

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 26 JULY 2017

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. 2917HRP

Decision title: Croydon Monitoring Report 2015-16

The Leader of the Council has delegated to the Deputy Leader (Statutory) and Cabinet Member for Homes Regeneration and Planning the power to make the decisions set out below.

RESOLVED:

Having carefully read and considered the Part A report, including the requirements of the Council's public sector equality duty in relation to the issues detailed in the body of the reports, the Deputy Leader (Statutory) and Cabinet Member for Homes Regeneration and Planning has

1. Agreed the Croydon Monitoring Report 2015/16 (attached to the report as Appendices 1 to 3) for publication;
2. Noted 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.

Notice date: 270717

For General Release

REPORT TO:	DEPUTY LEADER (STATUTORY) AND CABINET MEMBER FOR HOMES, REGENERATION AND PLANNING 25 July 2017
AGENDA ITEM:	N/A
SUBJECT:	The Croydon Monitoring Report 2015/16
LEAD OFFICER:	Shifa Mustafa, Executive Director Development and Environment Heather Cheesbrough, Director of Planning and Strategic Transport
CABINET MEMBER:	Councillor Alison Butler, Deputy Leader (Statutory) and Cabinet Member for Homes, Regeneration & Planning
WARDS:	All
<p>CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON:</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 Monitoring Report 2015/16 relates to the following Ambitious for Croydon outcomes:</p> <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 	
<p>FINANCIAL IMPACT</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>KEY DECISION REFERENCE NO.: Not a key decision</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 2015/16 (attached as Appendices 1 to 3) 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.

2. EXECUTIVE SUMMARY

2.1. This report highlights the findings of the Croydon Monitoring Report 2015/16 (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;
- 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 9%, and are 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 2016 with South Norwood's vacancy rate remaining the highest of any centre in the borough;
- The Local Centres are less resilient with most recording a change in vacancy. Two centres (Brighton Road (Selsdon Road) and Hamsey

Green) have a vacancy rate above the target level of 12%. However three centres (Brighton Road (Sanderstead Road), Thornton Heath Pond and Pollards Hill) saw a decrease in vacancy from 2015 to 2016.

- In 2015/16 Croydon exceeded its housing targets (from the Croydon Local Plan: Strategic Policies and the London Plan) and will do so again in 2017/18;
- 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 loose employment land at a greater rate than that envisaged by the London Plan;
- Office vacancy rates in Croydon Metropolitan Centre have fallen to 35% (largely as a result of conversions or redevelopment 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 Metropolitan Centre would result in a total net loss of over 120,000m² of office floor space in the Metropolitan Centre;
- The council have been very successful at recovering planning obligations' financial contributions owed. There is now £12.1 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 2015 and March 2017 planning obligations funded 24 projects in the borough. Since the inception of the Infrastructure Finance Group in July 2012 a total of £16 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. The Council has reviewed its affordable housing policy as part of the Croydon Local Plan: Strategic Policies – Partial Review. As the policy will soon be changing this will not be adjusted in this Monitoring Report

2.6 The Croydon Monitoring Report 2015/16 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 2014 to March 2015) and cover a period not longer than twelve months from the date on which the previous

monitoring report was published (which was in February 2016). This year's monitoring report monitors the period April 2015 to March 2016. The preparation of the Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission), in addition to the constraints of purdah, has meant that the publishing of this report is June 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 9%;
 - 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: Strategic Policies (for less than 12% of floor space to be vacant). Whilst South Norwood is still outside of the target, the centre did see a significant decrease in vacancy, dropping from 38% vacant in 2015 to 14% in 2016.
 - Vacancy rates in the borough's Local Centres generally saw significant changes in the levels of vacancy. Two Local Centres (Brighton Road (Selsdon Road) and Pollards Hill) are not within the Croydon Local Plan: Strategic Policies target for less than 12% of floor space to be vacant

(compared to three centres in the 2014/15 report). Pollards Hill vacancy rate fell from 13% in 2015 to 1% in 2016;

- Office vacancy stabilised in 2015/16 in CMC with the amount of vacant floor space now standing at 35% compared to 51% two years 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 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 recommends that:

- The Croydon Local Plan: Detailed Policies and Proposals focuses on improvement of the retail core in the Croydon Metropolitan Centre (CMC), alongside the redevelopment of the Whitgift, 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: 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. South Norwood's vacancy rates did decrease significantly due to the statistical anomaly in the collection of the 2015 data. In 2015 the South Norwood Co-op site was being converted to an Aldi which meant that this floor space was not included. Now that the Aldi is in operation, this floor space was counted, which accounts for the large decrease in vacancy.
- 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; 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: Strategic Policies – Partial Review (Proposed Submission) 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 2015/16 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 2016/17 in the first six months of the financial year.

3.8 The Monitoring Report also notes that Croydon currently has a surplus of housing land (equating to 1,095 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 the period April 2011 to March 2016 just over 25% of completions were for affordable rented homes and 10% 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 up to 2015/16 but more affordable homes are still needed. Furthermore the target will increase to 40% of all new homes when the Croydon Local Plan: Strategic Policies – Partial Review is adopted later 2016/17.,
- 3.11 The Monitoring Report notes the progress 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 examination, by an independent planning inspector appointed by the Secretary of State, of the plans which was undertaken in May 2017.
- 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 £12.1 million was available as of March 2017. 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 2015 and March 2017 planning obligations funded 24 projects in the borough. Since the inception of the Infrastructure Finance Group in July 2012 a total of £16 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% across the borough) 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.
- 3.18 Residential property prices in Croydon have risen faster since 2011 than anticipated when the policy was adopted having increased by over 60%.
- 3.19 The original model supporting the policy does not set out how the affordable housing requirement would change when property prices rise by more than 60% so the model has reached the end of its life. As the model no longer works the Council has reviewed its affordable housing policy as part of the Croydon Local Plan: Strategic Policies – Partial Review. These changes are now subject to independent examination by a Planning Inspector. It is anticipated that these changes will be adopted later in 2017/18 subject to the outcome of the examination.
- 3.20 As the policy will soon be changing and the model no longer works the minimum requirement for affordable housing will not be adjusted in this Monitoring Report.
- 3.21 The proposed revision to Policy SP2 will require a minimum provision of affordable housing to be provided either at a minimum level of 30% affordable housing on the same site or at a minimum level of 15% affordable housing on the same site with use of a donor site in certain circumstances or a review mechanism. This policy is subject to the local plan examination which the Council awaits an outcome on.

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: Detailed Policies and Proposals to support Croydon's requirement to maintain a robust future five year supply of housing land. The preparation of the Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission), which was recently subject to an independent examination.

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: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) 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: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) 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: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) 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. 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 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, 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: Jason Singh, Head of HR Employee Relations 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 Preparation of the Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission) and the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) is the only way for the Planning Service to secure a five year supply of housing land in the medium to long term.

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 2015/16 – Summary
2. Croydon Monitoring Report 2015/16 – Five Year Supply of Deliverable Sites for Housing
3. Croydon Monitoring Report 2015/16 – Working with other local authorities and government agencies

The Croydon Monitoring Report

April 2017

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

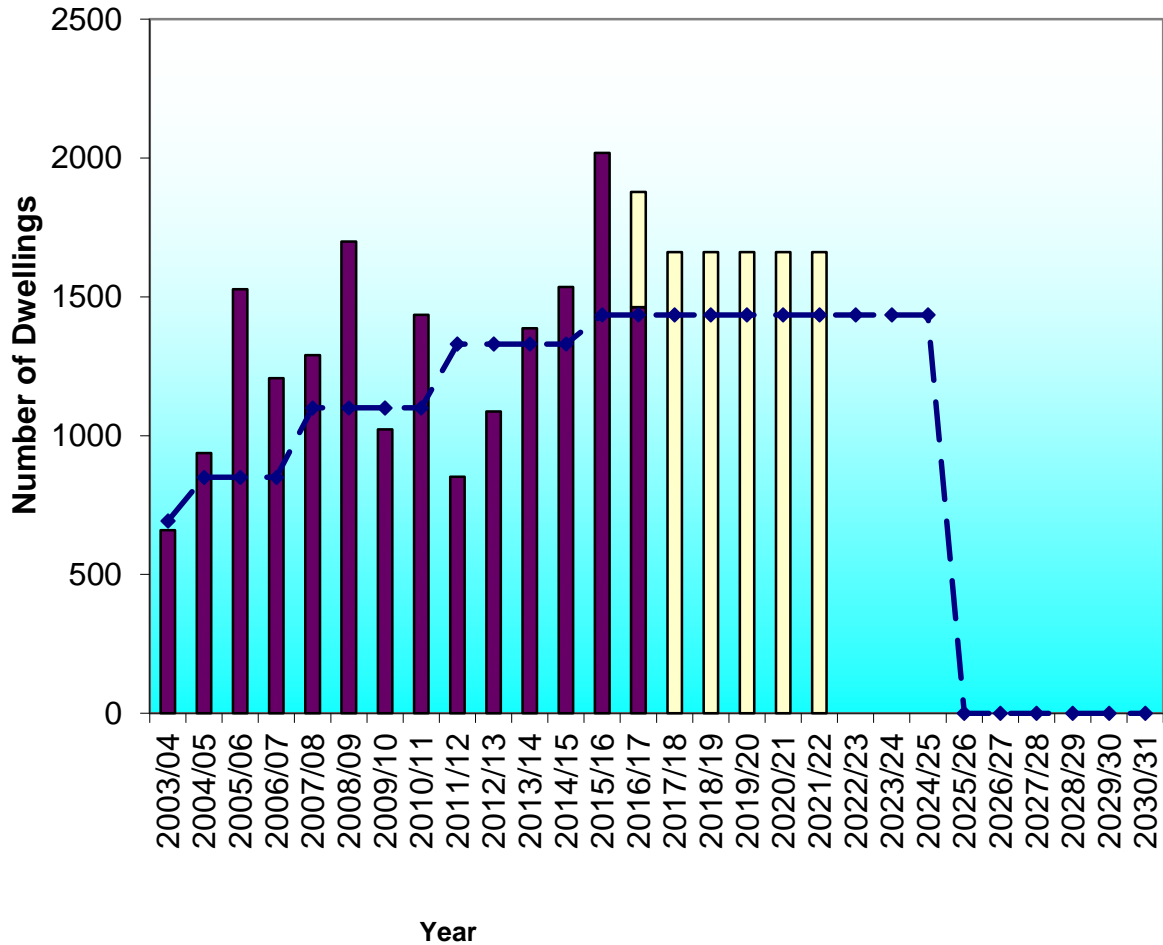
Address the borough's need for affordable homes

