

## LONDON BOROUGH OF CROYDON

To: Croydon Council website  
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### **STATEMENT OF EXECUTIVE DECISIONS MADE BY THE CABINET MEMBER FOR HOMES, REGENERATION AND PLANNING ON 18 APRIL 2016**

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 **attached** Part A report

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

**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:

#### **CABINET MEMBER'S DECISION REFERENCE NO. 29.16.HRP**

**Decision title: Croydon Monitoring Report 2014/15**

Having carefully read and considered the Part A 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 Homes, Regeneration and Planning in consultation with the Cabinet Member for Finance and Treasury

#### **RESOLVED to:**

1. Agree the Croydon Monitoring Report 2014/15 (attached as Appendices 1 to 4 of the associated report) for publication;
2. Note the need to continue to work on: -
  - the Croydon Local Plan: Detailed Policies and Proposals to address the requirement to maintain a supply of housing land and affordable housing in Croydon;
  - the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document to ensure the Council has an up-to-date development plan in terms of detailed policies as the Croydon Local Plan: Detailed

Policies and Proposals Development Plan Document will supersede the saved Unitary Development Plan (2006) saved policies;

- the partial review of the Croydon Local Plan: Strategic Policies Development Plan Document to ensure the Council has an up to date development plan in terms of strategic policies following adoption of the Further Alterations to the London Plan and its increase of the housing targets for the borough.

3. Note that pursuant to Policy SP2.4 of the Croydon Local Plan: Strategic Policies 2013, the review of the *Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon* published as part of the Croydon Monitoring Report, increases the minimum requirement for on-site provision of affordable housing on schemes of ten or more dwelling inside of the Croydon Opportunity Area from 15% to 50% with effect from 1<sup>st</sup> May 2016.

Date: 19 April 2016

**For General Release**

<b>REPORT TO:</b>	<b>DEPUTY LEADER (STATUTORY) AND CABINET MEMBER FOR HOMES, REGENERATION AND PLANNING</b> <b>April 2015</b>
<b>AGENDA ITEM:</b>	<b>na</b>
<b>SUBJECT:</b>	<b>The Croydon Monitoring Report 2014/15</b>
<b>LEAD OFFICER:</b>	<b>Jo Negrini, Executive Director Development and Environment</b> <b>Heather Cheesbrough, Director of Planning and Strategic Transport</b>
<b>CABINET MEMBER:</b>	<b>Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration &amp; Planning</b>
<b>WARDS:</b>	<b>All</b>
<p><b>CORPORATE PRIORITY/POLICY CONTEXT:</b></p> <p>It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report</p> <p>The Croydon Local Plan: Strategic Policies, which was adopted by the Council on 22 April 2012, and forms part of the statutory development plan for the borough under s.38 of the Planning and Compulsory Purchase Act 2004, states that the minimum on-site requirement for affordable housing on schemes of ten or more dwellings outside of the Croydon Opportunity Area will be reviewed annually and the new target published in the Croydon Monitoring Report.</p> <p>A2.4 – To create more than 16,000 jobs over the next 5 years in Croydon through increased activity in the housing market, investment in infrastructure, support for SMEs and inward investment in the business services market.</p> <p>A3 – Compete as a place – this means being a place that meets physical and social infrastructure needs</p>	
<p><b>AMBITIOUS FOR CROYDON &amp; WHY ARE WE DOING THIS:</b></p> <p>Housing – We will ensure Croydon invests in mixed communities and the infrastructure to support them</p>	
<p><b>FINANCIAL IMPACT</b></p> <p>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.</p>	
<p><b>KEY DECISION REFERENCE NO.: Not a key decision</b></p>	

The Leader of the Council has delegated to the Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration & Planning 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 Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration & Planning is recommended to

1.1 Agree the Croydon Monitoring Report 2014/15 (attached as Appendices 1 to 4) for publication;

1.2 Note the need to continue to work on:-

- the Croydon Local Plan: Detailed Policies and Proposals to address the requirement to maintain a supply of housing land and affordable housing in Croydon;
- the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document to ensure the Council has an up to date development plan in terms of detailed policies as the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document will supersede the saved Unitary Development Plan (2006) saved policies;
- the partial review of the Croydon Local Plan: Strategic Policies Development Plan Document to ensure the Council has an up to date development plan in terms of strategic policies following adoption of the Further Alterations to the London Plan and its increase of the housing targets for the borough.

1.3 Note that pursuant to Policy SP2.4 of the Croydon Local Plan: Strategic Policies 2013, the review of the *Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon* published as part of the Croydon Monitoring Report, increases the minimum requirement for on-site provision of affordable housing on schemes of ten or more dwellings inside of the Croydon Opportunity Area from 15% to 50% with effect from 1<sup>st</sup> May 2016.

## **2. EXECUTIVE SUMMARY**

2.1. This report highlights the findings of the Croydon Monitoring Report 2014/15 (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. The Monitoring Report also makes recommendations on how to develop Croydon Local Plan Detailed Policies and Proposals to increase the effectiveness of the Croydon Local Plan: Strategic Policies.

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;
- Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon;
- 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 has now fallen to 8%, the lowest level since at least 2008;
- 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 2015 with South Norwood's vacancy rate now being the highest of any centre in the borough;
- The Local Centres are less resilient with most recording an increase in vacancy since 2014 and three (Brighton Road (Sanderstead Road), Brighton Road (Selsdon Road) and Pollards Hill now have a vacancy rate above the target level of 12%.
- In 2014/15 Croydon exceeded its housing targets (from the Croydon Local Plan: Strategic Policies and the London Plan) and will do so again in 2015/16;
- Croydon still has a five year supply of housing land following adoption of the Further Alterations to the London Plan in 2015, which increased the housing target of the borough;
- The Employment Areas have seen decreasing amounts of vacant floor space but more units (albeit smaller ones) are occupied but Croydon continues to lose employment land at a rate twice that envisaged by the London Plan;
- Office vacancy rates in Croydon Metropolitan Centre have fallen to 34% (largely as a result of conversions or redevelopment to residential use of some office buildings) after being above 50% for the past few years;
- The council have been very successful at recovering planning obligations' financial contributions owed, between July 2014 and October 2015 with an income of just under £2.4 million being receipted in this period. There is now £11.44 million of planning obligations income available to spend in accordance with the parent Section 106 Agreements, the Council's Capital Strategy and Infrastructure Delivery Plan; and
- Between July 2014 and October 2015 planning obligations funded 37 projects in the borough to a total of £1.87 million. Since the inception of the Infrastructure Finance Group in July 2012 a total of £3.9 million worth of funding has been agreed.

2.5. The Croydon Local Plan: Strategic Policies, adopted by the Council on 22 April 2013, sets out a minimum level of affordable housing on sites with ten or more dwellings. Policy SP2.4 of the Croydon Local Plan requires that outside of the Croydon Opportunity Area this minimum requirement is to be reviewed annually through monitoring changes to the Halifax House Price Index (HPI) and the Build Cost Information Service (BCIS) Construction Cost Index. Within the Croydon Opportunity Area the policy sets a three year interval for the review of

the minimum level of affordable housing with this year being the first such review. The annual review of the minimum requirement for affordable on sites outside of the Croydon Opportunity Area is carried out and must be published as part of the Monitoring Report which notes the following:

- The Halifax HPI in Greater London has increased by over 56% since autumn 2009 (the base date for the policy) and the BCIS Construction Cost Index has increased by nearly 12% in the same period;
- Between 2009 and 2013 (the latest available data) the value of industrial land in Croydon rose from £650,000/acre (Valuation Office Property Market Report (2009) to £750,000/acre (Capita Industrial Property Price Map) representing an increase of over 15%; and
- In accordance with Policy SP2.4 of the Croydon Local Plan: Strategic Policies the minimum requirement for on-site provision of affordable housing should increase to 50% inside the Croydon Opportunity Area (and remain unchanged at 50% elsewhere) as a result of changes to house prices, construction costs, and the alternative use value of land (for which the price of industrial land is a proxy).

2.6 The Croydon Monitoring Report 2014/15 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 2013 to March 2014) and cover a period not longer than twelve months from the date on which the previous monitoring report was published (which was in February 2015). This year's
- 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 decreased from 9% to 8%;
  - Vacancy rates in the borough's District Centres are either decreasing or 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: Strategic Policies (for less than 12% of floor space to be vacant);
  - Vacancy rates in the borough's Local Centres generally increased in 2014/15 and three Local Centres (Brighton Road (Sanderstead Road), Brighton Road (Selsdon Road) and Pollards Hill) are now not within the Croydon Local Plan: Strategic Policies target for less than 12% of floor space to be vacant;
  - Office vacancy decreased in 2013/14 in CMC with the amount of vacant floor space now standing at 34% compared to 51% twelve months previously; 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 40,000m<sup>2</sup> of industrial land and floor space since 2011 compared to a London Plan target of a 20,000m<sup>2</sup> decrease.
- 3.6 To address these matters and ensure the borough maintains a robust approach the Monitoring Report recommends that:
- The Croydon Local Plan: Detailed Policies and Proposals will need to focus on improvement of the retail core in the Croydon Metropolitan Centre (CMC), alongside the redevelopment of the Whitgift, and promote 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 continued monitoring is required as new policies in the Croydon Local Plan: Detailed Policies and Proposals evolve to ensure vacancy rates continue to stay low;
  - Of the two District Centres that do not currently achieve the target for 2021, Purley has relatively stable levels of vacancy which suggest that either there is too much floor space to meet the needs of local communities or that a more flexible approach to change of use of existing retail units might be needed, whereas South Norwood's vacancy rates increased significantly this year
  - A pro-active approach to encourage change of use and redevelopment of surplus office floor space (outside of the current Permitted Development Right for office to residential) to other uses is required to stimulate the

- provision of new floor space granted permission in since April 2011 as there is more office floor space with planning permission (not including prior approvals under the General Permitted Development Order) than the Croydon Local Plan: Strategic Policies identify as needed by 2031; and
- Continued protection of industrial and warehousing land and premises across all designated employment areas is still required.
- 3.7 The Monitoring Report notes that the number of new homes built increased in 2014/15 compared to the previous year and achieved the housing targets set by the Croydon Local Plan: Strategic Policies and the London Plan. Furthermore, the target has already been achieved for 2015/16 in the first nine months of the financial year.
- 3.8 The Monitoring Report also notes that Croydon currently has a surplus of housing land (equating to 1,499 homes) compared to the five year target, set by the Croydon Local Plan: Strategic Policies. This includes 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 Ensuring the future supply of land for new homes will need to be addressed through the allocation of land for new homes in the Croydon Local Plan: Detailed Policies and Proposals.
- 3.10 This will help increase the supply of affordable housing and larger homes, both of which are needed in the borough. In 2014/15 just over 37% of completions were for affordable rented homes and 7.5% were for intermediate homes. Croydon has met its percentage targets for affordable housing, set by the Croydon Local Plan: Strategic Policies, for the provision of affordable homes in 2014/15 but more affordable homes are still needed.
- 3.11 The Monitoring Report notes the progress in preparing the Croydon Local Plan, in particular the adoption of the Old Town Masterplan Supplementary Planning Document (SPD) and six Conservation Area Appraisals & Management Plans SPDs in 2015. It also notes the work underway in preparing the Croydon Local Plan: Detailed Proposals (Preferred and Alternative Options) and the partial review of the Croydon Local Plan: Strategic Policies (which will ensure that the Croydon Local Plan is updated in light of new housing targets in the Further Alterations to the London Plan as well as introducing the new approach for the borough's Local Heritage Areas) including the recent consultation in November and December 2015.
- 3.12 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 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.
- 3.13 The Monitoring Report looks at the amount of money raised by planning obligations (Section 106 agreements) that is available to spend. A total of £11.44 million was available as of October 2015 and in the 15 months prior a total of £2.39 million was raised (over £1million of which was for affordable



housing). 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.

- 3.14 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: Strategic Policies and in accordance with the Council's Capital Strategy, Infrastructure Delivery Plan and, with regard to planning obligations, the parent Section 106 agreement.
- 3.15 Between July 2014 and October 2015 planning obligations funded 37 projects in the borough to a total of £1.87 million. Since the inception of the Infrastructure Finance Group in July 2012 a total of £3.9 million worth of funding has been agreed. This has delivered a wide range of capital projects, mainly in education and open space, contributing to improved infrastructure provision and significant savings in the borrowing requirement to deliver the capital strategy.
- 3.16 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.

#### **Minimum requirement for on-site provision of affordable homes on sites of ten or more units in Croydon**

- 3.17 The Croydon Local Plan housing policy (SP2) sets a minimum level of affordable housing (currently 50% outside of the Croydon Opportunity Area and 15% within it) and has built within the policy a mechanism to review that minimum in response to market changes. Croydon Council is unique in this regard and it underlies the Council's "open for business" approach to development, but balanced against meeting the needs of our communities. Market conditions have changed since the policy was put in place. In particular house prices have increased in Croydon and this means that viability conditions have improved. This change supports an increase in our policy's minimum requirements in the Croydon Opportunity Area from 15% to 50% with the minimum requirement outside of the Opportunity Area remaining unchanged, also at 50%.
- 3.18 The increase in the minimum requirement cannot be implemented if it is not published in the Croydon Monitoring Report 2014/15.
- 3.19 The Council are currently partially reviewing the policies in the Croydon Local Plan: Strategic Policies in response to the Mayor's Further Alterations to the

London Plan and producing detailed policies and proposals to supplement the strategic policies in the Plan. As part of this process we will look at changes to policy that will result in a consistent approach to affordable housing provision across the borough.

3.20 Three factors are used to judge whether the minimum requirement for the provision of affordable housing should be increased. These are:

- Change in the price of homes;
- Change in construction costs; and
- Change in the value of land in Croydon.

3.21 The policy contains a matrix that applies factors (a) & (b) and then an adjustment is made to that result depending on any increase or decrease in factor (c).

3.22 The third financial year of the plan period post adoption will end in April 2016 and so a review of the minimum requirement both outside and within the Croydon Opportunity Area is now due in accordance with the policy, to be implemented on the 1<sup>st</sup> May 2016 (due to a delay in publishing the Croydon Monitoring Report this year).

3.23 The indices used are those as at November 2015 as these are the latest indices available. Officers are satisfied following this review that the change does reflect the current housing market in Croydon and will not undermine the delivery of new homes.

3.24 The table below is an extract of Table 4.2 from the Croydon Local Plan: Strategic Policies showing the minimum affordable housing requirement at given percentage changes in house prices and construction costs. It shows the table with the change in house prices and construction costs as at:

- Quarter 4 in 2009 (the point at which house price and construction cost changes were both at 0%);
- September 2012 (when the current affordable housing requirement was determined at the examination in public for the Croydon Local Plan: Strategic Policies);
- November 2013 (for the review carried out for the 2012/13 Monitoring Report);
- November 2014 (for the review carried out for the 2013/14 Monitoring Report); and
- November 2015 (for the current review).

		Price of homes change (Halifax HPI)							
		HPI No.							1009.9
construction costs (BCIS)	BCIS Index No.	%	0%	4%	16%	24%	36%	48%	56%
	287.4	0%	15%	25%	50%	60%	60%	60%	60%

Q4 2009

Sept 2012

	<b>298.9</b>	<b>4%</b>	0%	<u>15%</u>	45%	55%	60%	60%	60%	
	<b>310.4</b>	<b>8%</b>	0%	5%	<u>40%</u>	50%	<u>60%</u>	60%	60%	Nov 2014
	<b>321.9</b>	<b>12%</b>	0%	0%	35%	45%	60%	60%	<u>60%</u>	Nov 2015
	<b>333.4</b>	<b>16%</b>	0%	0%	25%	40%	60%	55%	60%	
	<b>344.9</b>	<b>20%</b>	0%	0%	15%	35%	60%	55%	60%	Nov 2013

3.25 The Halifax HPI in Greater London has increased by over 56% to 1010.3 since autumn 2009 (the base date for the policy). In the same period the BCIS Construction Cost Index has increased by nearly 12% (the actual index number cannot be published under the terms of the licence agreement with the BCIS).

3.26 The changes in the Halifax HPI and the BCIS General Building Cost Index combined with the increase in the existing use values in the borough result in a new minimum requirement for the on-site provision of affordable housing on schemes of ten or more units inside the Croydon Opportunity Area. The table below shows how changes in the value of industrial land (the alternative use value) affect the minimum requirement for affordable housing.

% change in value of industrial land (2011-2013)	Minimum requirement for affordable housing based on position of Halifax HPI and BCIS General Building Cost Index in November 2014
More than 30% fall	60%
20-30% fall	60%
10-20% fall	60%
No change or fall of less than 10%	60%
Up to a 10% increase	60%
10-20% increase	60%
20-30% increase	55%
30-40% increase	55%

3.27 The table shows that although the existing use value of land in Croydon has risen by over 15% a minimum requirement of 50% would still be viable on many sites in the borough. Although the table suggests that the minimum requirement could be 60%, Policy SP2.4 caps the maximum level of the minimum requirement at 50%. The minimum requirement of 50% now applies to all residential developments in Croydon where the gross number of units is ten or more and can be applied either to the proportion of affordable habitable rooms or affordable unit numbers.

