on
Sutton Council Kingston Council Merton Council	1 st December 2017	South London Waste Plan
GLA	December 2017	Commented on the Mayor's Housing Strategy
Tandridge District Council	3 rd January 2018	Cross boundary planning matters
Tandridge District Council Reigate and Banstead Council Mole Valley District Council	12 th January 2018	Commented on Surrey District air quality monitoring
Richmond Council Kingston Council Sutton Council Merton Council	17 th January 2018	South London Industrial and Business Land Study
Environment Agency	18 th January 2018	Flooding issues in Croydon
GLA and London Boroughs	23 rd January 2018	Cross borough viability issues
Surrey Council	6 th February 2018	Comment on draft Surrey Waste Plan
GLA	8 th February 2018	Supplementary Planning Document – suburban design guide
GLA	13 th February 2018	London Gypsy and Traveller Forum

Who Croydon Council worked with	When we worked together	What we worked on
Reigate and Banstead Council	23 rd February 2018	Regulation 19 Development Management Plan
GLA	2 nd March 2018	Response to Draft London Plan
Hillingdon Council Watford Council Barking and Dagenham Council Tower Hamlets Council Enfield Council Sutton Council Westminster Council Harrow Council Havering Council Islington Council Bexley Council Lewisham Council	8 th March 2018	Data protection
Tandridge District Council	8 th March 2018	Cross borough local plan issues
Lambeth Council Hackney Council Royal Greenwich Council Bexley Council Lewisham Council Brent Council Haringey Council Bromley Council Southwark Council Wandsworth Council Hounslow Council	13 th March 2018	Locked Out London HMO
Sutton Council Kingston Council Merton Council	21 st March 2018	South London Waste Plan