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)

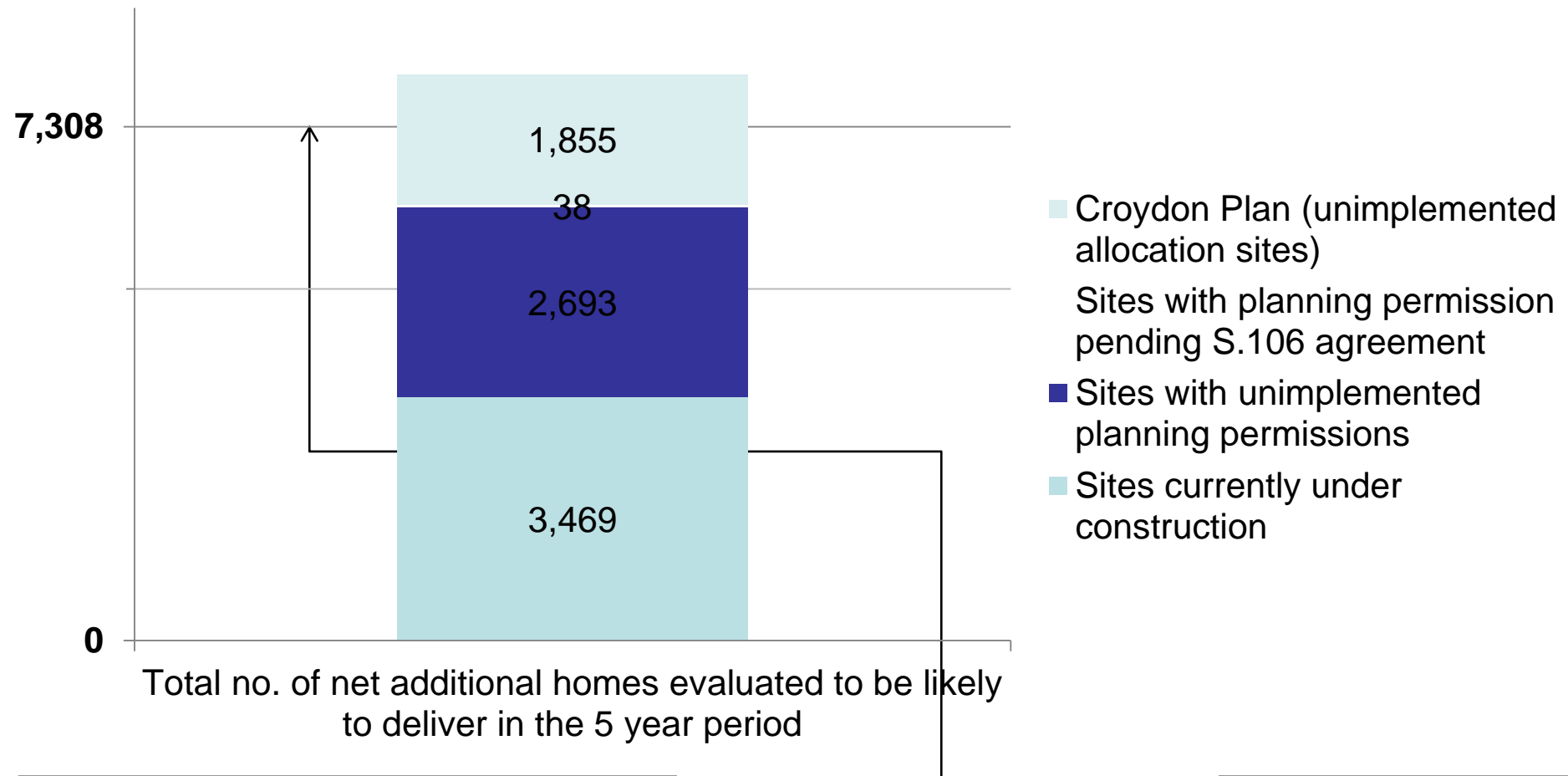
Target 1
 Annual average of 1,330 homes between 2011 and 2021 and annual average of 690 homes between 2021 and 2031

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

In 2015/16 a total of 2,018 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 2022

Deliver 20,200 new homes between 2011 and 2031



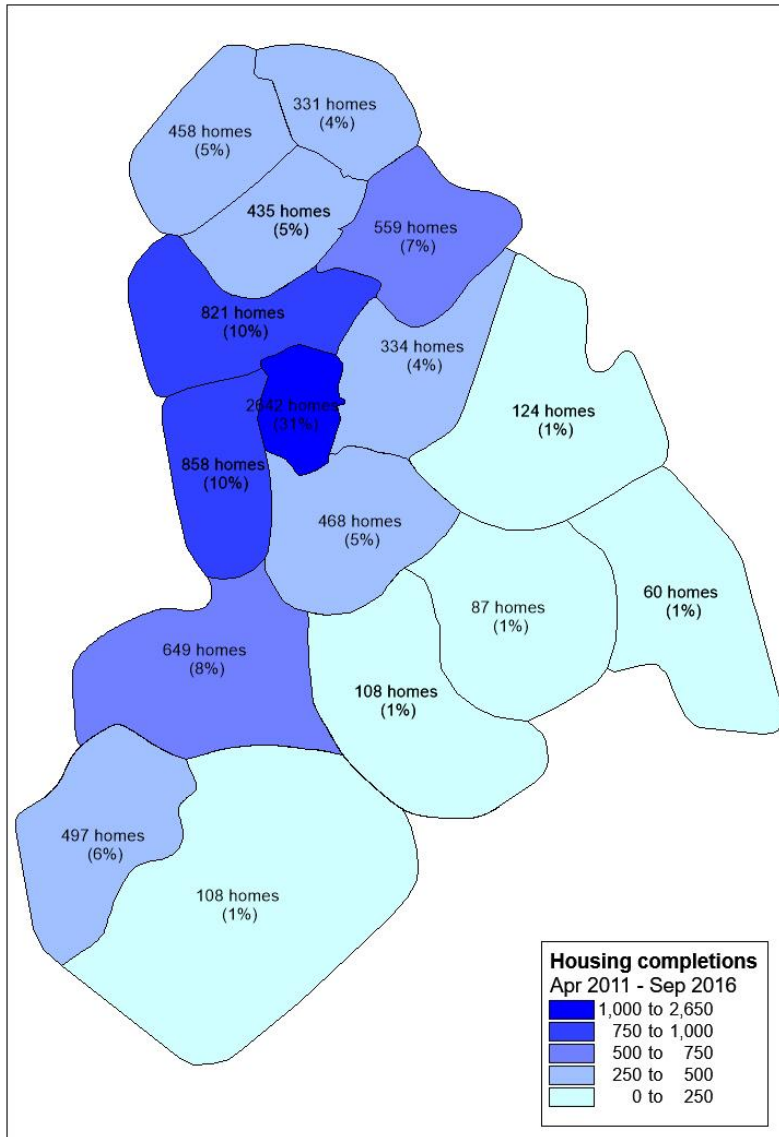
Current position

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 7,308 new homes

Croydon currently has a pipeline of 8,055 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 September 2016 the most residential growth took place in the Croydon Opportunity Area, Broad Green & Selhurst, Purley, South Norwood & Woodside, and Waddon

Deliver 20,200 new homes between 2011 and 2031

Target 3

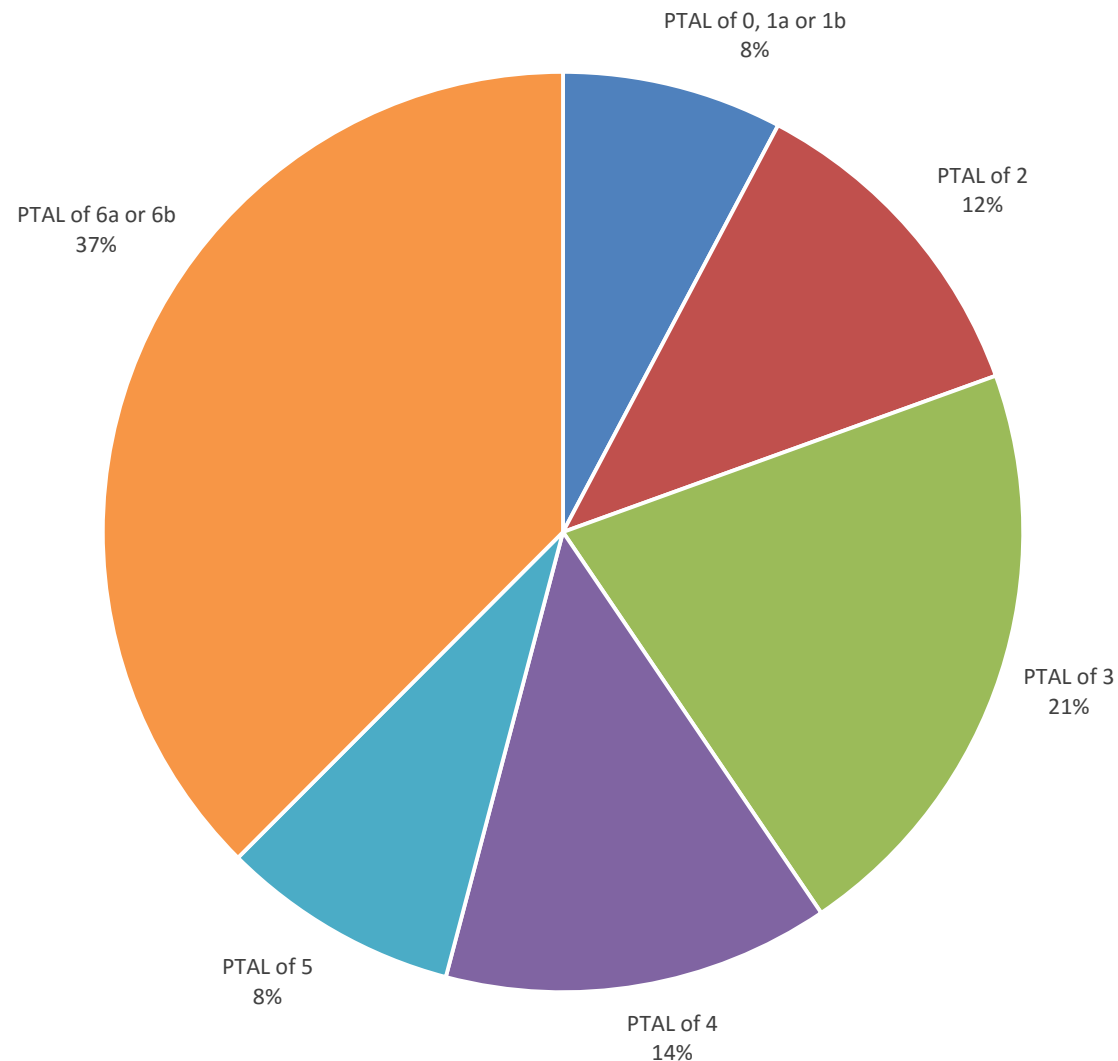
Majority of new development to be located in areas of high public transport accessibility (PTALs 4, 5, 6a or 6b)