3.28 If publication of the *Croydon Monitoring Report – Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon* is approved the change to the minimum requirement will take effect on the 1<sup>st</sup> May 2016 in accord with Policy SP2.4 of the Croydon Local Plan: Strategic Policies and will apply to all planning applications not yet determined (excluding those approved subject to the signing of a Section 106 agreement). The existing policy flexibility on sites in the Opportunity Area as set out in Table 4.1 of the Croydon Local Plan: Strategic Policies remain unchanged.

## **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.
- 4.2 Policy SP2.4 including Table 4.2 and the Dynamic Viability Model was subject to full consultation as part of the preparation of the Croydon Local Plan: Strategic Policies. It was also subject to examination by an independent planning inspector appointed by the Secretary of State, where representations on the proposed policy and its review mechanism were considered by the planning inspector. The planning inspector endorsed the policy and its review mechanism and the policy was adopted by the Council on 22 April 2013, following which there was a six week opportunity for any judicial review proceedings to be brought, however there were no challenges to the Plan. The annual revision to the minimum requirement outside of the Croydon Opportunity Area is referenced in the policy and the new value is based upon changes to publically available indices. Therefore, no further consultation is required on the revised minimum requirement for affordable housing.

## **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: Detailed Policies and Proposals to support Croydon's requirement to maintain a robust future five year supply of housing land. This will mean that refusals of planning applications against London Plan, Croydon Local Plan: Strategic Policies and saved policies of the Replacement Unitary Development Plan will be less contested. In particular it will help to prevent inappropriate development on Metropolitan Green Belt, Metropolitan Open Land and Local Open Land in the borough. It also supports the Council's ability to deliver the vision and growth needs outlined in the Croydon Local Plan: Strategic Policies in accordance with development plan policy.

### **3 Risks**

The preparation of the Croydon Local Plan: Detailed Policies and Proposals is a multi-stage process involving complex policy areas. There is inherent risk circumstances may result in additional time required to finalise the document. These risks are being mitigated to reduce their impact with a programme management approach and timely communication with key stakeholders including statutory organisations.

### **4 Options**

There are no options. In the absence of the Croydon Local Plan: Detailed Policies and Proposals there is a little prospect that the housing supply will be maintained in the medium to long term. Furthermore, the Croydon Local Plan: Detailed

Policies and Proposals will ensure the Council has an up to date development plan in terms of detailed policies as the Croydon Local Plan: Detailed Policies and Proposals will supersede the saved Unitary Development Plan (2006) saved policies.

## **5 Future savings/efficiencies**

A sound Croydon Local Plan: Detailed Policies and Proposals 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.

6 Louise Lynch, Finance Business Partner (on behalf of Head of Finance)

## **6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER**

6.1 The Acting Council Solicitor comments that as mentioned in the preamble to the recommendations set out in this report, the Leader of the Council has delegate 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, Principal Corporate Solicitor (Regeneration) on behalf of the Acting Council Solicitor and Acting Monitoring Officer

## **7. HUMAN RESOURCES IMPACT**

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

Approved by Adrian Prescod, HR Business Partner, for and on behalf of Director of Human Resources, Chief Executive department.

## **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 Preparation of the Croydon Local Plan: Detailed Policies and Proposals is the only way for the Planning Service to secure a five year supply of housing land in the medium to long term. Furthermore, the production of the Croydon Local Plan: Strategic Policies Partial Review will contribute to the Council having an up to date development plan alongside the Croydon Local Plan: Detailed Policies and Proposals.

## **12. OPTIONS CONSIDERED AND REJECTED**

- 12.1 There are no alternative options to the timely development of the Croydon Local Plan: Detailed Policies and Proposals and Croydon Local Plan: Strategic Policies Partial Review.

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

## **BACKGROUND PAPERS**

None

## **APPENDICES**

1. Croydon Monitoring Report 2014/15 – Summary
2. Croydon Monitoring Report 2014/15 – Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon
3. Croydon Monitoring Report 2013/14 – Five Year Supply of Deliverable Sites for Housing
4. Croydon Monitoring Report 2013/14 – Working with other local authorities and government agencies

# The Croydon Monitoring Report

*April 2016*

# 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 Centre
- 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 20,200 new homes between 2011 and 2031

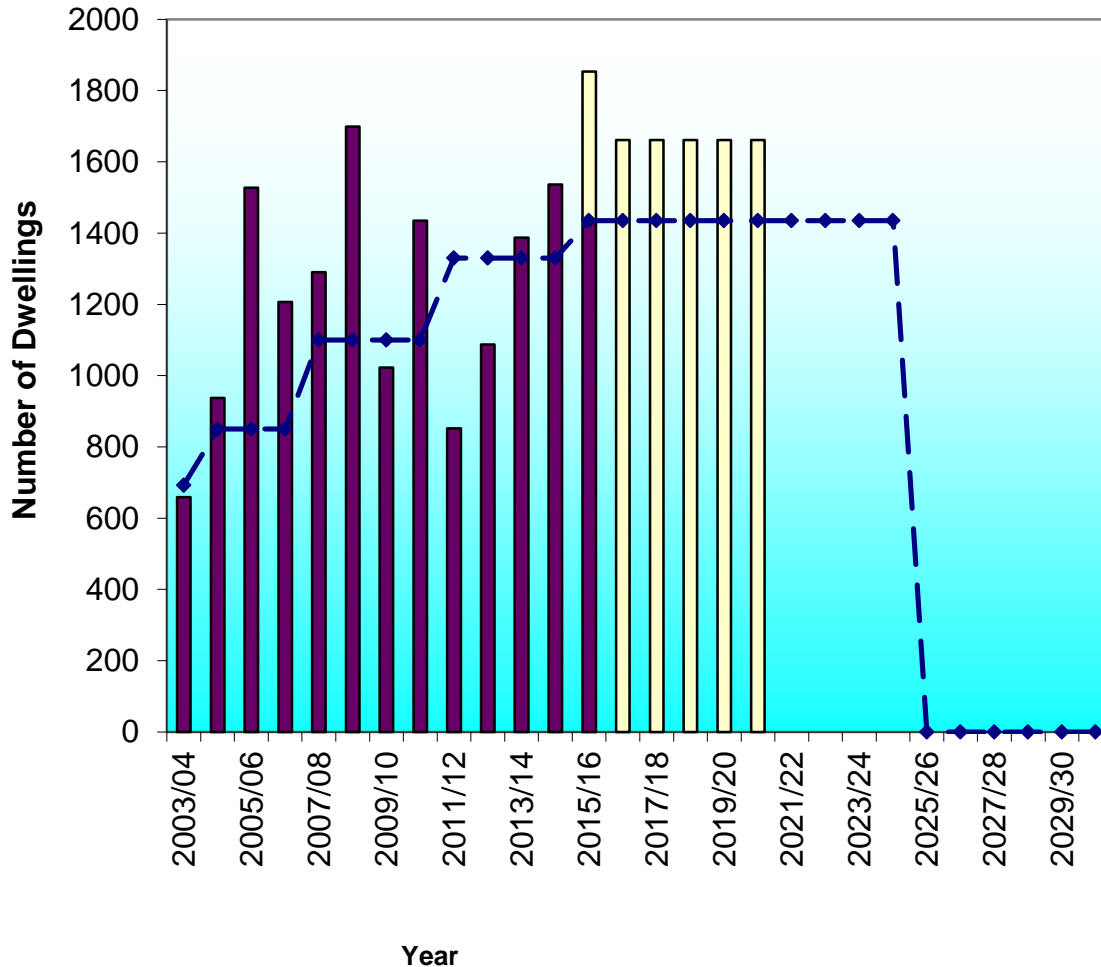
Address the borough's need for affordable homes

Address the borough's need for homes of different sizes

Deliver 10 new Gypsy and Traveller pitches by 2021



# Deliver 20,200 new homes between 2011 and 2031



- Net additional dwellings (with planning permission or allocated)
- Total new homes already built
- ◆ London Plan requirement (net additional requirement from all sources)

## Target 1

Annual average of 1,330 homes between 2011 and 2021 and annual average of 690 homes between 2021 and 2031

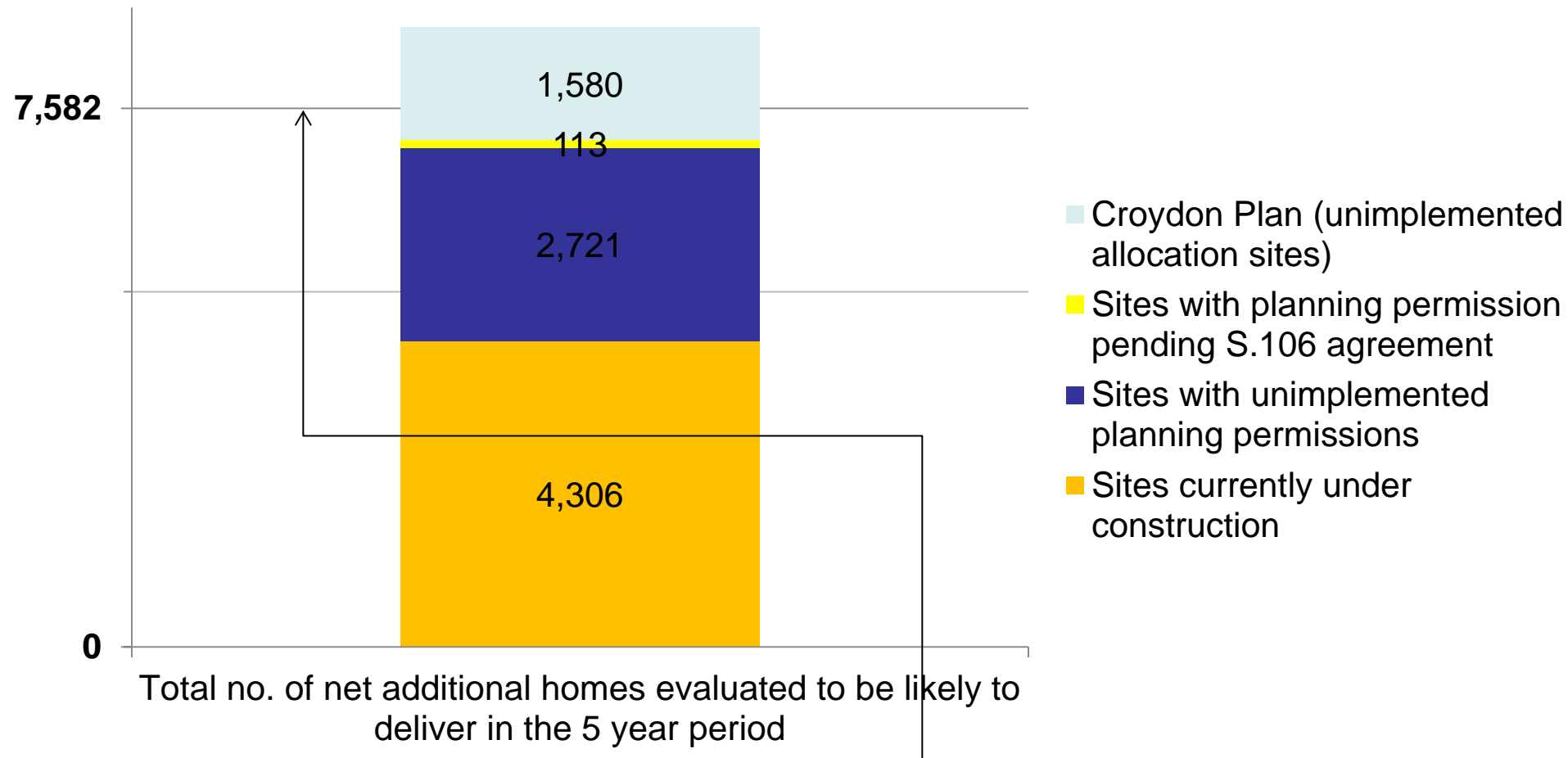
The recent economic downturn had an impact on house building rates in Croydon but they have since recovered to pre-recession levels

In 2014/15 a total of 1,516 new homes were built in Croydon, the highest number of homes since 2008/9

## Current position

Croydon currently has a five year supply of housing land so has enough homes with planning permission to meet targets until 2021

# Deliver 20,200 new homes between 2011 and 2031



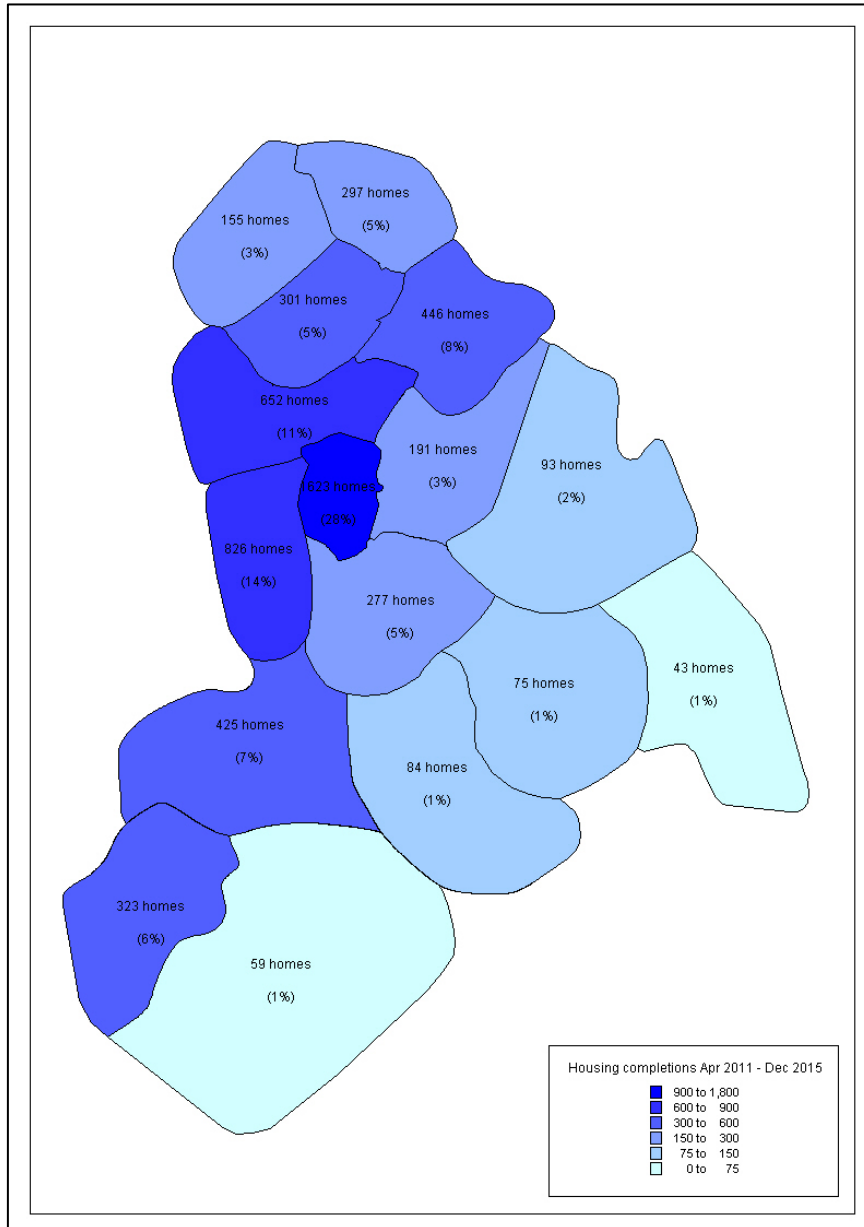
## **Current position**

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 7,582 new homes

Croydon currently has a pipeline of 8,720 new homes

# Deliver 20,200 new homes between 2011 and 2031



## Target 2

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

## Current position

Between April 2011 and March 2015 the most residential growth took place in the Places of Croydon Opportunity Area, Broad Green, Coulsdon, Purley, South Norwood & Woodside, Thornton Heath and Waddon