Current position

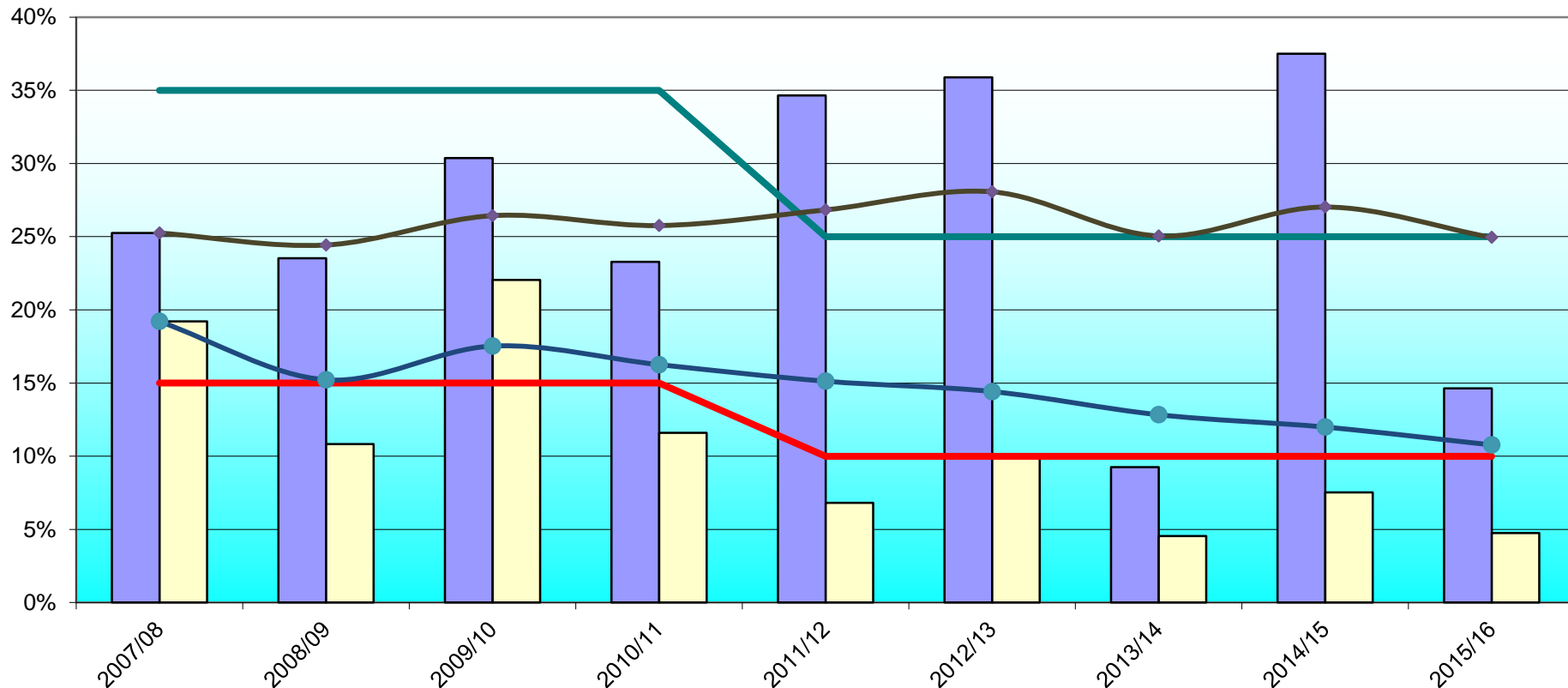
From 2011 to 2016 the majority of new homes (59%) were in areas with a PTAL rating of 4 or above

The percentage of homes completed in areas with a high PTAL is increasing year on year having risen from 54% in 2015 and a majority of new homes being in lower PTALs in 2014

PTAL of total homes built 2011 - 2016



Address the borough's need for affordable homes



■ % Social/affordable rented homes in year
— Social Rent/Affordable Rent % target (from UDP/Croydon Local Plan)
◆ Cummulative % of social/affordable rented homes over period

■ % Intermediate homes in year
— Intermediate % target (from UDP/Croydon Local Plan)
● Cummulative % of intermediate homes over period

Target

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

Current position

In 2015/16 just over 19% of completions were for affordable rented homes and 5% were for intermediate homes

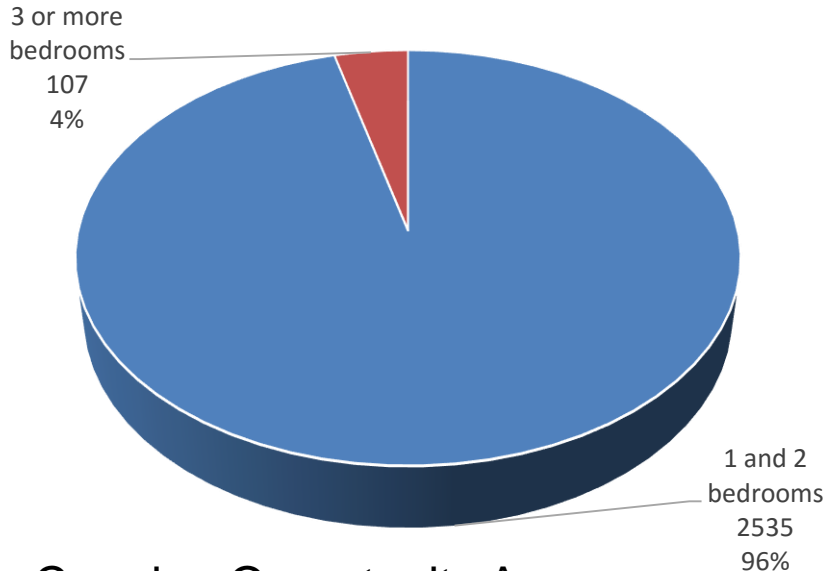
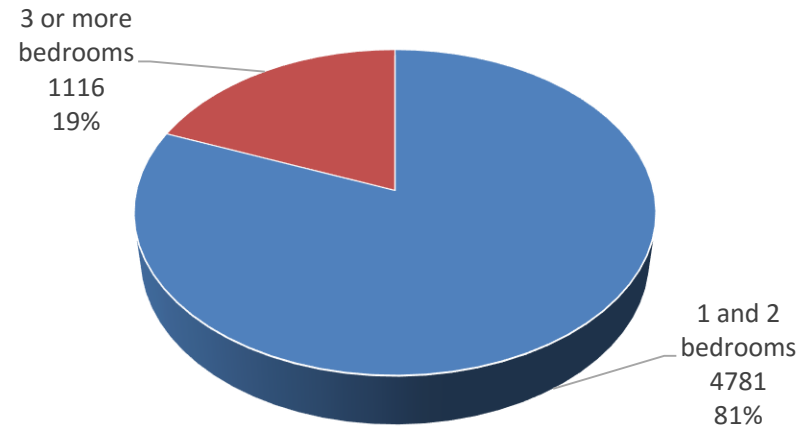
The total number of completions since 2011 is above the targets set in the Croydon Local Plan: Strategic Policies for 25% of all completions to be for affordable or social rent, and 10% of completions to be for intermediate homes

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 less than 1 in 20 new homes built in the last four years have had 3 or more bedrooms

Outside the Croydon Opportunity Area



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 new emerging Croydon Local Plan proposes stronger minimum levels of larger homes on major development sites across the borough

Deliver 10 new Gypsy and Traveller pitches by 2021

Current position

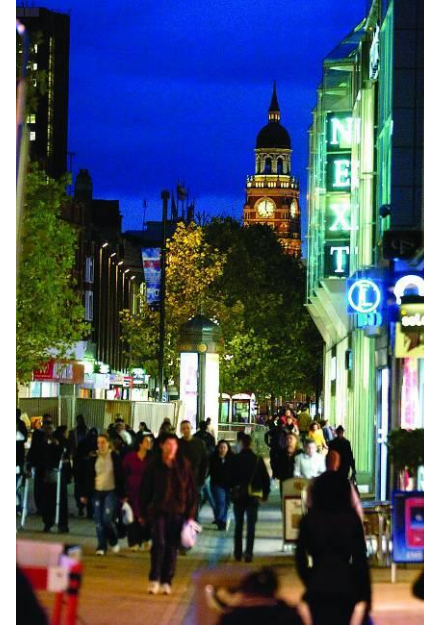
Croydon does not have any Gypsy and Traveller pitches with planning permission, allocated in the Local Plan or under construction

Therefore, Croydon does not have a five year supply of Gypsy and Traveller pitches