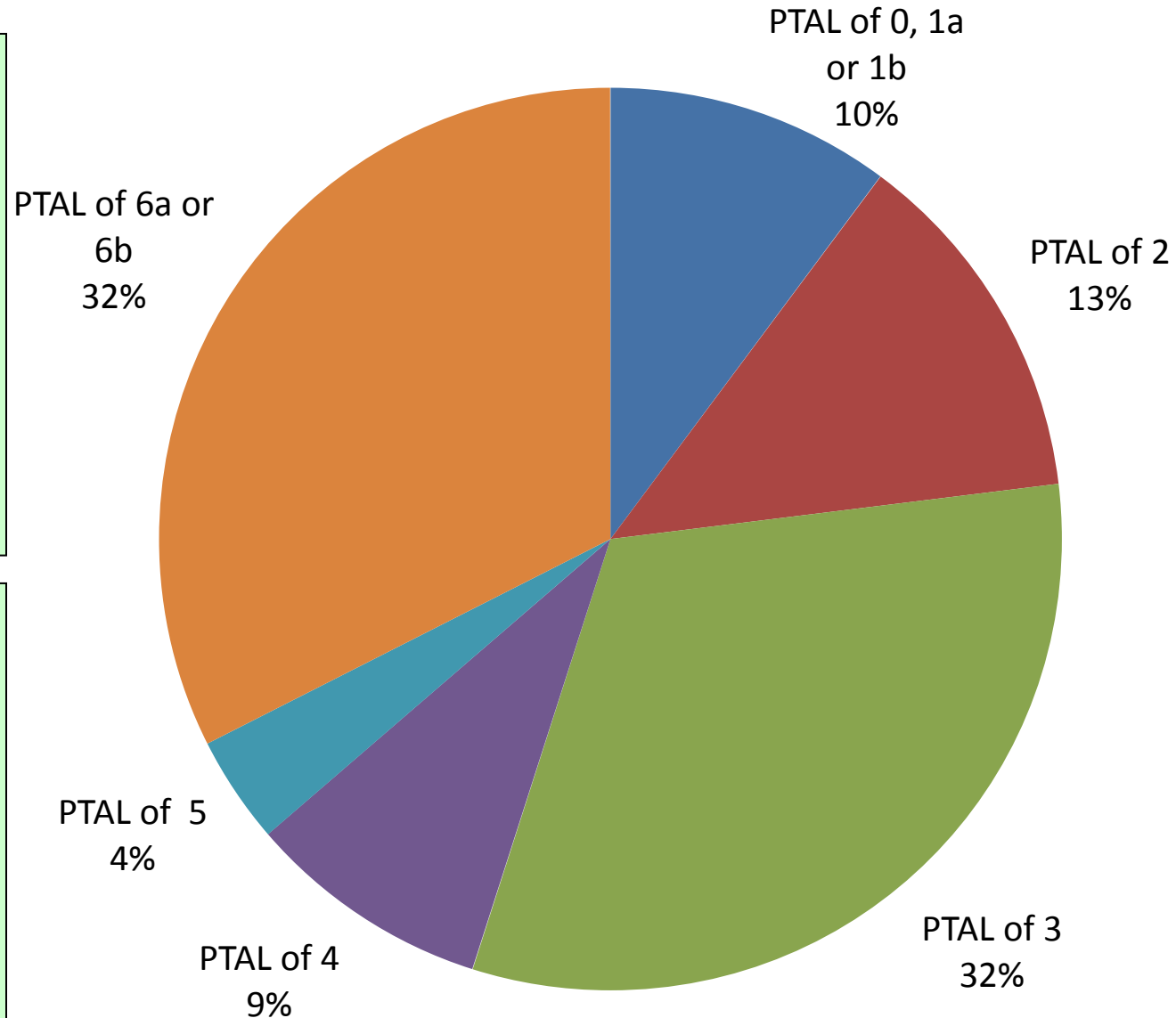
# Deliver 20,200 new homes between 2011 and 2031

## **Target 3**

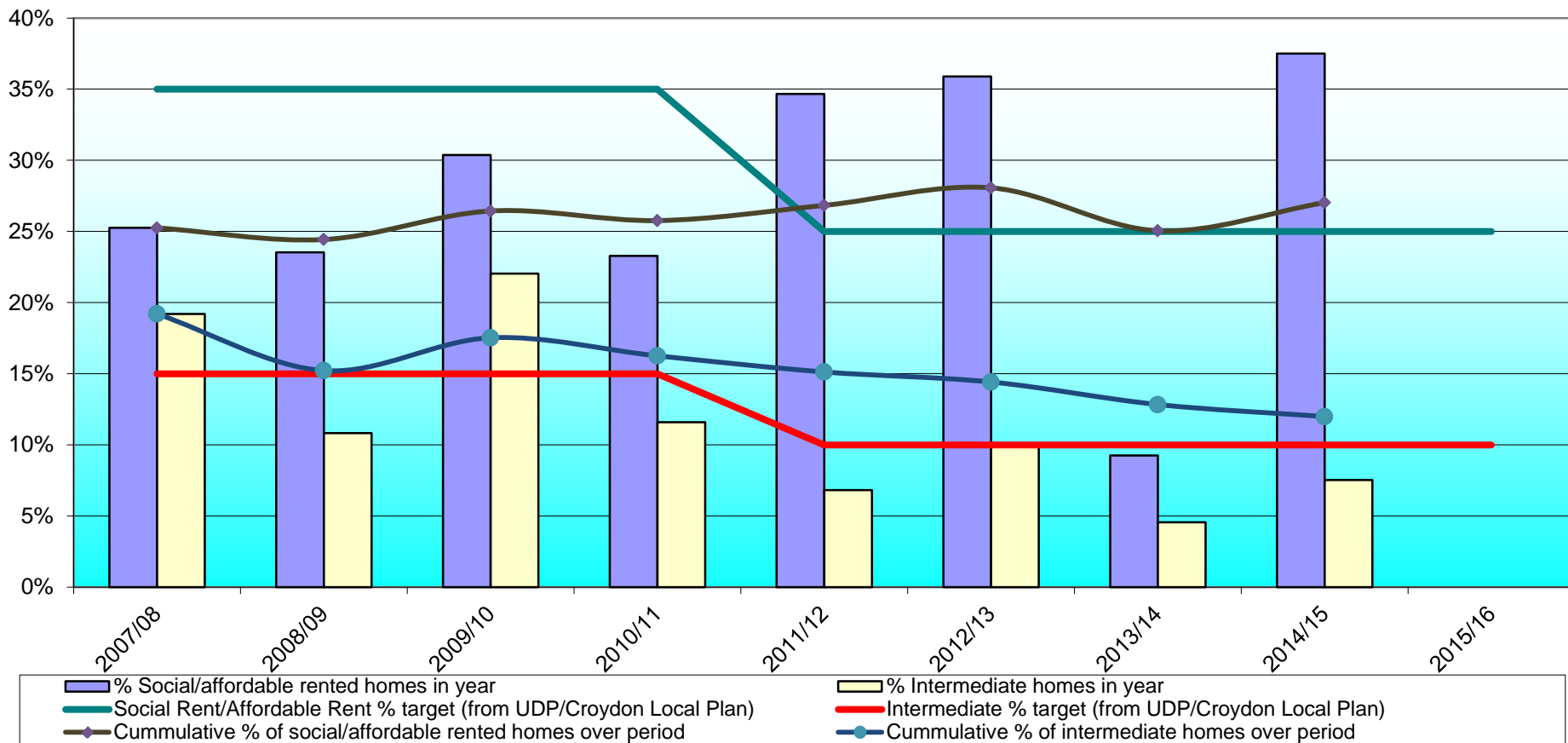
Majority of new development to be located in areas of high public transport accessibility (PTALs 4, 5, 6a or 6b)

## **Current position**

From 2011 to 2015 the majority of new homes (55%) were in areas with a PTAL rating of 3 or below



# Address the borough's need for affordable homes



## Target

25% of all new homes to be social or affordable rent and 10% to be intermediate shared ownership

## Current position

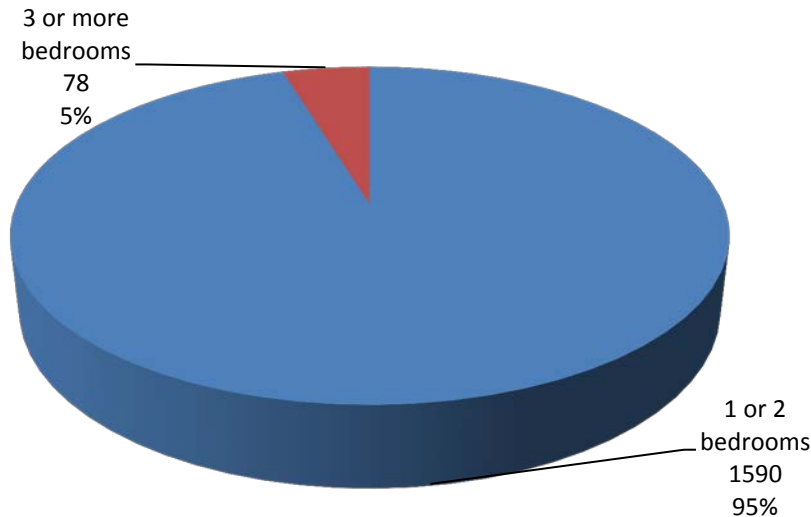
In 2014/15 just over 37% of completions were for affordable rented homes and 7.5% were for intermediate homes

The total number of completions since 2011 is above the targets set in the Croydon Local Plan: Strategic Policies for 25% of all completions to be for affordable or social rent, and 10% of completions to be for intermediate homes

# Address the borough's need for homes of different sizes

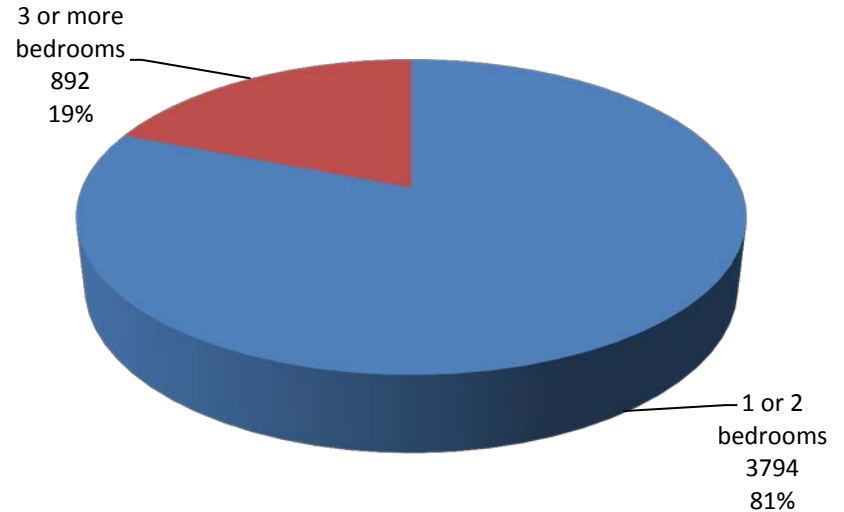
Over the last four years just under a  $\frac{1}{5}$  of all new homes outside of the Croydon Opportunity Area have had 3 or more bedrooms

Within the Croydon Opportunity Area only 1 in 20 new homes built in the last four years have had 3 or more bedrooms



Croydon Opportunity Area

## Outside the Croydon Opportunity Area



The proportion of new homes that either have one or two bedrooms reflects what the market currently finds most profitable to build in Croydon rather than actual need

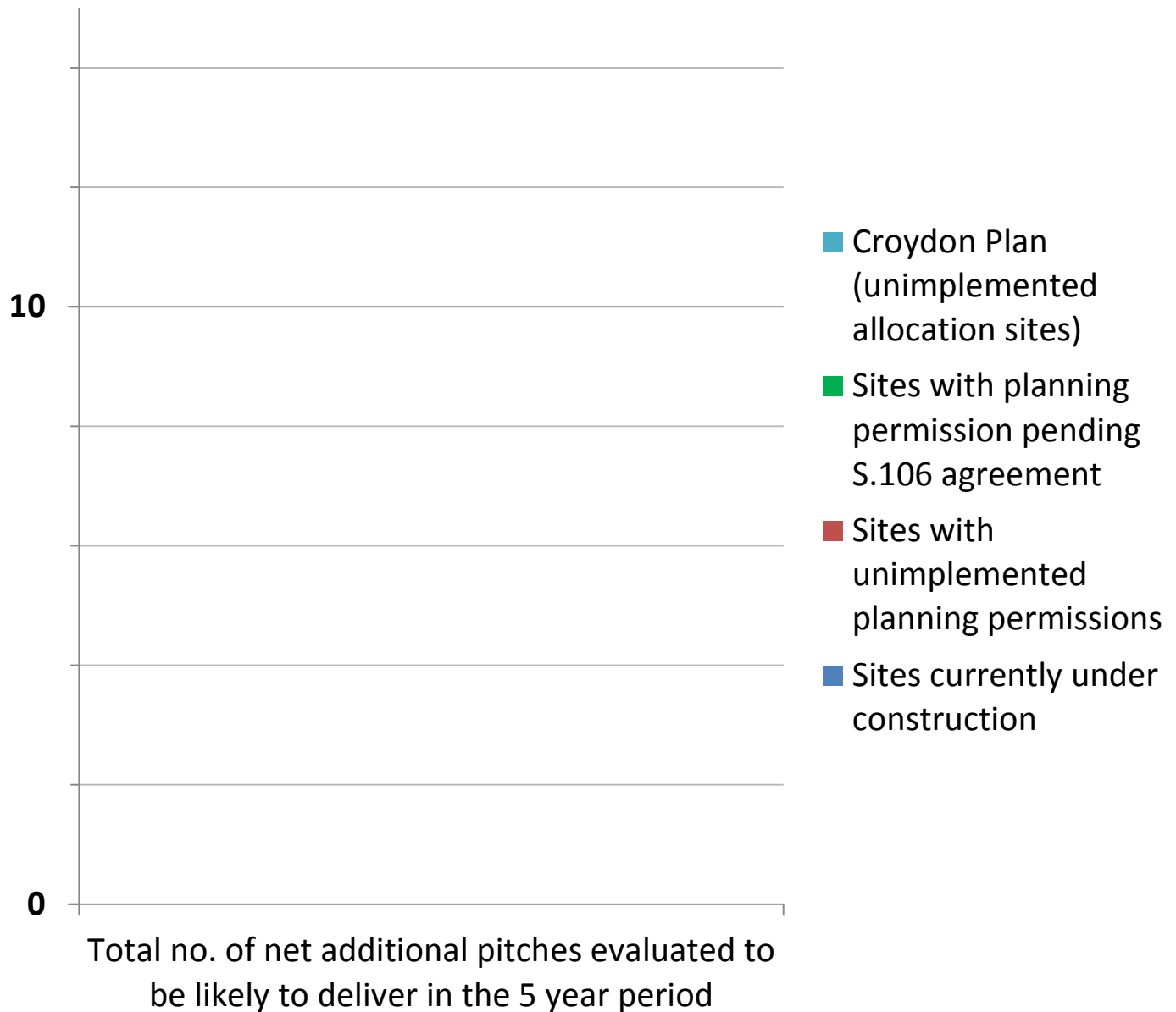
To help meet the need for larger homes the Croydon Local Plan will need to consider different approaches to increase the supply of larger homes in the borough in the future



# Deliver 10 new Gypsy and Traveller pitches by 2021

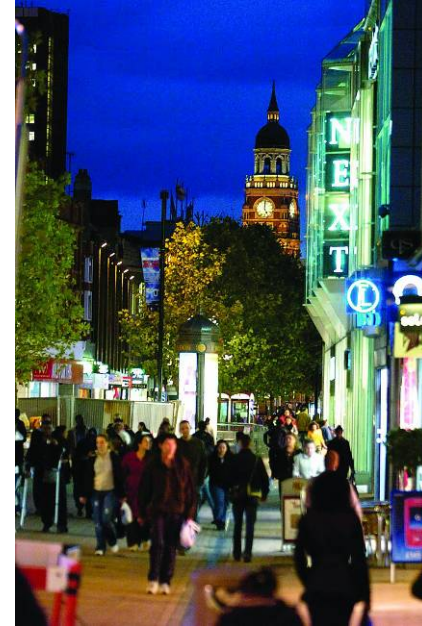
**Current position**  
Croydon does not have any Gypsy and Traveller pitches with planning permission, allocated in the Local Plan or under construction

Therefore, Croydon does not 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