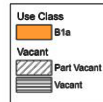
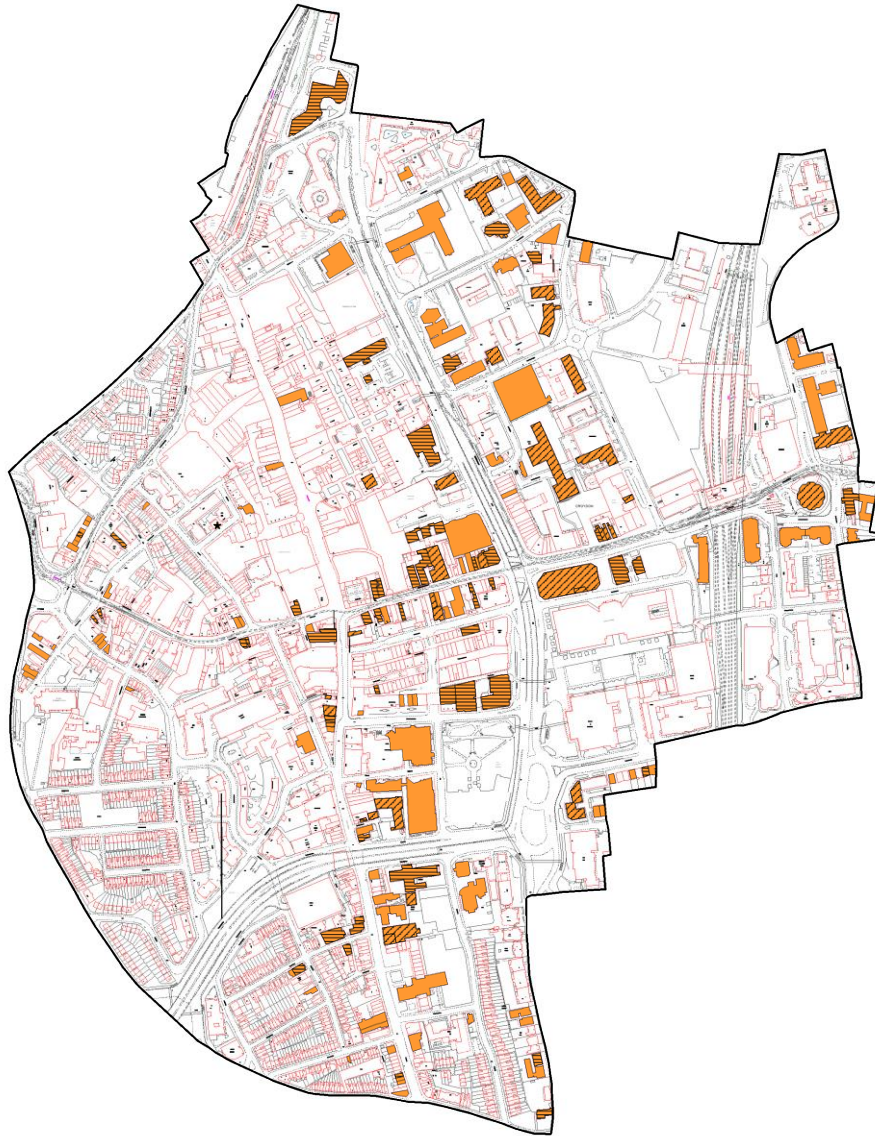
In Croydon Metropolitan Centre the Croydon Local Plan aims to...

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

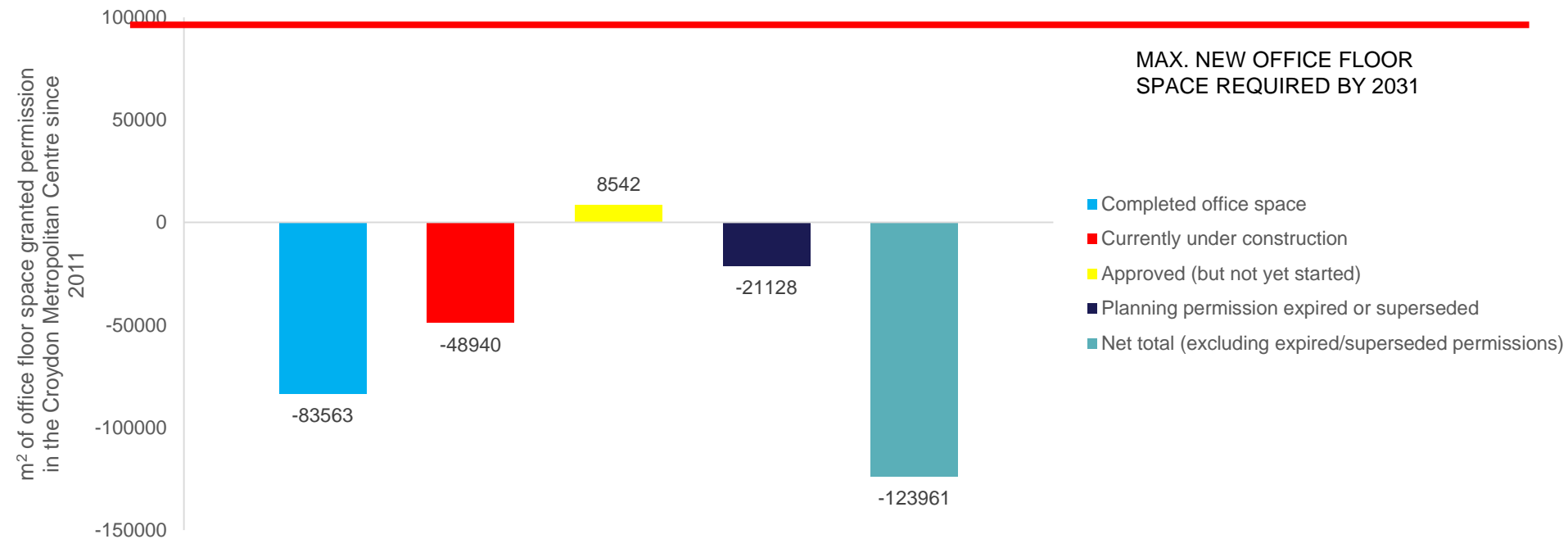
Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Current position

Overall 35% of office floor space in Croydon Metropolitan Centre is vacant, unchanged from 2014/15

47 office premises are completely vacant (1 less than in 2014/15) and 27% of all office premises (unchanged from 2014/15)

Enabling the development of office floor space in Croydon Metropolitan Centre



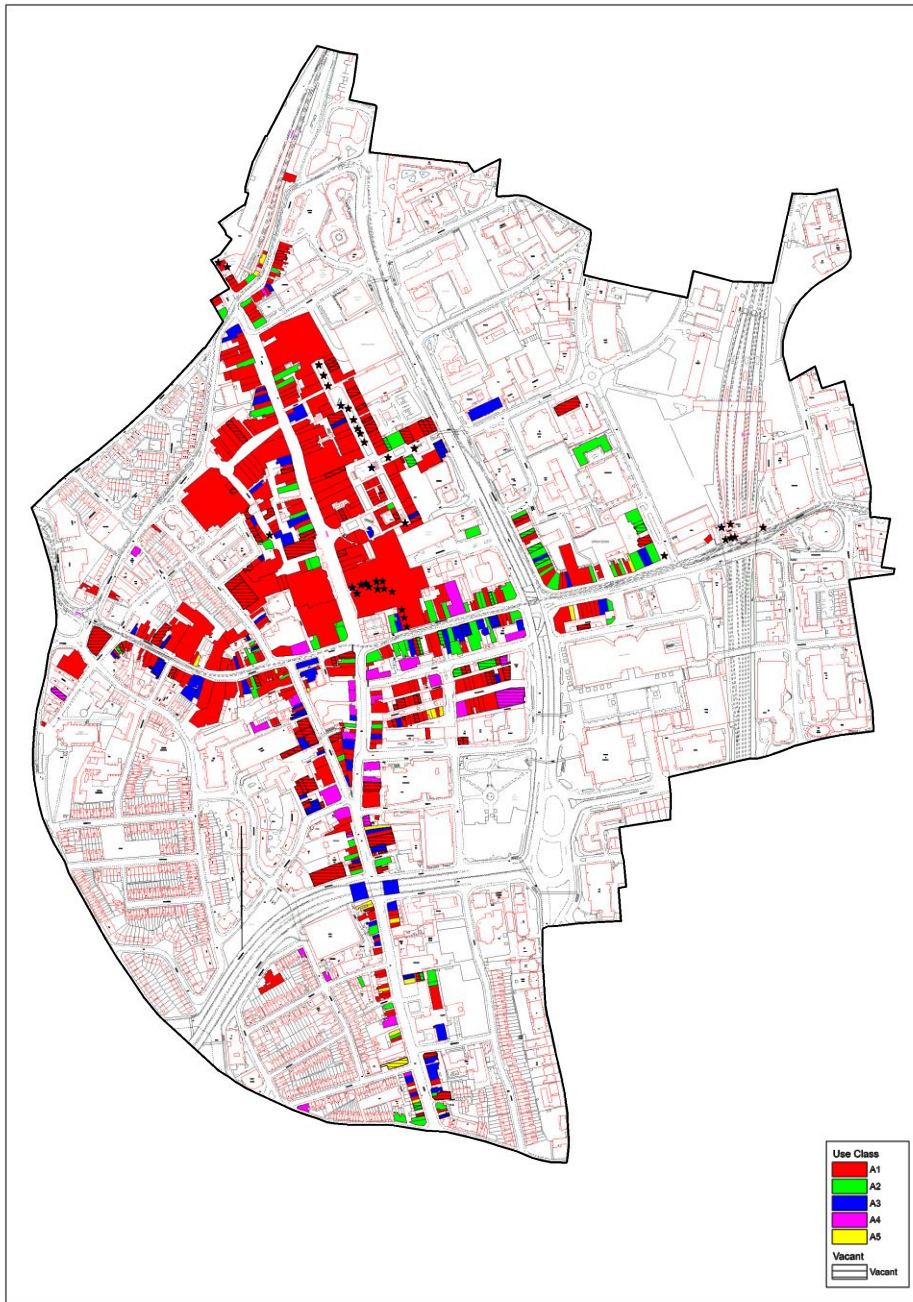
Target: Up to 95,000m² new and refurbished floor space in Croydon Metropolitan Centre

Current position
 If all approved developments were completed it would result in a net loss of 123,961m² of office floor space in the Metropolitan Centre since 2011

The net loss of office floor space is now increasing each year with most of the loss arising from schemes with prior approval (permitted development) to change the use of a building from office to residential

In 2014/15 the total net loss of office floor space arising from all approved developments was 26,600m²

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 or sustainable development



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 2016 the vacancy rate in the centre was 9% of Class A floor space, up from 8% in 2015, but down from 13% in 2008 and a high of 30% in 2013

The proposed redevelopment of the Whitgift Centre 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
vitality and
viability of the
borough's District
and Local Centres