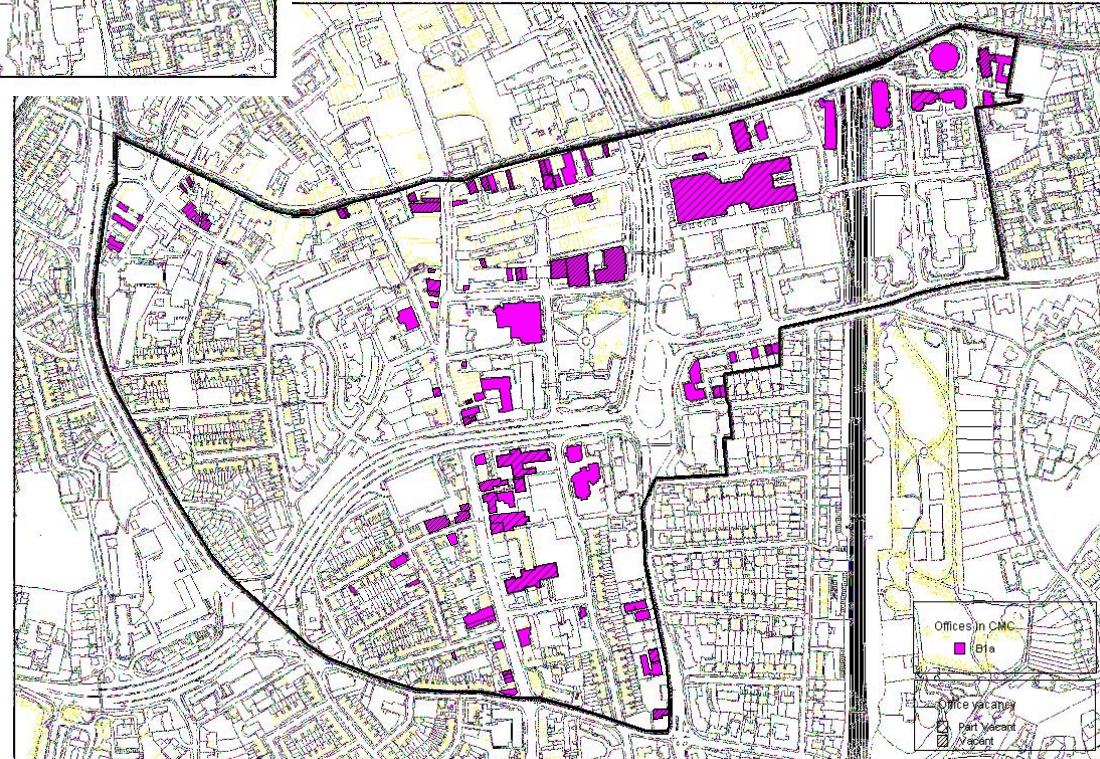
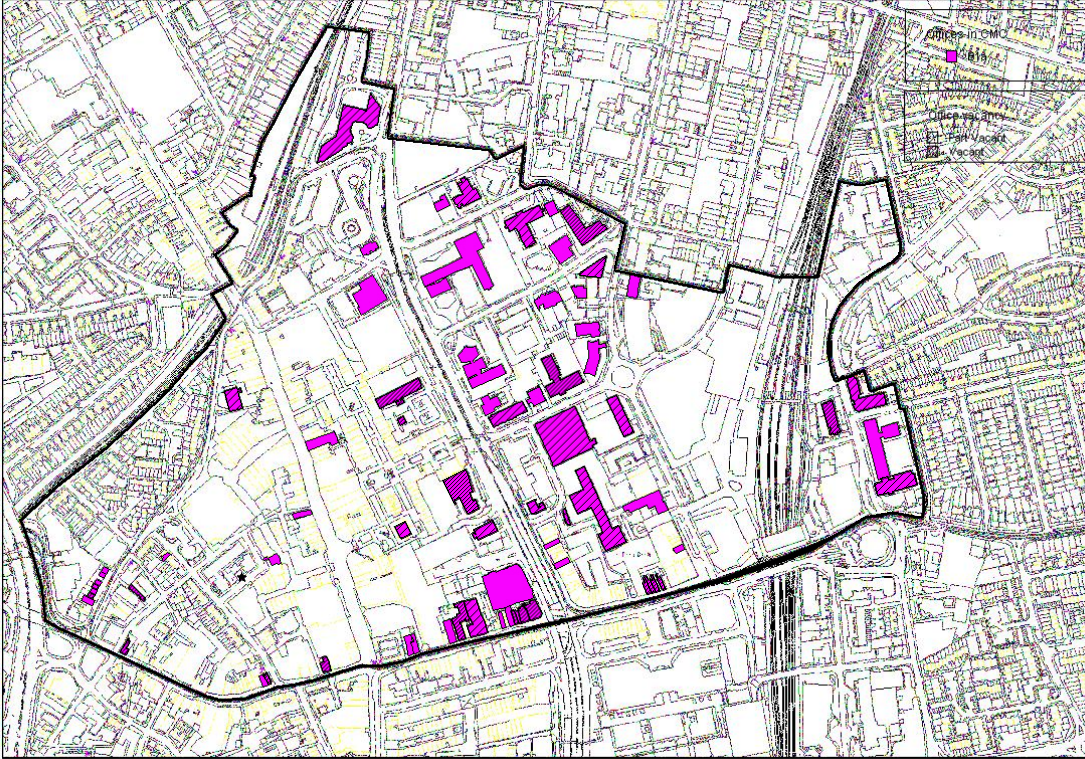
## Target

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

## Current position

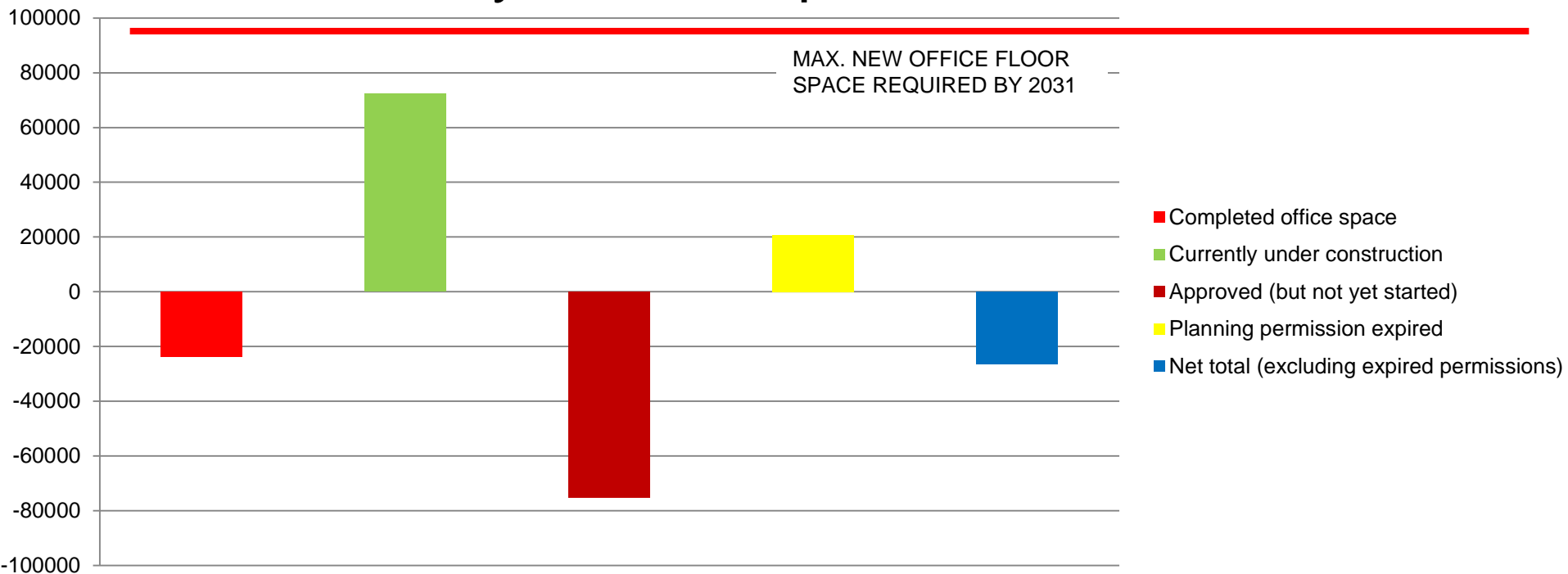
Overall 34% of office floor space in Croydon Metropolitan Centre is vacant, down from 51% in 2013/14

48 office premises are completely vacant (13 less than in 2013/14) and 27% of all office premises (down from 32% in 2013/14)





# Enabling the development of office floor space in Croydon Metropolitan Centre



## Target

Up to 95,000m<sup>2</sup> 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 26,600m<sup>2</sup> of office floor space in the Metropolitan Centre since 2011

Most of the loss arises from schemes with prior approval (permitted development) to change the use of a building from office to residential

2014-15 is the first year since 2011 when all permissions together would result in a net loss of floor space

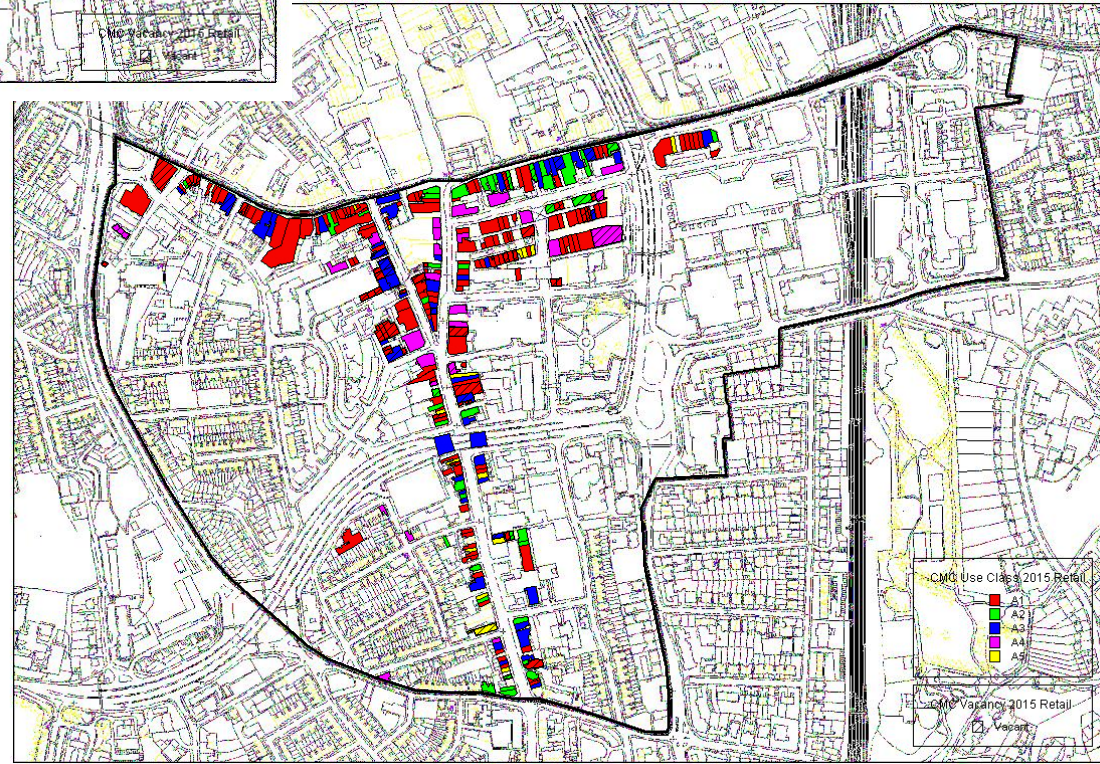
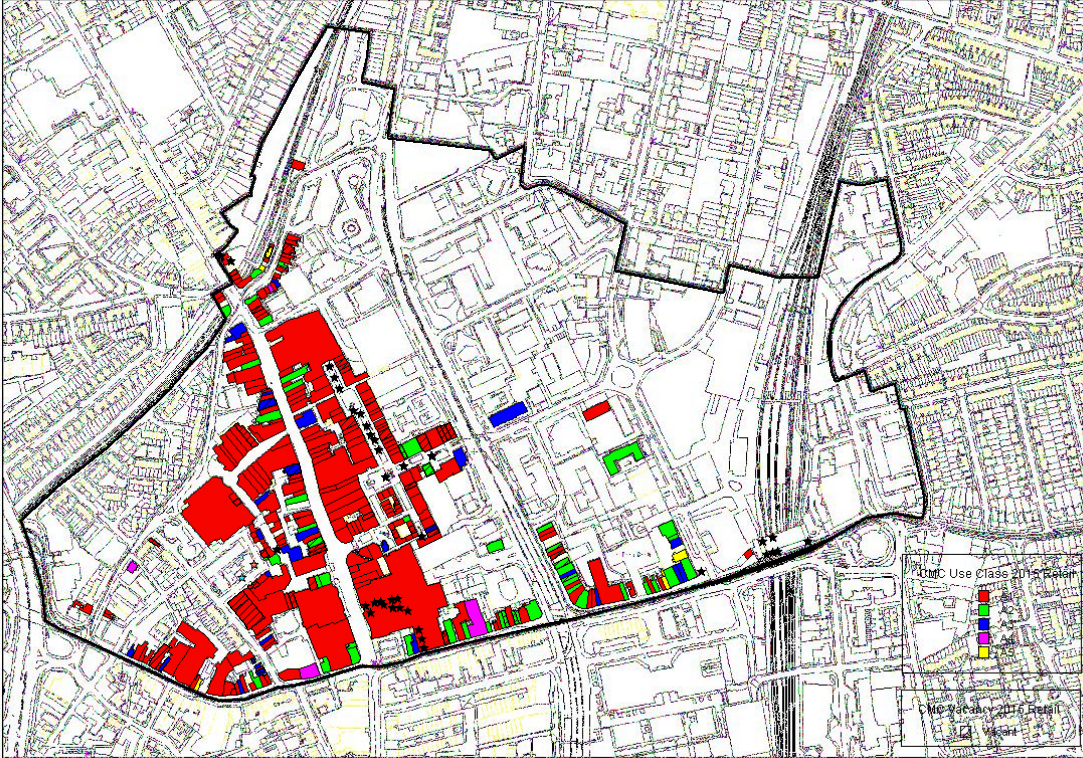
Although the loss of floor space will help reduce the surplus of Grade B office space in Croydon many of the conversions are of Grade A offices in locations where the loss of office is not desirable



# 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 May 2015 the vacancy rate in the centre was 8% of Class A floor space, down from 9% in 2014, 13% in 2008 and a high of 30% in 2013

Croydon has the 3<sup>rd</sup> highest retail rents in Outer London but they have not risen since 2008 where as in centres with higher rents, values have increased



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

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



# Maintaining the retail vitality and viability of District and Local Centres

## Target

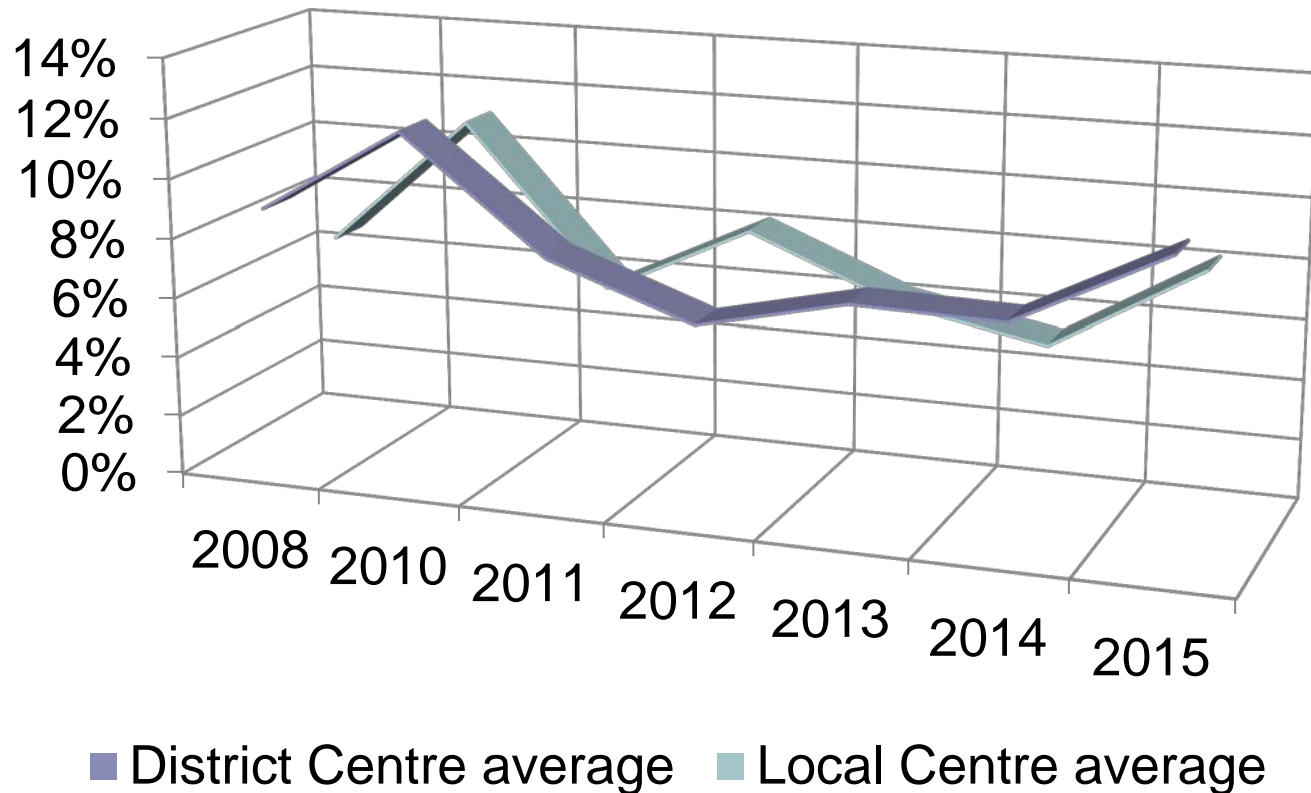
Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

## Current position

On average there is a 10% vacancy level in District Centres and 8% vacancy level in Local Centres

Across the period from 2008 to 2015 average vacancy levels in District Centres have ranged from 6% to 12%