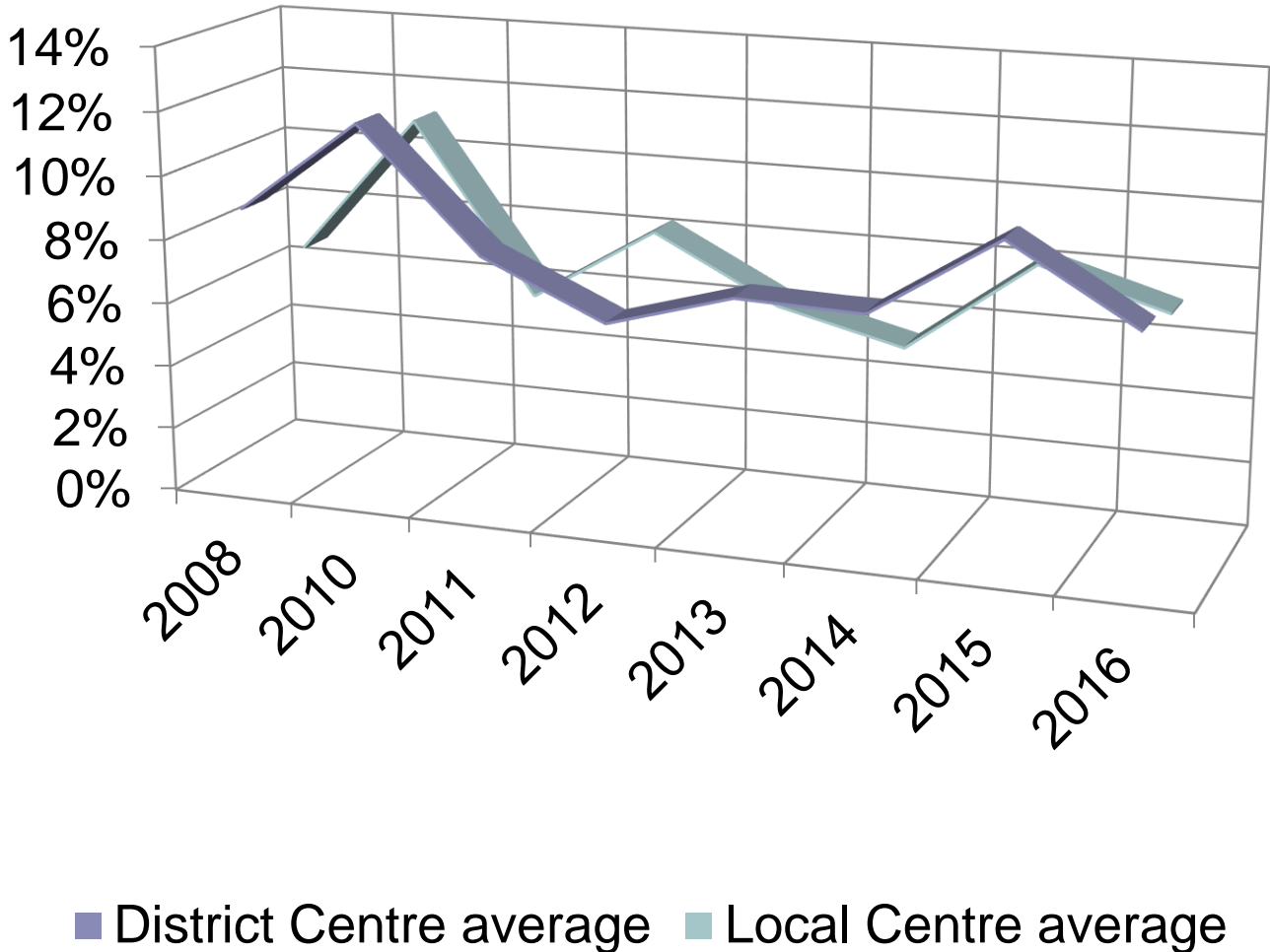
Maintaining the retail vitality and viability of District and Local Centres

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

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

Across the period from 2008 to 2016 average vacancy levels in District Centres have ranged from 6% to 12%

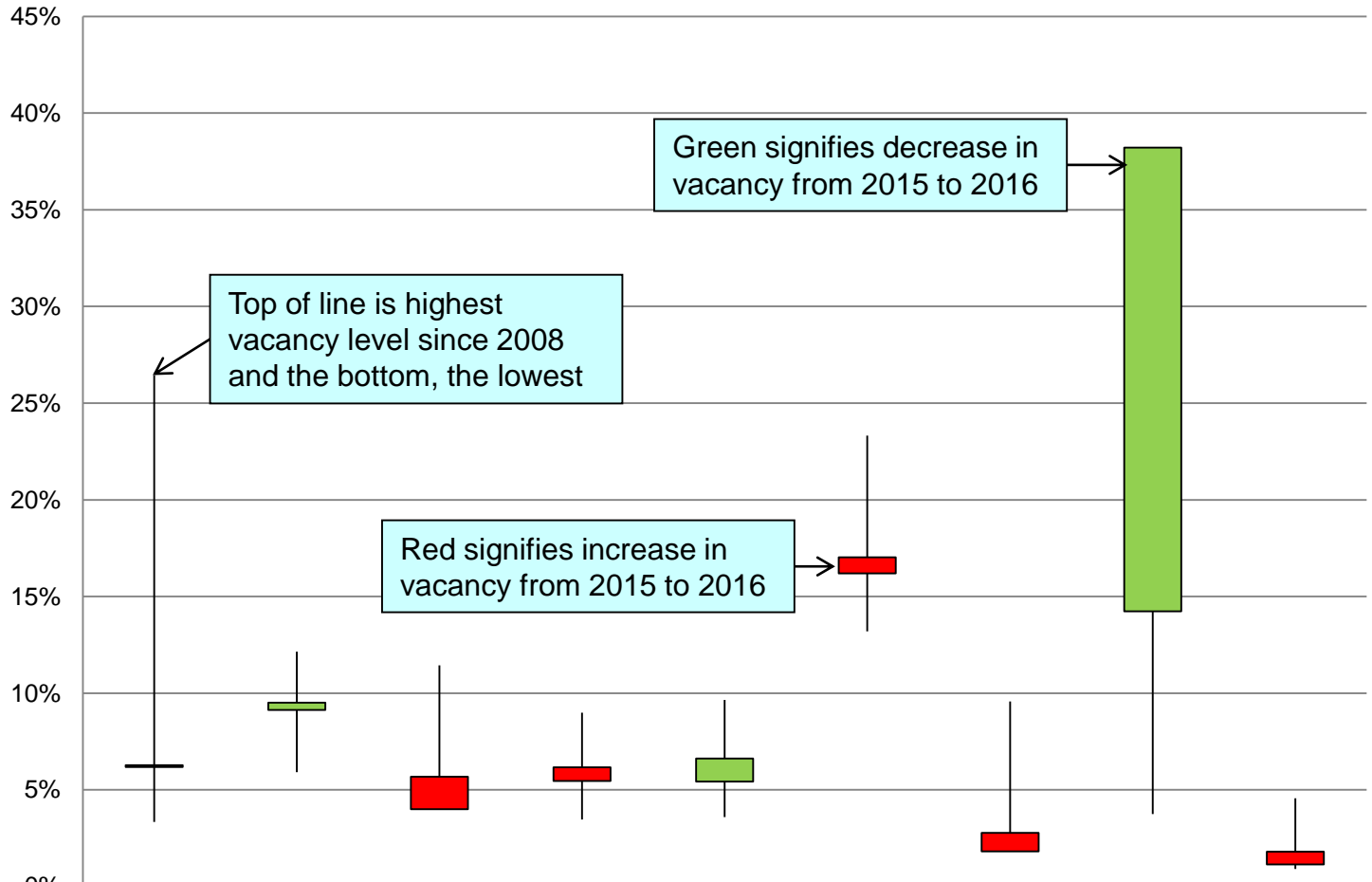
In Local Centres the average vacancy rates have ranged from 5% to 11%



Maintaining the retail vitality and viability of District Centres

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

In most centres vacancy levels are stable with only South Norwood seeing a significant changes over the period 2008 to 2016



	Addiscombe	Coulsdon	Crystal Palace	New Addington	Norbury	Purley	Selsdon	South Norwood	Thornton Heath
2015 vacancy rate	6%	10%	4%	5%	7%	16%	2%	38%	1%
Highest vacancy rate (2008-2016)	26%	12%	11%	9%	10%	23%	10%	38%	5%
Lowest vacancy rate (2008-2016)	3%	6%	4%	3%	4%	13%	2%	4%	1%
2016 vacancy rate	6%	9%	6%	6%	5%	17%	3%	14%	2%