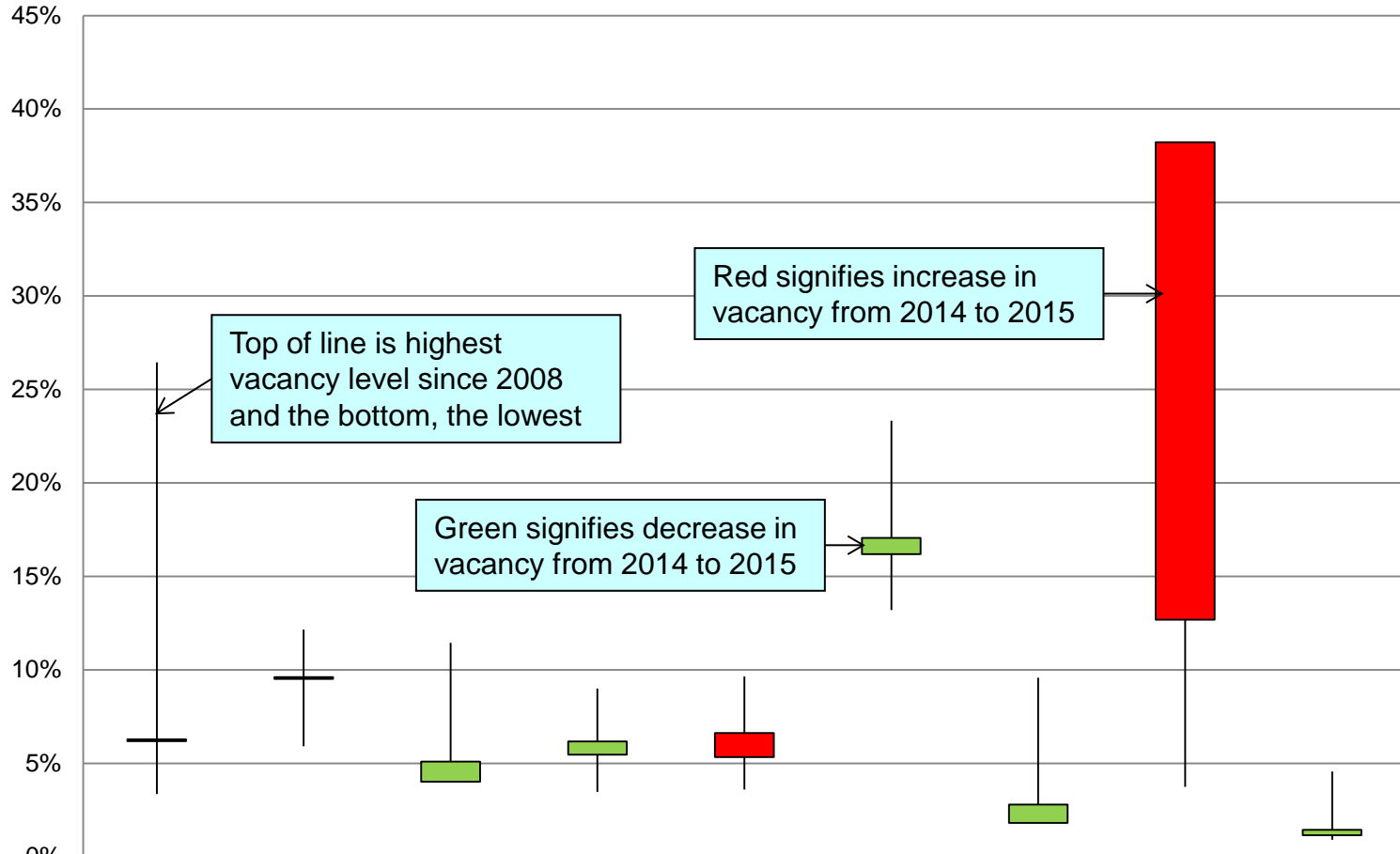
In Local Centres the average vacancy rates have ranged from 5% to 11%



# Maintaining the retail vitality and viability of District Centres

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

In most centres vacancy levels are stable with only South Norwood and Addiscombe seeing a significant changes over the period 2008 to 2015



	Addiscombe	Coulsdon	Crystal Palace	New Addington	Norbury	Purley	Selsdon	South Norwood	Thornton Heath
2014 vacancy rate	6%	10%	5%	6%	5%	17%	3%	13%	1%
Highest vacancy rate (2008-2015)	26%	12%	11%	9%	10%	23%	10%	38%	5%
Lowest vacancy rate (2008-2015)	3%	6%	4%	3%	4%	13%	2%	4%	1%
2015 vacancy rate	6%	10%	4%	5%	7%	16%	2%	38%	1%

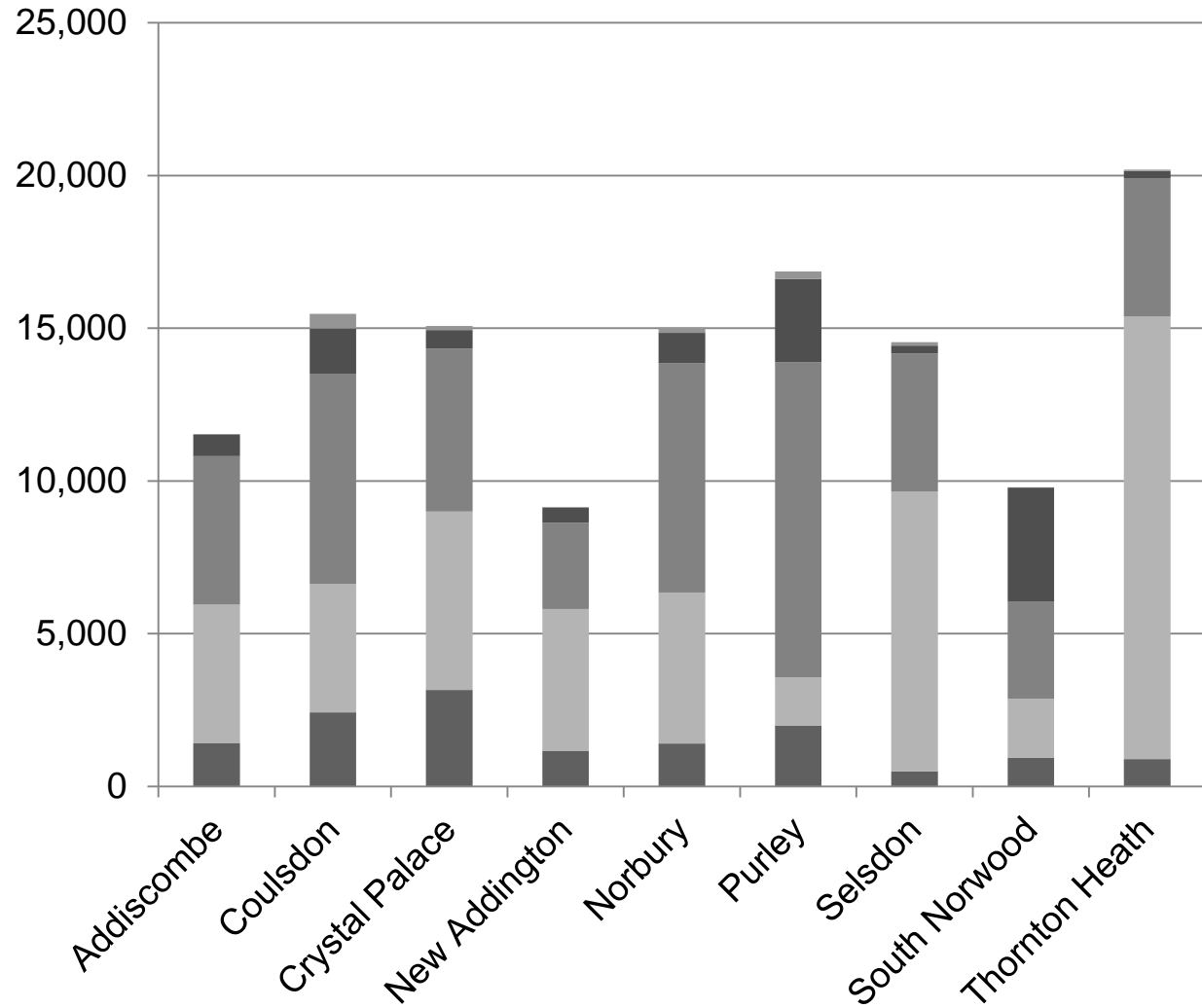


# Overview of the borough's District Centres

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

The borough's District Centres are quite varied from the service sector orientated Coulsdon and Norbury to the more traditional shopping locations like Selsdon and Thornton Heath

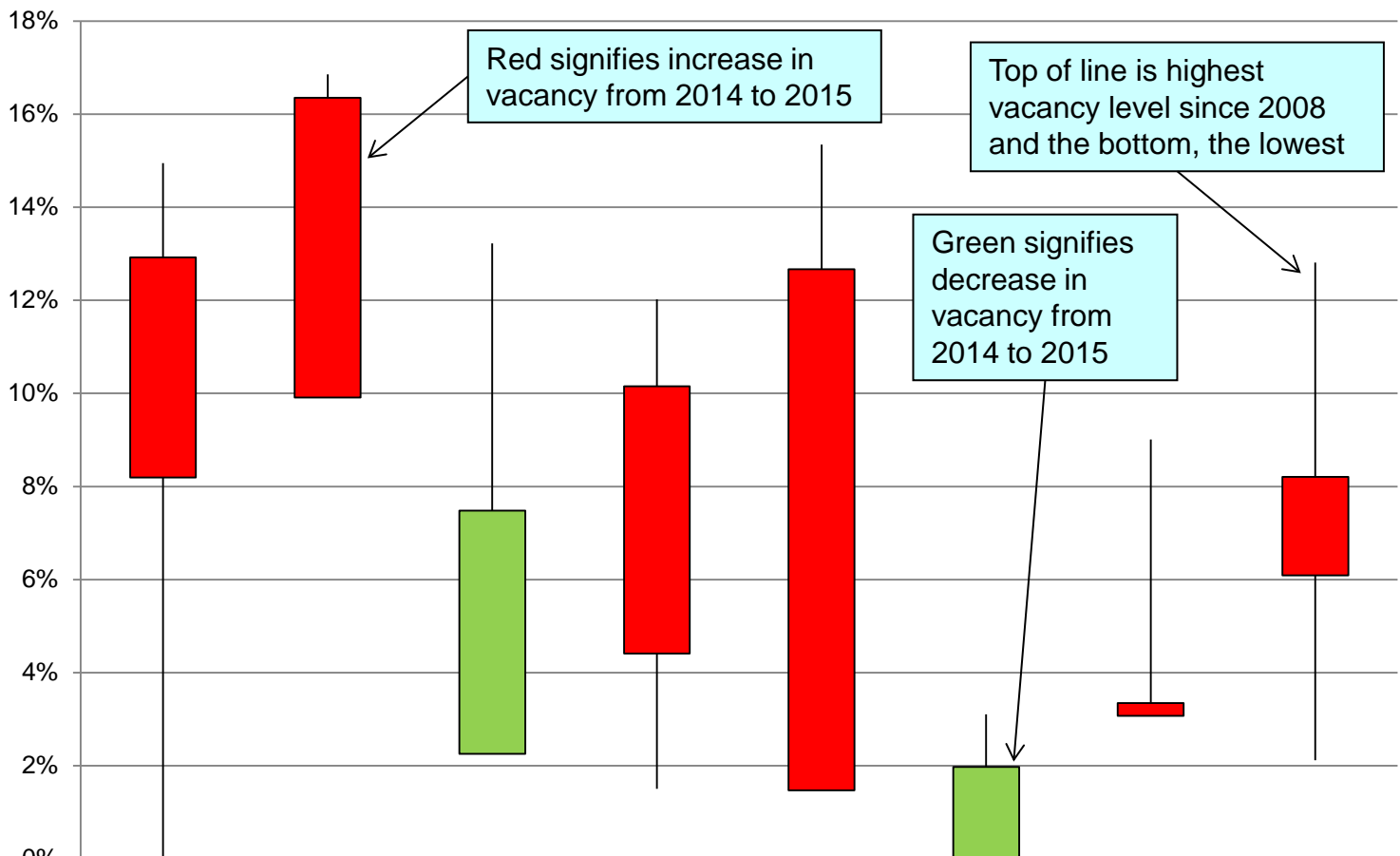
There is no such thing as a typical District Centre although the one that is closest to average representations of different sectors is Addiscombe



# Maintaining the retail vitality and viability of Local Centres

Three of the eight local centres (the two Brighton Road centres and Pollards Hill) have vacancy levels above the target level for 2021

All the centres (excluding Shirley and Sanderstead) have seen significant changes in levels of vacancy over the period 2008 to 2015



	Brighton Road (Sanderstead Road)	Brighton Road (Selsdon Road)	Broad Green	Hamsey Green	Pollards Hill	Sanderstead	Shirley	Thornton Heath Pond
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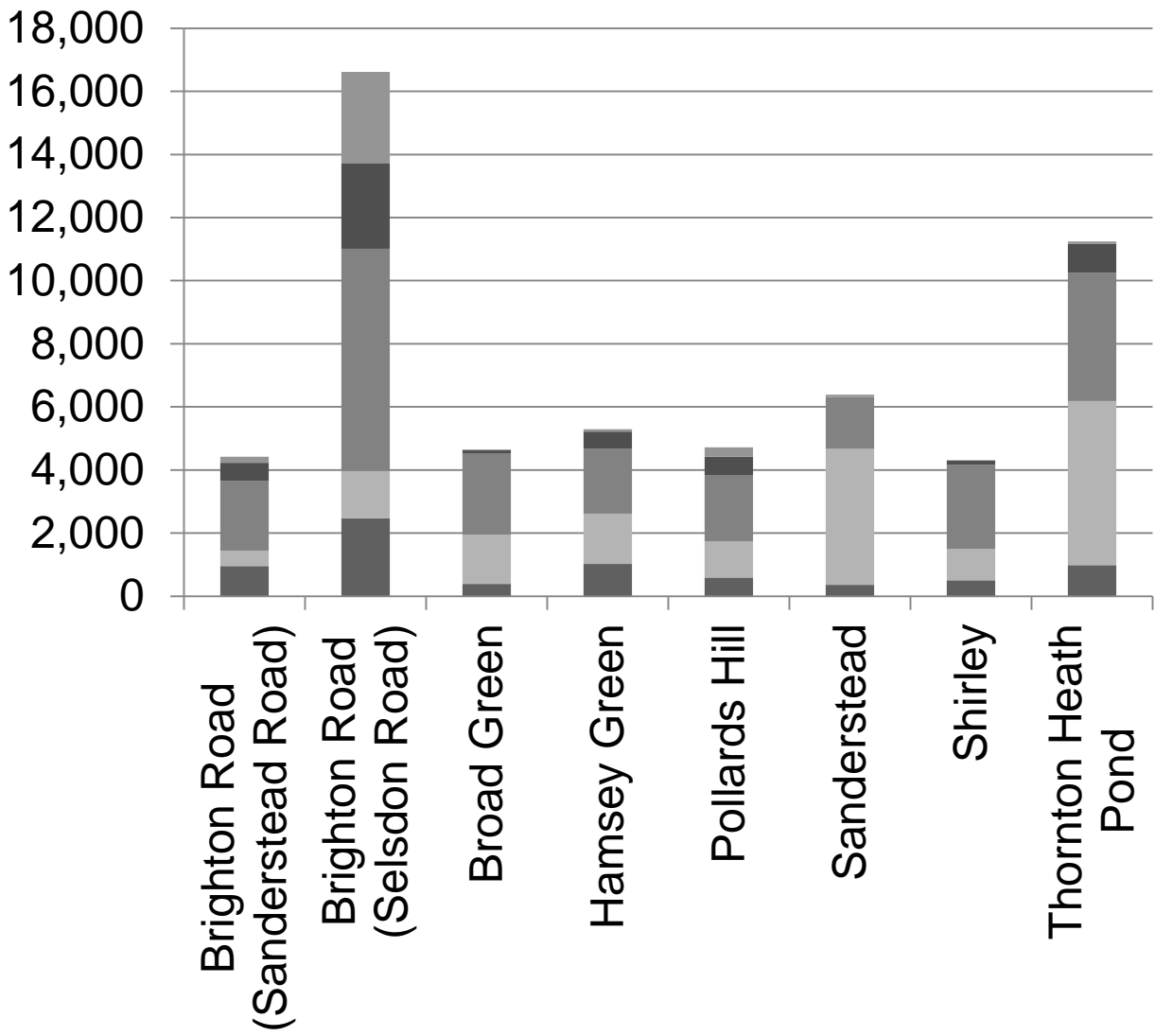
2014 vacancy rate	8%	10%	7%	4%	1%	2%	3%	6%
Highest vacancy rate (2008-2015)	15%	17%	13%	12%	15%	3%	9%	13%
Lowest vacancy rate (2008-2015)	0%	10%	2%	2%	1%	0%	3%	2%
2015 vacancy rate	13%	16%	2%	10%	13%	0%	3%	8%

# 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 borough's Local Centres are quite varied although in comparison to District Centres they tend to be less focused on convenience (day-to-day) goods retailing and provide more floor space in the service sector