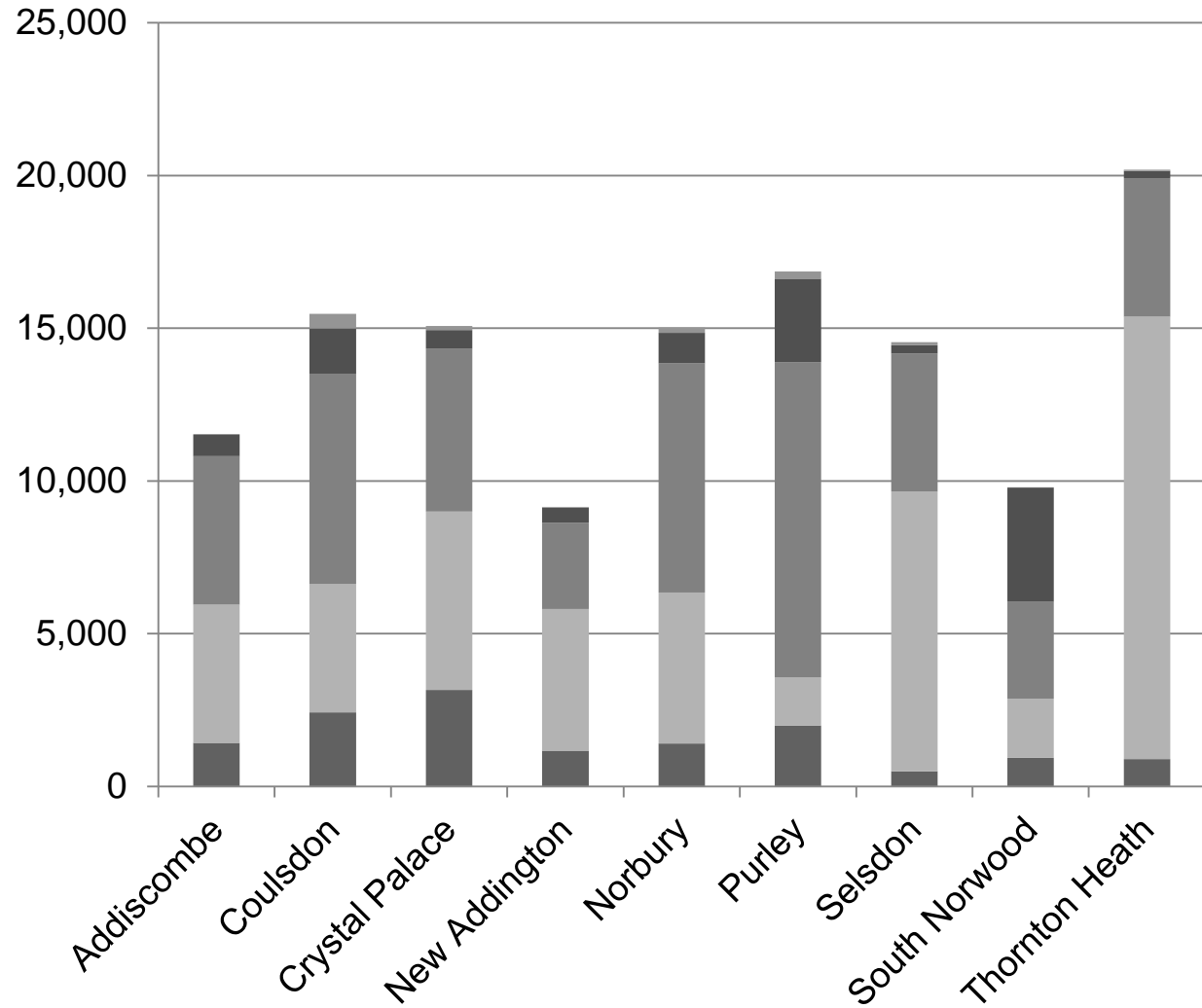
Overview of the borough's District Centres

- 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

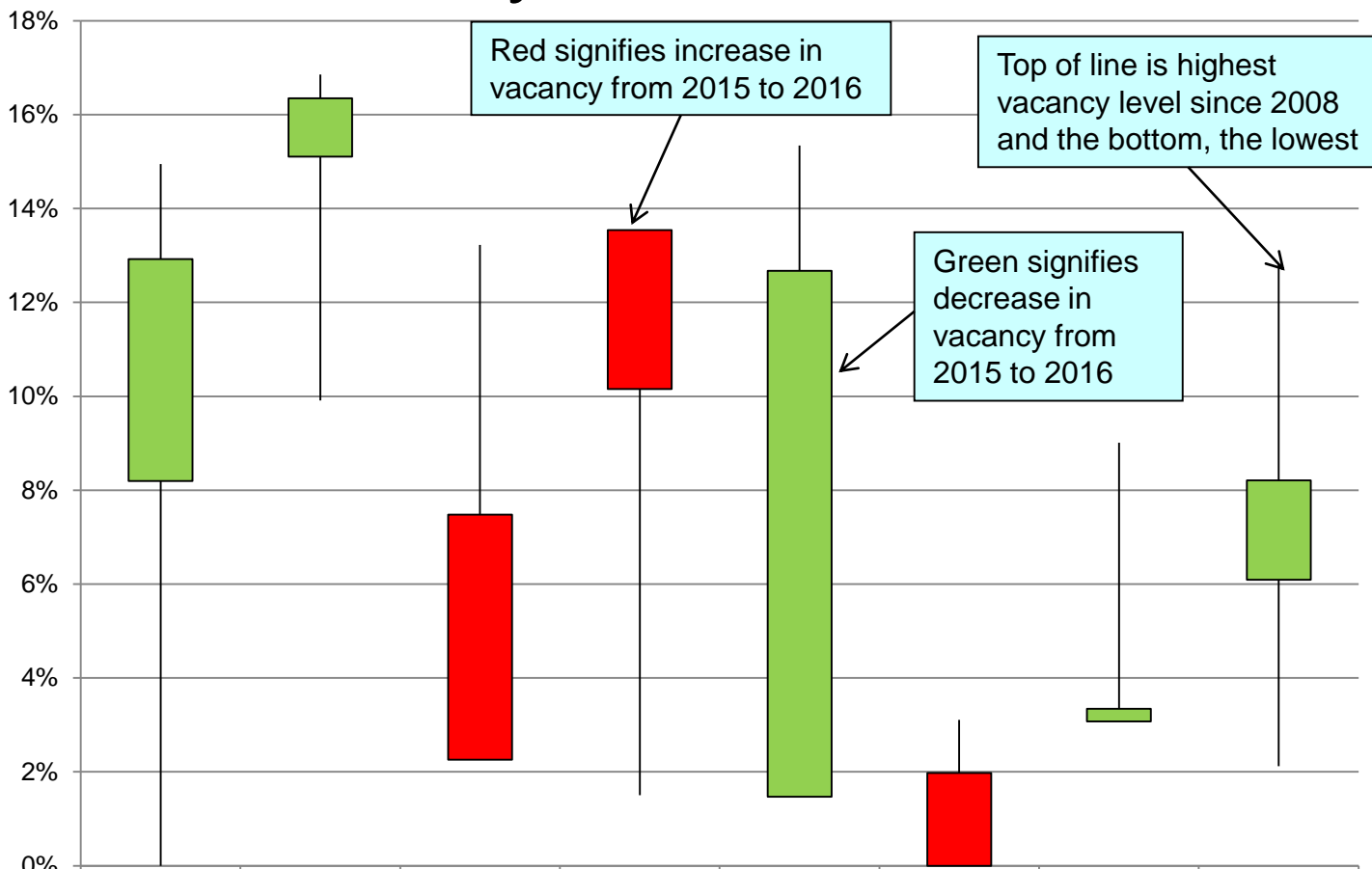
There is no such thing as a typical District Centre although the one that is closest to average representations of different sectors is Addiscombe



Maintaining the retail vitality and viability of Local Centres

Two of the eight local centres (Brighton Road (Selsdon Road) centres and Hamsey Green) have vacancy levels above the target level for 2021

All the centres (excluding Shirley) have seen significant changes in levels of vacancy over the period 2008 to 2016



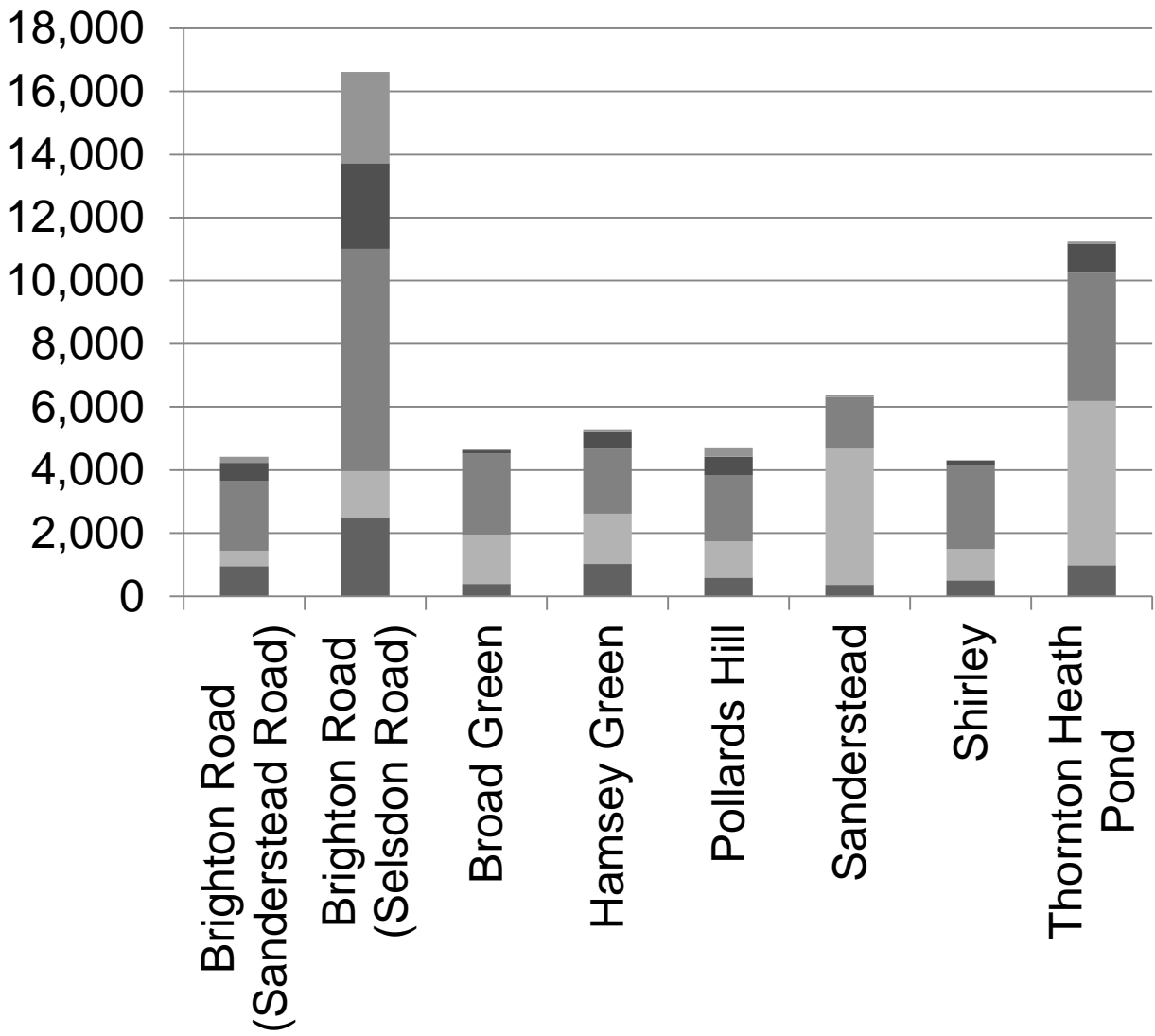
	Brighton Road (Sanderstead Road)	Brighton Road (Selsdon Road)	Broad Green	Hamsey Green	Pollards Hill	Sanderstead	Shirley	Thornton Heath Pond
2015 vacancy rate	13%	16%	2%	10%	13%	0%	3%	8%
Highest vacancy rate (2008-2016)	15%	17%	13%	14%	15%	3%	9%	13%
Lowest vacancy rate (2008-2016)	0%	10%	2%	2%	1%	0%	3%	2%
2016 vacancy rate	8%	15%	7%	14%	1%	2%	3%	6%

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

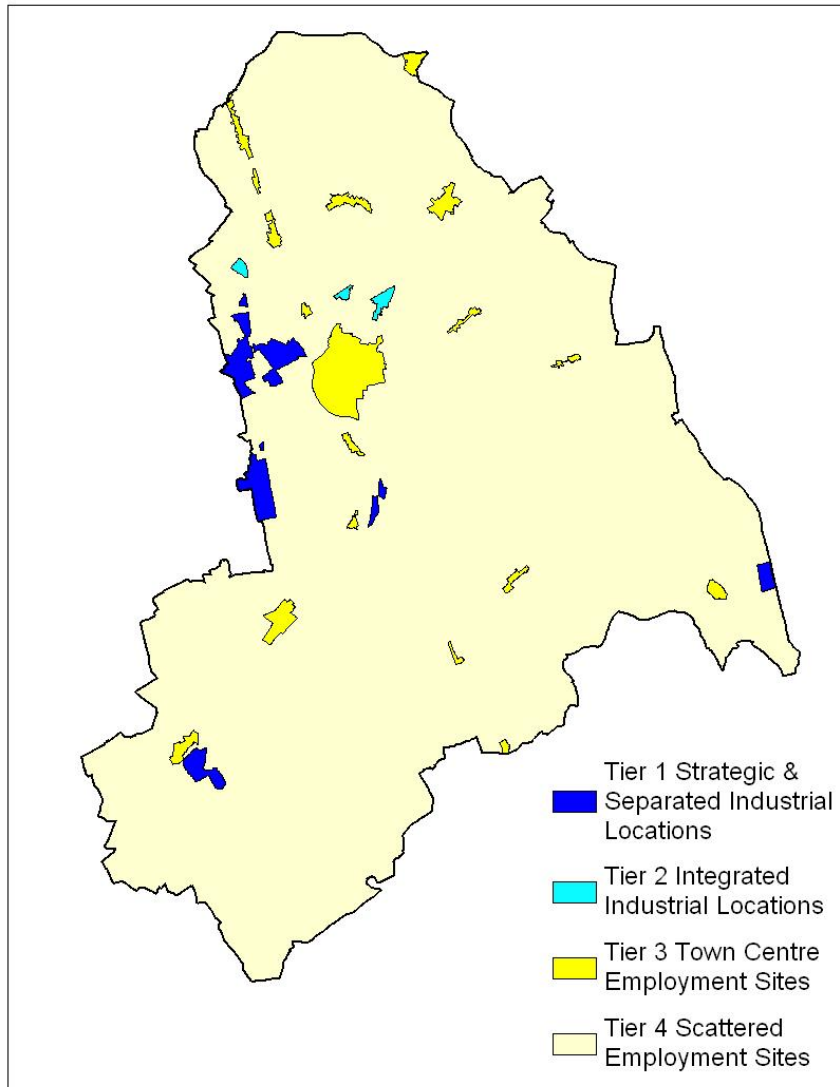


Employment policies in the Croydon Local Plan aim to give...

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



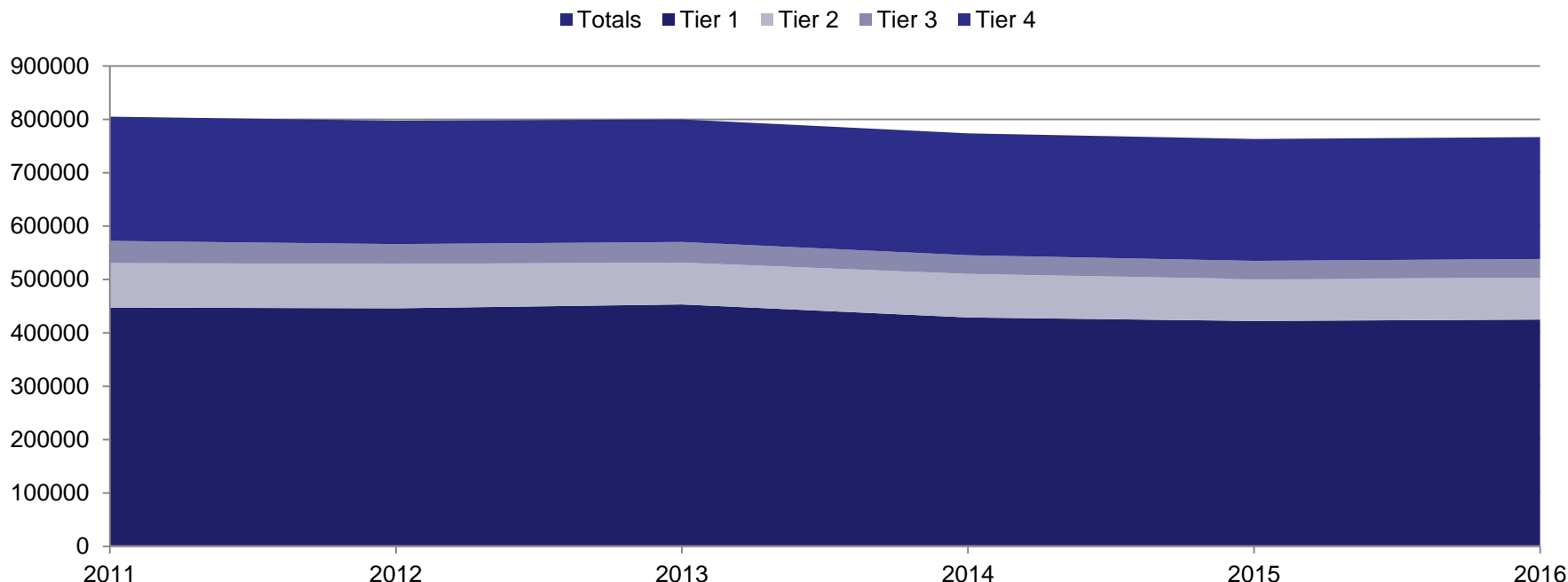
Strong protection for the borough's stock of industrial/ warehousing premises



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

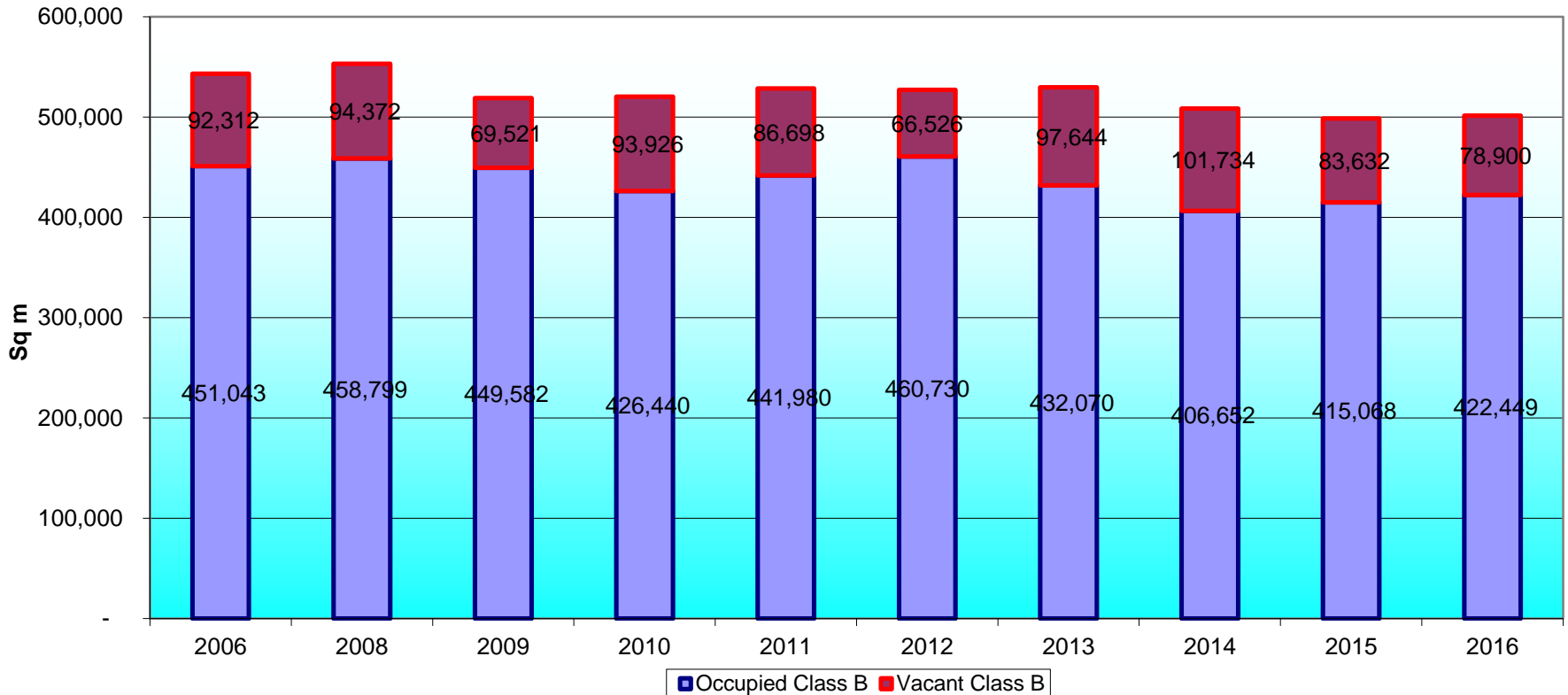
All four tiers of employment land saw a loss of floor space between 2011 and 2016