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

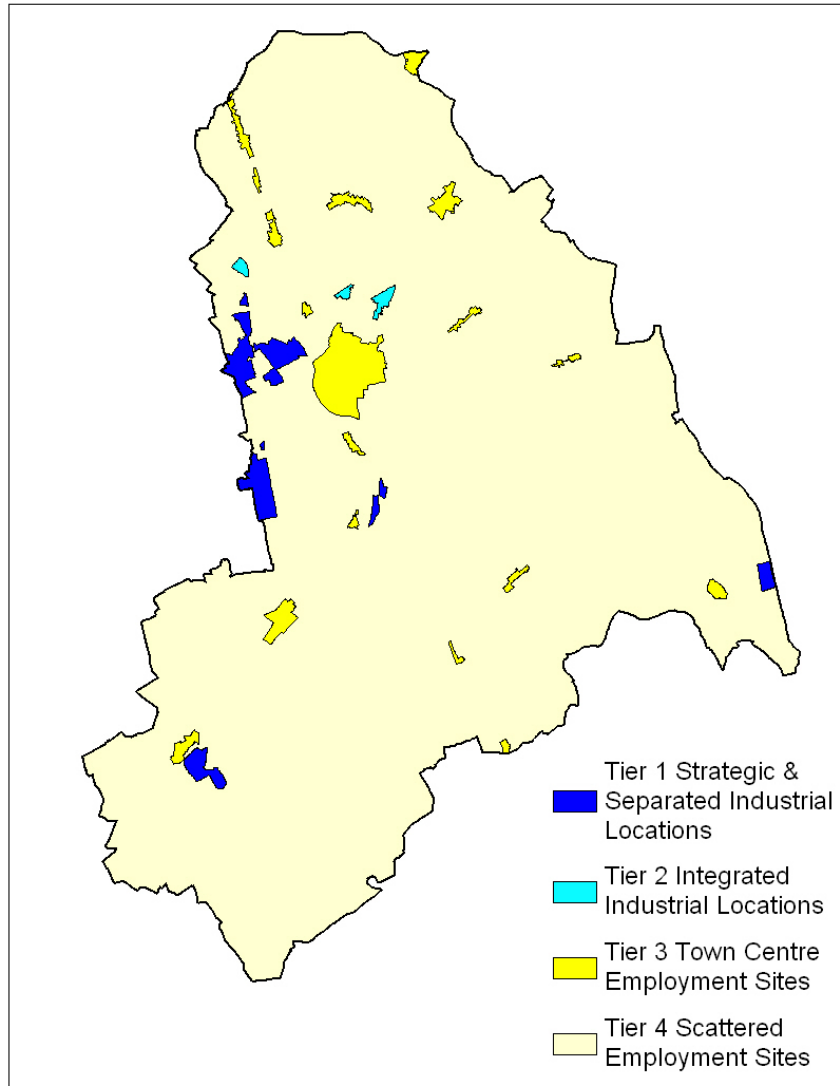


# Employment policies in the Croydon Local Plan aim to give...

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



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

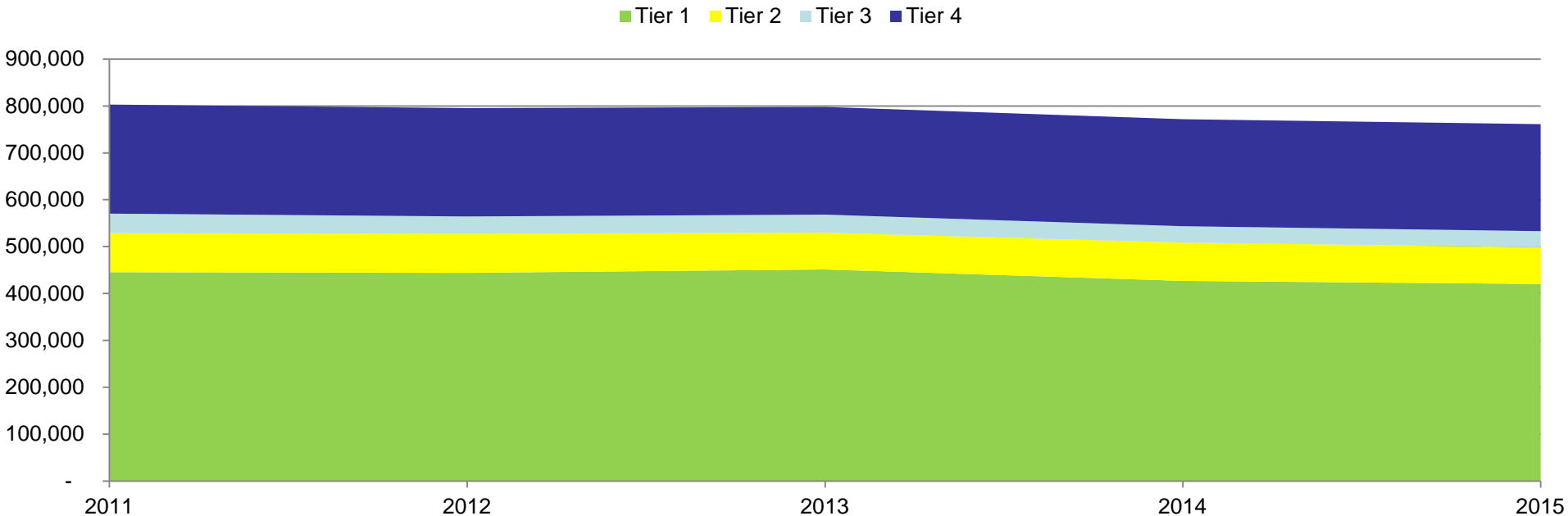


## Target

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

Intensification in Tier 1 (Strategic and Separated Industrial Locations), no net loss in Tier 2 (Integrated Industrial Locations) and additions in Tier 3 (Town Centre) should offset greater flexibility in Tier 4 (Scattered Industrial Locations) that will lead to loss of some industrial/warehousing floor space in Tier 4.

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



## **Current position**

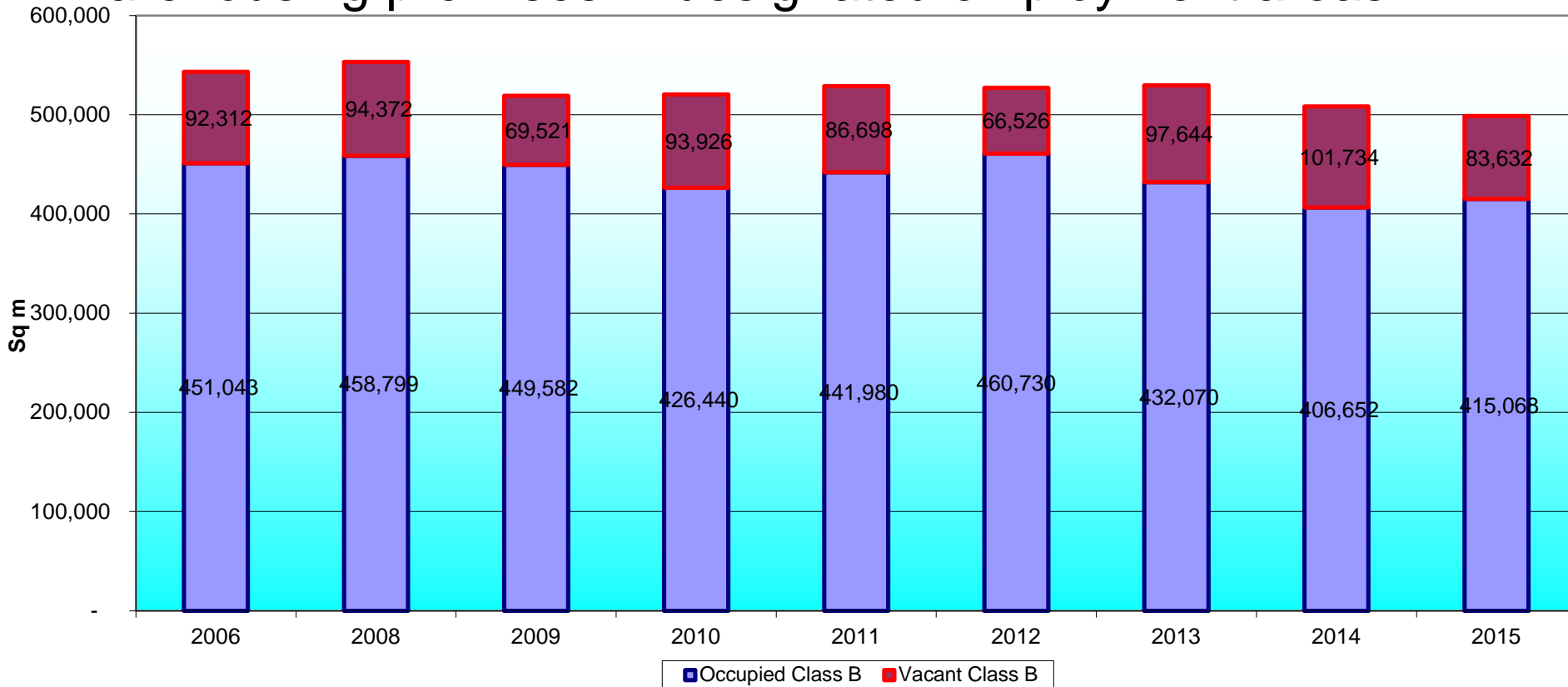
All four tiers of employment land saw a loss of floor space between 2011 and 2015

A total of 41,750m<sup>2</sup> of industrial floor space was lost in this period with Tier 1 seeing the greatest loss with 25,150m<sup>2</sup> less floor space in 2015 compared to 2011

Overall in there was a 5% decline in the amount of employment floor space between 2011 and 2015 across all Tiers (with Tier 3 seeing the greatest retraction with a 18% reduction in space)

Each year more employment floor space is being lost in Croydon even though the London Plan envisages only 20,000m<sup>2</sup> of land should have been lost by 2015

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



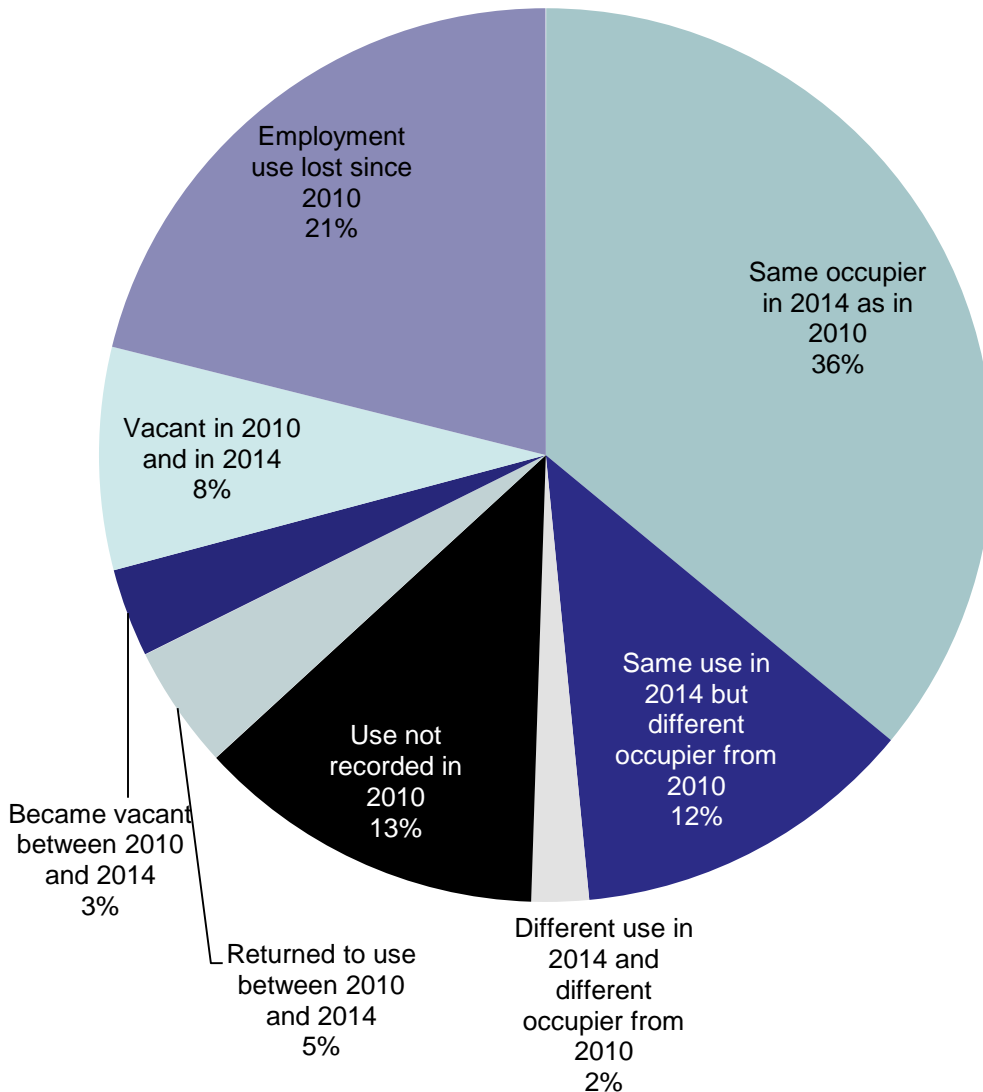
Since 2006 the amount of occupied Class B floor space in Tier 1 and Tier 2 locations has gradually been decreasing

There was a temporary recovery in 2011 and 2012 with occupancy increasing

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

Vacancy levels have fallen in 2015 and occupied Class B floor space has risen again slightly compared to 2014

# 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 will allocate 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 will need to have policies and allocate sites that guide development and enable the construction of more 3 and 4 bedroom homes

The Croydon Local Plan will need to continue to facilitate the provision of affordable homes by reviewing the minimum requirement against house prices and construction costs

A pro-active approach, aided by the Croydon Opportunity Area Planning Framework, to encourage change of use and redevelopment of surplus office floor space to other uses is still required to stimulate the provision of new floor space granted permission since 2011, and address the impact of the introduction of permitted development rights

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

# What does this mean for planning in Croydon?

Croydon needs to maintain the vitality and viability of its District and Local Centres so local businesses can thrive and so residents can easily access local shops and reducing the need to travel

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

Of the two District Centres that do not currently achieve the target for 2021, Purley has relatively stable levels of vacancy which suggest that either there is too much floor space to meet the needs of local communities or that a more flexible approach to change of use of existing retail units might be needed, whereas South Norwood's vacancy rates increased significantly this year

Continued monitoring of vacancy across all other District and Local Centres is required to ensure vacancy rates continue to stay below 12%

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

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

The review of strategic policies should consider how to ensure continued protection of industrial and warehousing land

# Preparing and Delivering the Croydon Local Plan

# Progress in preparing the Croydon Local Plan

## Croydon Local Plan: Strategic Policies

- **Adopted** on 22<sup>nd</sup> April 2013
- **Consultation** on the preferred and alternative options for a Partial Review took place in November 2015
- **Proposed submission** of Partial Review due to be published late summer 2016

## Croydon Local Plan: Detailed Policies and Proposals

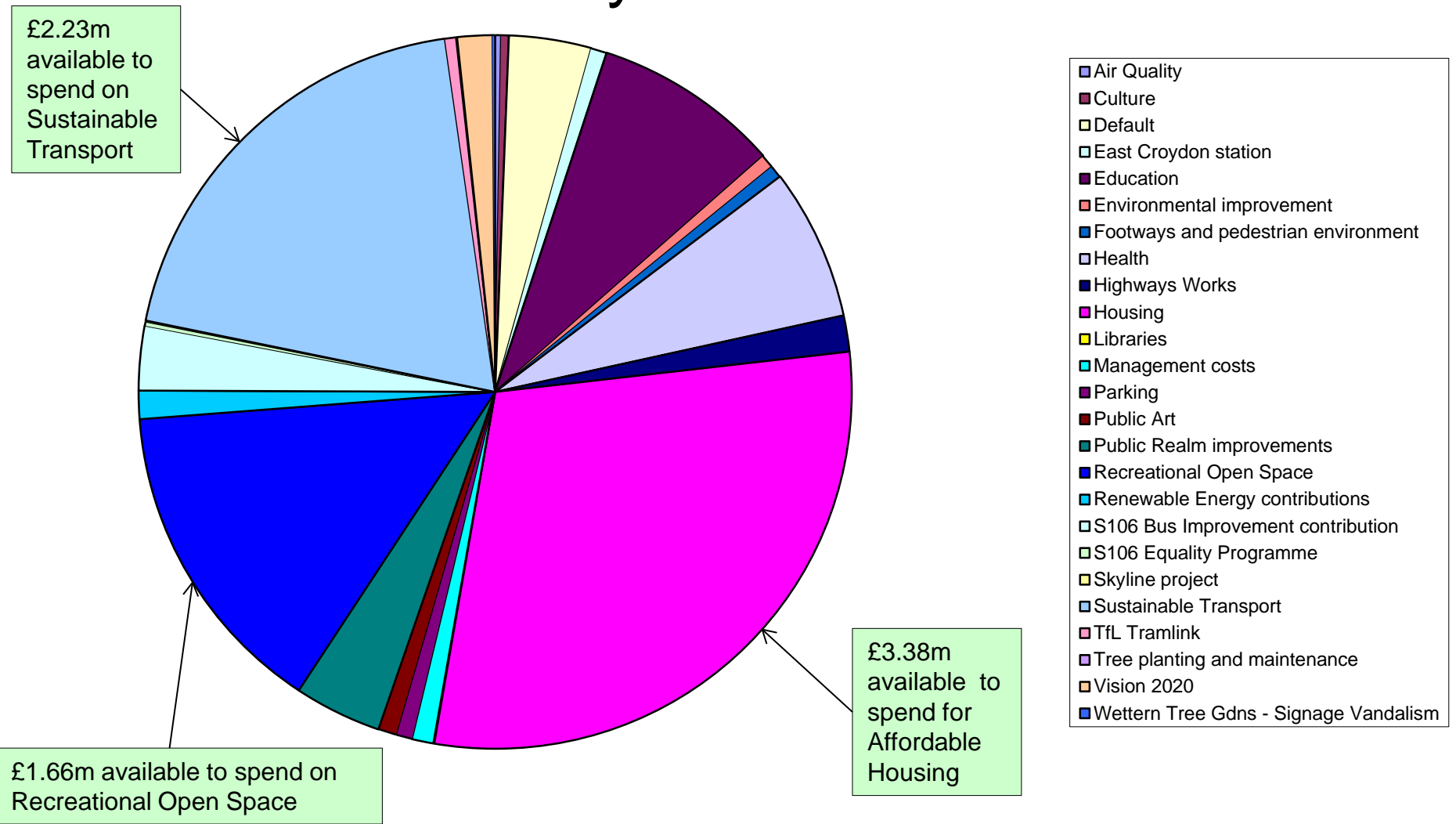
- **Consultation** on the Detailed Policies and Proposals finished in December 2015
- **Proposed submission** due to be published late summer 2016

## Other policy documents

- Five Conservation Area Appraisals & Management Plans **adopted** 24<sup>th</sup> March 2014
- Old Town Masterplan and three associated Conservation Area Appraisals & Management Plans **adopted** in January 2015



# Delivering infrastructure to support the Croydon Local Plan



In November 2015 there was **£11.4m** that was raised through planning obligations and available to spend on 25 different project types across a number of categories

# Delivering infrastructure to support the Croydon Local Plan

Croydon's Community Infrastructure Levy (CIL) was introduced on 1<sup>st</sup> April 2013 and by 11<sup>th</sup> December 2015 had raised  
**£2,060,829**

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 31<sup>st</sup> March 2015 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**

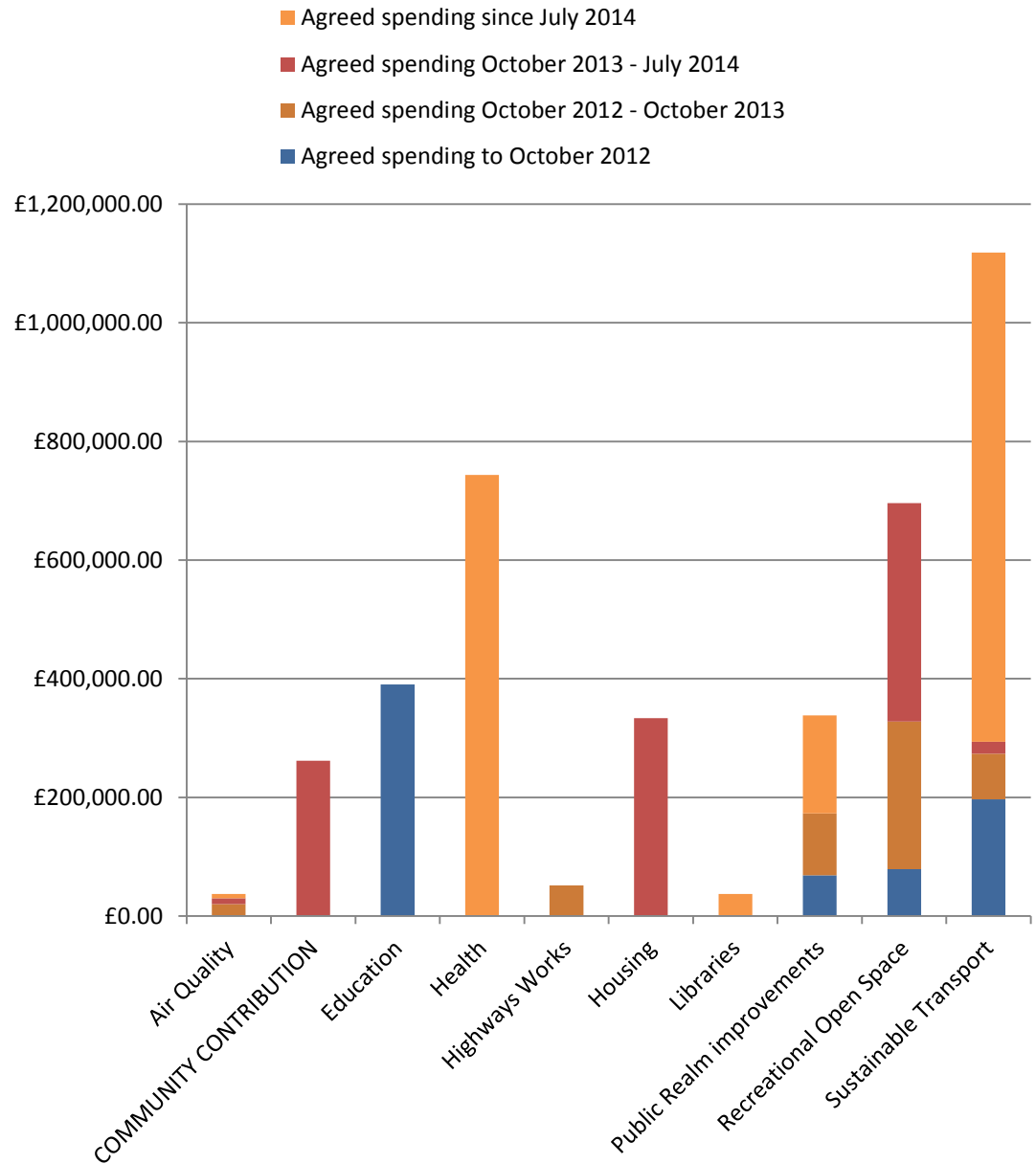
**CONNECTED CROYDON  
DELIVERY PROGRAMME**



# Delivering infrastructure to support the Croydon Local Plan

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 November 2015 a total of **£4.1 million** of funding has been agreed to support necessary infrastructure identified in the Croydon Infrastructure Delivery Plan and the Capital Programme





# Updating the minimum requirement for affordable homes

The Croydon Local Plan housing policy (SP2) sets a minimum level of affordable housing (currently 15% within the Croydon Opportunity Area and 50% elsewhere in the borough) and has built within the policy a mechanism to review that minimum in response to changes in house prices, construction costs and the value of industrial land in Croydon

The review of the minimum requirement considers changes to the Halifax House Price Index (HPI) and the Build Cost Information Service (BCIS) General Building Cost Index as shown in Table 4.2 of the Croydon Local Plan: Strategic Policies, as well as the value of industrial land in the borough

The review takes place annually in the case of the minimum requirement outside of the Croydon Opportunity Area, and every three years for sites within the Opportunity Area, with the results published in the Monitoring Report

Croydon Council is unique in this regard and it underlies the Council's "open for business" approach to development, but balanced against meeting the needs of our communities

Since the policy was introduced in 2012, house prices have increased in Croydon, and this means that development is more viable now than it has been at any other time since the Plan's adoption

# Updating the minimum requirement for affordable homes

This Monitoring Report reviews the minimum requirement for affordable housing both inside and outside the Croydon Opportunity Area

Over time the minimum requirement has changed in line with house prices, constructions costs and the value of industrial land in Croydon

In autumn 2009 (when the policy was first drafted), the minimum requirement would have been 15%

In September 2014 the minimum requirement could have increased to 40% if the value of industrial land had not increased as well (which limited the increase to 30%)

In April 2015 the minimum requirement increased to 50% (the maximum allowed)

Now in April 2016, a minimum requirement of 60% should be viable across the whole of Croydon subject to changes in the value of industrial land

		Price of homes change (Halifax HPI)							
		HPI No.	641.6	692.9	744.3	795.6	872.6	949.6	1009.9
Change in construction costs (BCIS Index)	BCIS Index No.	%	0%	8%	16%	24%	36%	48%	56%
	287.4	0%	15%	35%	50%	60%	60%	60%	60%
	298.9	4%	0%	30%	45%	55%	60%	60%	60%
	310.4	8%	0%	20%	40%	50%	60%	60%	60%
	321.9	12%	0%	10%	35%	45%	60%	60%	60%
	333.4	16%	0%	0%	25%	40%	60%	60%	60%
	344.9	20%	0%	0%	15%	35%	60%	60%	60%

# Updating the minimum requirement for affordable homes

Changes in the value of industrial land also affect the minimum requirement for affordable housing

However the far greater rise in house prices compared to construction costs means that irrespective of the change in the value of industrial land a minimum requirement of 50% (the maximum permitted by Policy SP2.4) is viable in Croydon

This only affects sites inside the Croydon Opportunity Area as elsewhere in the borough a minimum requirement of 50% on-site provision already applies

The increase of the minimum requirement to 50% provision of affordable housing on sites of ten or more units inside the Croydon Opportunity Area will take effect on the **1<sup>st</sup> May 2016** (with the existing policy flexibility on site in the Opportunity Area remaining unchanged) and will apply to all planning applications not yet determined (excluding those approved subject to the signing of a Section 106 agreement)

% change in value of industrial land (2011-2013)	Minimum requirement for affordable housing based on position of Halifax HPI and BCIS General Building Cost Index in November 2014
More than 30% fall	60%
20-30% fall	60%
10-20% fall	60%
No change or fall of less than 10%	60%
Up to a 10% increase	60%
10-20% increase	60%
20-30% increase	55%
30-40% increase	55%

View the report and all the data at  
[www.croydon.gov.uk/monitoringreport](http://www.croydon.gov.uk/monitoringreport)

# The Croydon Monitoring Report

## Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon

*April 2016*

# Minimum requirement for on-site provision of affordable housing on sites of ten or more units in Croydon

## Introduction

The Croydon Local Plan: Strategic Policies, which was adopted by the Council on 22 April 2012, and forms part of the statutory development plan for the borough under s.38 of the Planning and Compulsory Purchase Act 2004, states in Policy SP2.4 that the minimum on-site requirement for affordable housing on schemes of ten or more dwellings outside of the Croydon Opportunity Area will be reviewed annually and every three years within the Croydon Opportunity Area and the new target published in the Croydon Monitoring Report. The review for 2016 covers both sites outside the Croydon Opportunity Area and inside the Opportunity Area as it has been three years since the Croydon Local Plan: Strategic Policies was adopted.

The review of the minimum requirement must consider changes to the Halifax House Price Index (HPI) and the Build Cost Information Service (BCIS) General Building Cost Index as shown in Table 4.2 of the Croydon Local Plan: Strategic Policies as reproduced below:

**Table 4.2** Dynamic Viability Model - reviewing the minimum on-site affordable housing requirement

		Price of homes change (House Price Index)									
		HPI No.	590.3	615.9	641.6	667.3	692.9	718.6	744.3	769.9	795.6
Change in construction costs (BCIS Index)	BCIS Index No.	%	-8%	-4%	0%	4%	8%	12%	16%	20%	24%
	264.4	-8%	5%	20%	30%	40%	45%	50%	55%	60%	60%
	275.9	-4%	0%	10%	25%	35%	40%	50%	55%	55%	60%
	287.4	0%	0%	0%	15%	25%	35%	45%	50%	55%	60%
	298.9	4%	0%	0%	0%	15%	30%	35%	45%	50%	55%
	310.4	8%	0%	0%	0%	5%	20%	30%	40%	45%	50%
	321.9	12%	0%	0%	0%	0%	10%	25%	35%	40%	45%
	333.4	16%	0%	0%	0%	0%	0%	10%	25%	35%	40%
	344.9	20%	0%	0%	0%	0%	0%	0%	0%	15%	30%



## Position of the indices as available on 30<sup>th</sup> November 2015

On the 30<sup>th</sup> November 2015, the latest Halifax HPI figures were for Quarter 3 of 2015. The HPI in Greater London stood at **1010.3** in that quarter. This is an increase of over 56% since Quarter 3 of 2009 (the base date for Table 4.2 of the Croydon Local Plan: Strategic Policies).

As at 30<sup>th</sup> November 2015 the BCIS General Building Cost Index figure for September 2015 (equating to the end of Quarter 3 of 2015 for direct comparison to the Halifax HPI) was nearly 12% higher in comparison to Quarter 4 of 2009. Under the terms of the licence agreement with the BCIS the Council is not able to publish the BCIS General Building Cost Index number as it is a subscription only service.

Table 4.2 of the Croydon Local Plan: Strategic Policies shows the minimum requirement for affordable housing if the existing value of a site (which is the value of land without permission for residential development) either stays the same or falls of less than 10% in value. Any other change to the existing use value affects the viability of affordable housing. Existing use values used to be published by the Valuation Office but they have not produced their Property Market Report since 2011. Instead a proxy for the existing use value is now provided by the value of industrial land published in Capita Industrial Property Price Map. Between 2009 and 2013 the value of industrial land in Croydon rose from £650,000/acre (Valuation Office Property Market Report (2009) to £750,000/acre (Capita Industrial Property Price Map) representing an increase of over 15%. No figure is available for 2015.

The changes in the Halifax HPI and the BCIS General Building Cost Index combined with the increase in the existing use values in the borough result in a new minimum requirement for the on-site provision of affordable housing on schemes of ten or more units outside of the Croydon Opportunity Area. The impact of changes to existing use values is shown in full in the Croydon Affordable Housing Viability Assessment – additional analysis (2011) available to download from the Council's website at [www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/evidence/homes/housingadd](http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/evidence/homes/housingadd). An extract from this table showing the variation in the minimum requirement for affordable housing as a result of changes to the existing use value at the current positions of the Halifax HPI and BCIS General Building Cost Index is shown on the following page. This shows that as the existing use value of land in Croydon has risen by over 11% a minimum requirement of 50% would still be viable on many sites in the borough.

Therefore, as shown on the next pages in the extract of the Table 4.2 (as extended by the Croydon Monitoring Report: Minimum Requirement for Affordable Housing outside the Croydon Opportunity Area (September 2014)<sup>1</sup>) including the impact of changes to existing use values, the

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<sup>1</sup> When Table 4.2 of the Croydon Local Plan: Strategic Policies was published it was not anticipated that the price of new homes would increase as quickly as it has done. Table 4.2 only shows the requirements for affordable housing up to and including a 24% increase in house prices from the base date of Quarter 4 in 2009. The full table for the Dynamic Viability Model shows the effect of house price increases of up to 60% and increases in construction costs of up to 50%. The full table (including impact of changes to existing use values) is included in the Croydon Affordable Housing Viability Assessment – additional analysis (2011) available to download from the Council's website at [www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/evidence/homes/housingadd](http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/evidence/homes/housingadd). The extension table showed changes in house prices of up to a 60% increase and changes in build costs up to a 48% increase compared to Quarter 4 of 2009.

new minimum requirement will be **50%** of units or habitable rooms to be affordable as, although a higher figure would be viable, Policy SP2.4 caps the maximum level of the minimum requirement at 50% on all developments of ten or more units in Croydon.

Original Table 4.2 from Croydon Local Plan: Strategic Policies

		Price of homes change (House Price Index)									
		HPI No.	590.3	615.9	641.6	667.3	692.9	718.6	744.3	769.9	795.6
Change in construction costs (BCIS Index)	BCIS Index No.	%	-8%	-4%	0%	4%	8%	12%	16%	20%	24%
	264.4	-8%	5%	20%	30%	40%	45%	50%	55%	60%	60%
	275.9	-4%	0%	10%	25%	35%	40%	50%	55%	55%	60%
	287.4	0%	0%	0%	15%	25%	35%	45%	50%	55%	60%
	298.9	4%	0%	0%	0%	15%	30%	35%	45%	50%	55%
	310.4	8%	0%	0%	0%	5%	20%	30%	40%	45%	50%
	321.9	12%	0%	0%	0%	0%	10%	25%	35%	40%	45%
	333.4	16%	0%	0%	0%	0%	0%	10%	25%	35%	40%
	344.9	20%	0%	0%	0%	0%	0%	0%	15%	30%	35%

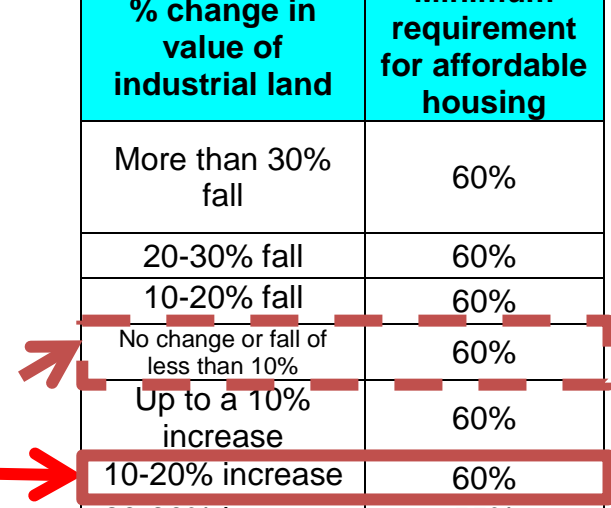
House prices have increased by over 56%

See extension table on next page

Extension to Table 4.2 published in the Croydon Monitoring Report: Minimum Requirement for Affordable Housing outside the Croydon Opportunity Area (September 2014)

		Price of homes change (House Price Index)									
		HPI No.	821.2	846.9	872.6	898.2	923.9	949.6	975.2	1000.9	1026.6
Change in construction costs (BCIS Index)	BCIS Index No.	%	28%	32%	36%	40%	44%	48%	52%	56%	60%
	275.9	-4%	60%	60%	60%	60%	60%	60%	60%	60%	60%
	287.4	0%	60%	60%	60%	60%	60%	60%	60%	60%	60%
	298.9	4%	60%	60%	60%	60%	60%	60%	60%	60%	60%
	310.4	8%	55%	60%	60%	60%	60%	60%	60%	60%	60%
	321.9	12%	55%	55%	55%	55%	55%	55%	55%	60%	60%
	333.4	16%	50%	50%	55%	60%	60%	60%	60%	60%	60%
	344.9	20%	45%	50%	55%	60%	60%	60%	60%	60%	60%
	356.4	24%	35%	45%	50%	55%	60%	60%	60%	60%	60%
	367.9	28%	30%	40%	45%	50%	55%	60%	60%	60%	60%
	379.4	32%	20%	30%	40%	45%	50%	55%	60%	60%	60%
	390.9	36%	10%	25%	30%	40%	45%	55%	55%	60%	60%
	402.4	40%	0%	15%	25%	40%	45%	50%	55%	60%	60%
	413.9	44%	0%	5%	15%	30%	35%	45%	50%	55%	60%
	425.4	48%	0%	0%	5%	25%	30%	40%	45%	50%	55%

% change in value of industrial land	Minimum requirement for affordable housing
More than 30% fall	60%
20-30% fall	60%
10-20% fall	60%
No change or fall of less than 10%	60%
Up to a 10% increase	60%
10-20% increase	60%
20-30% increase	55%
30-40% increase	55%



## Transitional arrangements

The new minimum requirement will apply to all qualifying applications still to be determined as of 1<sup>st</sup> May 2016 and to qualifying planning applications submitted after this date. It will not apply to applications approved pending a Section 106 agreement as of 1<sup>st</sup> May 2016. The existing policy flexibility on sites in the Opportunity Area as set out in Table 4.1 of the Croydon Local Plan: Strategic Policies remain unchanged.

# The Croydon Monitoring Report Five Year Supply of Deliverable Sites for Housing

*April 2016*

# 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 December each year using the data as at 31<sup>st</sup> December 2015<sup>1</sup>. This version covers the 5-year period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021. The data is mainly extracted from the London Development Database as at 31<sup>st</sup> December 2016. 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 London Plan target for the period 2015/16-2024/25, which is 1,416<sup>2</sup> net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery

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<sup>1</sup> In 2015 it is anticipated that the Five Year Supply of Housing Land will be recalculated following formal adoption of the Further Alterations to the London Plan

<sup>2</sup> The annual monitoring target for Croydon is comprised of 3 elements: (a) *new build homes or conversions of existing buildings*; (b) *Non Self-contained units* and (c) *Long Term Vacant Dwellings brought back to use*. The overall target is 1,435 new homes and the target for new build is 1,416 dwellings.



within the period. The deficit prior to the adoption of the revised London Plan in 2015 cannot be carried forward into the new London Plan period<sup>3</sup>.

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 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021.

	<b>Croydon Conventional Housing Provision Target</b>	<b>Calculation</b>	<b>Units</b>
A	London plan annualised target for conventional housing	n/a	1,416
B	Total 10 year housing target	A x 10	14,160
C	Housing already completed between 01/04/2015 and 31/12/2015	n/a	1,438
D	Remaining housing required in 10 year period	B – C	12,722
E	No. of remaining years (2014 – 2020 inclusive)	n/a	9.25
F	Annual Target for number of new homes required in the remaining period	D / E	1,375
G	5 year target (01/04/2015 – 31/03/2020)	F x 5	6,877
	<b>5 year target (01/04/2015 – 31/03/2020) plus new homes required between 01/10/14 and 31/03/15</b>	<b>= F * 5.25</b>	<b>7,221</b>

The calculation of the 5 year target is set out in the above table. Croydon has a 10 year target for conventional housing of 14,160 units. The London Plan target came into effect on 1<sup>st</sup> April 2015 and in the following 9 months a total of 1,438 new homes were built in Croydon against a target of 1,416 for the first twelve months. It is not permitted to carry forward the previous deficit against past London Plan target. Croydon is, therefore, required to build an additional 12,722 homes in order to meet our total 10 year London Plan target. This means that Croydon needs to build 6,877 units for the 5 year period (1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2021) plus an additional 344 homes in the remaining three months of 2015/16 (as the five year target period starts on the 1<sup>st</sup> April 2016).

### **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.

<sup>3</sup> It is advised by Greater London Authority. Historic surplus has been taken into account in the London Plan housing targets.

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	4,306	4,306
II	Sites with unimplemented planning permissions	3,034	2,721
III	Sites with planning permission pending S.106 agreement	113	113
IV	Croydon Plan (unimplemented allocation sites)	2,252	1,580
	<b>Total</b>	<b>9,705</b>	<b>8,720</b>

*I Sites currently under construction*

There were 4,306 net additional dwellings under construction as of 31<sup>st</sup> December 2015 and all of them are likely to be completed by 31<sup>st</sup> March 2021.

*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 31<sup>st</sup> December 2015 have been considered to be deliverable except those sites where the permission was due to expire by 31<sup>st</sup> March 2016 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 2,721 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 30<sup>th</sup> September 2014)*

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 113 net additional units.

*IV Croydon Plan (Replacement UDP) Proposals Sites*

Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Plan was reviewed as to the prospect of the site being delivered within the next five years. Out of a total capacity of 2,252 units, 1,580 are considered likely to be developed in the next five years and do not have an extant planning permission. 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 as an alternative use for the site has been found. 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. The impact of the economic downturn saw a decrease in completions in the borough but now the economy is beginning to recover, so too are completion rates in the borough. Croydon has, cumulatively over the previous four years, had the 12<sup>th</sup> 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, a 5% buffer applies in Croydon.

### Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 8,720 net units which is deliverable in the forthcoming 5 year period, and therefore Croydon is able to meet the 5 year housing target of 7,221 units.

5 year housing target (01/04/2015 – 31/03/2020) plus required completions for 01/10/14 – 31/03/15	5 year housing target with a 5% buffer	Croydon deliverable housing supply	Target minus Deliverable Supply
7,221	7,582	8,720	Surplus of 1,499 against five year target

The surplus of 1,499 units equates to approximately an additional thirteen months of housing supply. Work is underway on preparing the Croydon Local Plan: Detailed Policies and Proposals which will allocate sites for residential development to ensure that the surplus in housing land in the borough remains and will include the identification of sites planned to be developed later in the plan period but that could be built earlier to provide choice and competition in the market for land in Croydon. In the meanwhile the Council shall continue to consider favourably

planning applications for housing, having regard to the Croydon Local Plan: Strategic Policies, the saved policies of the Croydon Replacement Unitary Plan, the London Plan and the National Planning Policy Framework in order to maintain housing supply and to protect less appropriate sites from development.

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

The permissions listed below were unimplemented as of 31<sup>st</sup> December 2015 and were due to expire after 31<sup>st</sup> March 2016. They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
12/01033/P	13/00944/P	13/02562/P	13/03626/P	14/00445/RES	14/01373/GPDO
12/01146/RES	13/00953	13/02592/P	13/03729/GPDO	14/00456/P	14/01517/P
12/02508/P	13/01014/P	13/02820/P	13/03909/P	14/00526/P	14/01660/P
12/02542/P	13/01248	13/02940	13/03921/P	14/00589/P	14/01789/P
12/02662/P	13/01266/P	13/03001/P	13/03981/P	14/00614/P	14/01831/GPDO
12/02766	13/01271/P	13/03062/P	13/04036/P	14/00650/P	14/01835/P
12/03296/P	13/01326/P	13/03126/P	13/04145/P	14/00723/P	14/01843/GPDO
12/03321/P	13/01529/P	13/03180/P	13/04257/RES	14/00809/P	14/01897/P
12/03348/P	13/01561/RES	13/03209/P	13/04332/GPDO	14/00837/P	14/01998/P
12/03505/P	13/01734/P	13/03211/P	13/04409/P	14/00878/RES	14/02139/P
13/00044/P	13/01852/GPDO	13/03272/P	13/04412/P	14/01005/GPDO	14/02171/P
13/00175/P	13/01867/P	13/03278/P	14/00073	14/01042/P	14/02288/P
13/00438/P	13/02058/P	13/03311/P	14/00104/P	14/01049/P	14/02311/P
13/00508/P	13/02178/P	13/03463/GPDO	14/00196/P	14/01093/GPDO	14/02351/GPDO
13/00643/P	13/02256/P	13/03563/P	14/00359/RE	14/01193/RES	14/02539/DT
13/00693/P	13/02291/P	13/03576/P	14/00368/P	14/01260/GPDO	14/02594/P
13/00914/P	13/02507/GPDO	13/03582/GPDO	14/00398/P	14/01371/GPDO	14/02670/P

<b>Borough Reference</b>
14/02723/P
14/02795/P
14/02809/P
14/02822/P
14/02895/P
14/02907/P
14/02928/GPDO
14/02978/P
14/03009/P
14/03136/P
14/03183/P
14/03184/P
14/03195/P
14/03209/P
14/03215/GPDO
14/03219/P
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14/03309/GPDO
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14/03402/P
14/03434/P

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15/01325/P
15/01358/RES



<b>Borough Reference</b>
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15/04833/P

## Appendix 2. Croydon Plan (Replacement UDP) Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 31<sup>st</sup> December 2015.

Site reference	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
H6	72-74 Mitcham Road, Croydon	<0.25 Ha	10	Yes	
H41	44-60 Cherry Orchard Road, Croydon	0.29	55	No	Linked to development of 13/04410/P
CMC2 & H68	Fairfield Halls, Park Lane, Croydon	4.28	900	Yes	Fair Field Masterplan
CMC4 & H70	West Croydon Station	6.72	450	Yes	West Croydon Masterplan
CMC7 & H73	Porter & Sorter & 1-5 Addiscombe Road, Croydon	0.44	220	No	Included as an unimplemented planning permission 13/03126/P
CMC8 & H74	College Road / George Street, Croydon	0.26	40	Yes	
H67	Croydon General Hospital, London Road, Croydon	1.33	250	No	Not expected to be used for residential development

Site reference	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
H76	London Road / Norbury Avenue, Norbury	<0.25 Ha	10	Yes	
H80	Purley Memorial Hospital, Brighton Road, Purley	1.25	147	No	Not expected to be used for residential development
H82	Whytecliffe Rd South Car Park, Purley	0.45	70	Yes	
H85	Between Banstead Road and Russell Hill, Purley	0.63	100	Yes	

# The Croydon Monitoring Report

## Working with other local authorities and government agencies

*January 2015*

## 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. Croydon Council must demonstrate that it has complied with the duty at the examination of the Croydon Local Plan: Detailed Policies and Proposals. 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.

Who Croydon Council worked with	When we worked together	What we worked on
LB Merton LB Sutton LB Wandsworth Environment Agency	Throughout 2015	Strategic Flood Risk Assessment
Historic England (formally English Heritage)	January 2015	Review of Archaeological Priority Areas
GLA	5 <sup>th</sup> January 2015	Croydon's Strategic Housing Market Assessment and Further Alterations to the London Plan
LB Sutton	16 <sup>th</sup> January 2015	Sutton's Strategic Housing Market Assessment
GLA	29 <sup>th</sup> January 2015	Croydon's Strategic Housing Market Assessment
Tandridge District Council	30 <sup>th</sup> January 2015	Tandridge's Strategic Housing Land Availability Assessment
Tandridge District Council	11 <sup>th</sup> February 2015	Cross borough local plan issues and information exchange

Who Croydon Council worked with	When we worked together	What we worked on
Tandridge District Council	3 <sup>rd</sup> March 2015	Croydon's Strategic Housing Market Assessment
Tandridge District Council	4 <sup>th</sup> March 2015	Tandridge's Strategic Housing Market Assessment
LB Lambeth LB Sutton Tandridge District Council	9 <sup>th</sup> March 2015	Croydon's Strategic Housing Market Assessment
Transport for London	24 <sup>th</sup> March 2015	Transport implications of the Croydon Local Plan
LB Sutton	2 <sup>nd</sup> April 2015	Sutton's Strategic Housing Market Assessment
Transport for London	13 <sup>th</sup> April 2015	Croydon's Local Plan
LB Sutton	15 <sup>th</sup> April 2015	Sutton's Strategic Housing Market Assessment
GLA LB Bromley LB Lambeth LB Lewisham LB Southwark	30 <sup>th</sup> April 2015	Cross borough study on Crystal Palace area
Tandridge District Council	11 <sup>th</sup> May 2015	Tandridge District Functional Economic Area
Environment Agency	14 <sup>th</sup> May 2015	Croydon's Local Plan
GLA	14 <sup>th</sup> May 2015	Minor Alterations to the London Plan
Croydon Clinical Commissioning Group	15 <sup>th</sup> May 2015	Croydon's Local Plan
Tandridge District Council	21 <sup>st</sup> May 2015	Cross borough local plan issues
GLA	21 <sup>st</sup> May 2015	Croydon's Local Plan
GLA	8 <sup>th</sup> June 2015	Minor Alterations to the London Plan

Who Croydon Council worked with	When we worked together	What we worked on
Tandridge District Council	8 <sup>th</sup> June 2015	Tandridge Green Belt Assessment
LB Sutton	1 <sup>st</sup> July 2015	Cross borough local plan issues
Reigate and Banstead Borough Council	8 <sup>th</sup> July 2015	Cross borough local plan issues
GLA	13 <sup>th</sup> July 2015	Mayor's Interim Housing Guidance (supporting the London Plan)
Surrey County Council Reigate and Banstead Borough Council Tandridge District Council Crawley Borough Council Mole Valley District Council	14 <sup>th</sup> July 2015	Cross borough infrastructure planning
Tandridge District Council	15 <sup>th</sup> July 2015	Tandridge's Strategic Housing Market Assessment
LB Lambeth	25 <sup>th</sup> August 2015	Croydon's Strategic Housing Market Assessment
GLA	7 <sup>th</sup> September 2015	Croydon's Strategic Housing Market Assessment
Croydon Clinical Commissioning Group	8 <sup>th</sup> September 2015	NHS health estates workshop
LB Bromley LB Lambeth LB Merton LB Sutton Reigate and Banstead Borough Council Tandridge District Council	11 <sup>th</sup> September 2015	Croydon Local Plan
Tandridge District Council	14 <sup>th</sup> September 2015	Cross borough local plan issues



Who Croydon Council worked with	When we worked together	What we worked on
Reigate and Banstead Borough Council	30 <sup>th</sup> September 2015	Reigate and Banstead's Development Management Plan
Tandridge District Council	1 <sup>st</sup> October 2015	Cross borough local plan issues
GLA	27 <sup>th</sup> October 2015	Croydon Local Plan
LB Bromley	30 <sup>th</sup> October 2015	Bromley's Draft Allocations, Further Policies and Designations Document
Croydon Clinical Commissioning Group Transport for London	November 2015 – January 2016	Infrastructure Delivery Plan
Coast to Capital LEP Croydon Clinical Commissioning Group Environment Agency GLA Highways Agency Historic England LB Bromley LB Lambeth LB Merton LB Sutton London LEP London Local Nature Partnership Reigate and Banstead Borough Council Tandridge District Council Transport for London	6 <sup>th</sup> November 2015	Croydon Local Plan

Who Croydon Council worked with	When we worked together	What we worked on
<p> Arun District Council  Ashford Borough Council  Brighton and Hove City Council  Chichester District Council  Crawley Borough Council  Dartford Borough Council  Eastbourne Borough Council  Guildford Borough Council  Hastings Borough Council  Horsham District Council  LB Barking and Dagenham  LB Bromley  LB Brent  LB Ealing  LB Hammersmith and Fulham  LB Haringey  LB Harrow  LB Havering  LB Hounslow  LB Islington  LB Newham  LB Lambeth  LB Lewisham  LB Merton  LB Redbridge  LB Richmond upon Thames  LB Southwark  LB Sutton  LB Waltham Forest  LB Wandsworth  Mid Sussex District Council  Mole Valley District Council  Portsmouth City Council  RB Kingston Upon Thames  Reigate and Banstead Borough  Council  Rother District Council  Sevenoaks District Council  Shepway District Council  Tandridge District Council  Tonbridge and Malling District  Council  Wealden District Council </p>	<p>6<sup>th</sup> November 2015</p>	<p>Croydon's unmet housing need</p>

Who Croydon Council worked with	When we worked together	What we worked on
Transport for London	6 <sup>th</sup> November 2015	Transport implications of the Croydon Local Plan
Transport for London	27 <sup>th</sup> November 2015	Transport implications of the Croydon Local Plan
RB Kingston upon Thames	15 <sup>th</sup> December 2015	Cross borough local plan issues