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



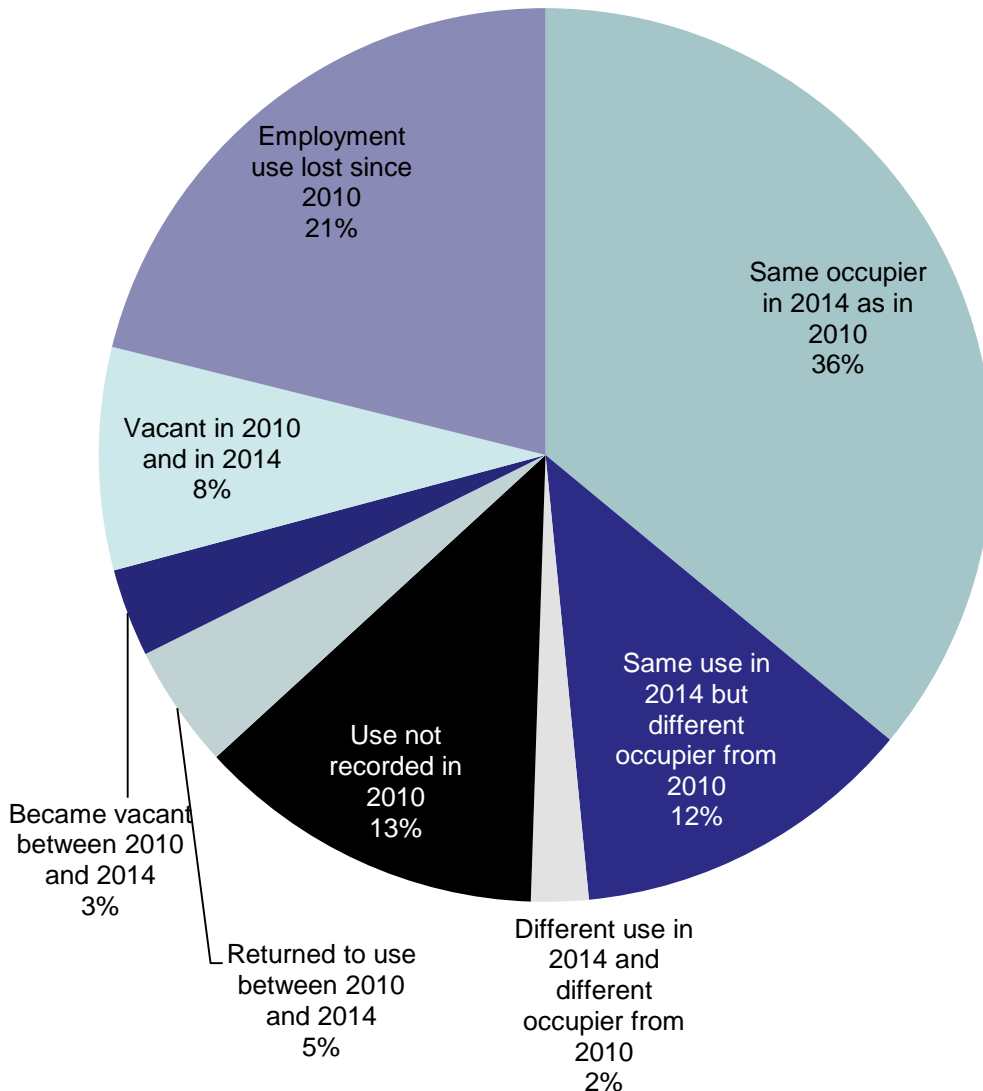
Since 2006 the amount of occupied Class B floor space in Tier 1 and Tier 2 locations has gradually been decreasing

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 2016 and occupied Class B floor space has risen again slightly compared to 2015

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

The Croydon Local Plan will continue to facilitate the provision of affordable homes by setting a fixed minimum level of provision that is viable on development sites across 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 will 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. South Norwood's vacancy rates decreased fell significantly this year due to statistical anomaly in the 2015 data

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 – Partial Review has a policy that protects Tier 3 industrial locations that will need to be implemented once 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 considers 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 22nd 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
- The **independent examination** of the plan was held in May 2017.

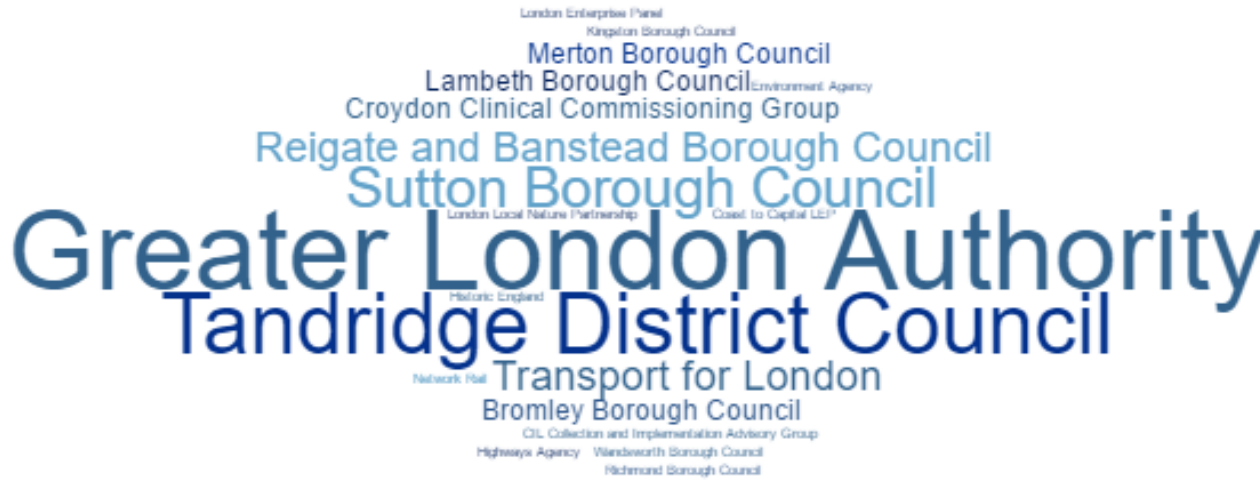
Croydon Local Plan: Detailed Policies and Proposals

- **Consultation** on the Detailed Policies and Proposals finished in December 2015
- **Proposed submission** published late summer 2016
- The **independent examination** of the plan was held in May 2017.

Other policy documents

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

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

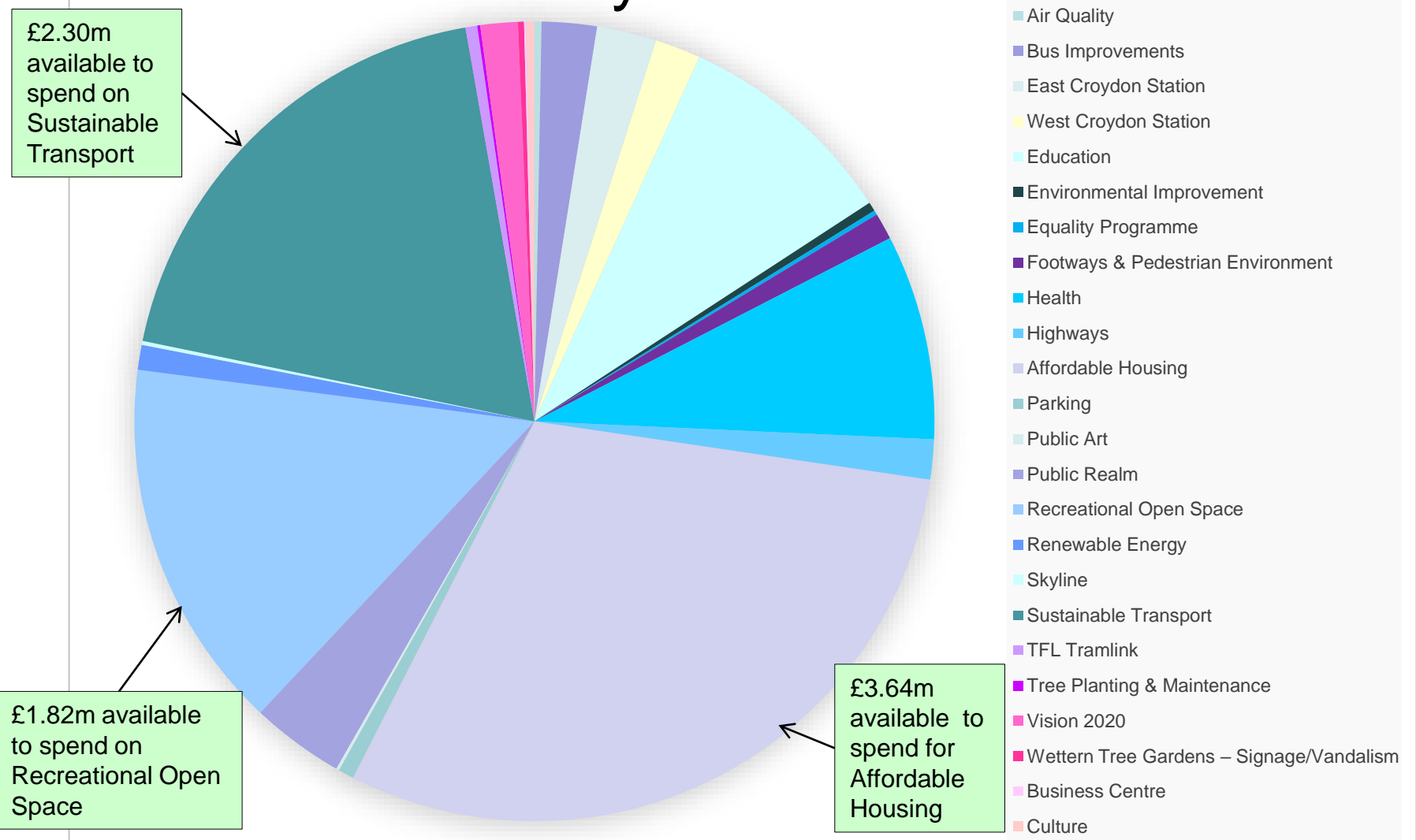


Strategic Housing Land Availability Assessment
Croydon Local Plan
Cross boundary local plan matters

In 2016 Croydon Council worked with over 20 different other local authorities and government agencies on the Croydon Local Plan

This ranged from general co-operation on the Croydon Local Plan to individual meetings to discuss specific issues or studies

Delivering infrastructure to support the Croydon Local Plan



In March 2017 there was **£12.1m** that was raised through planning obligations and available to spend on 24 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 1st April 2013 and by 2nd December 2016 had raised **£7,864,053.29**

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

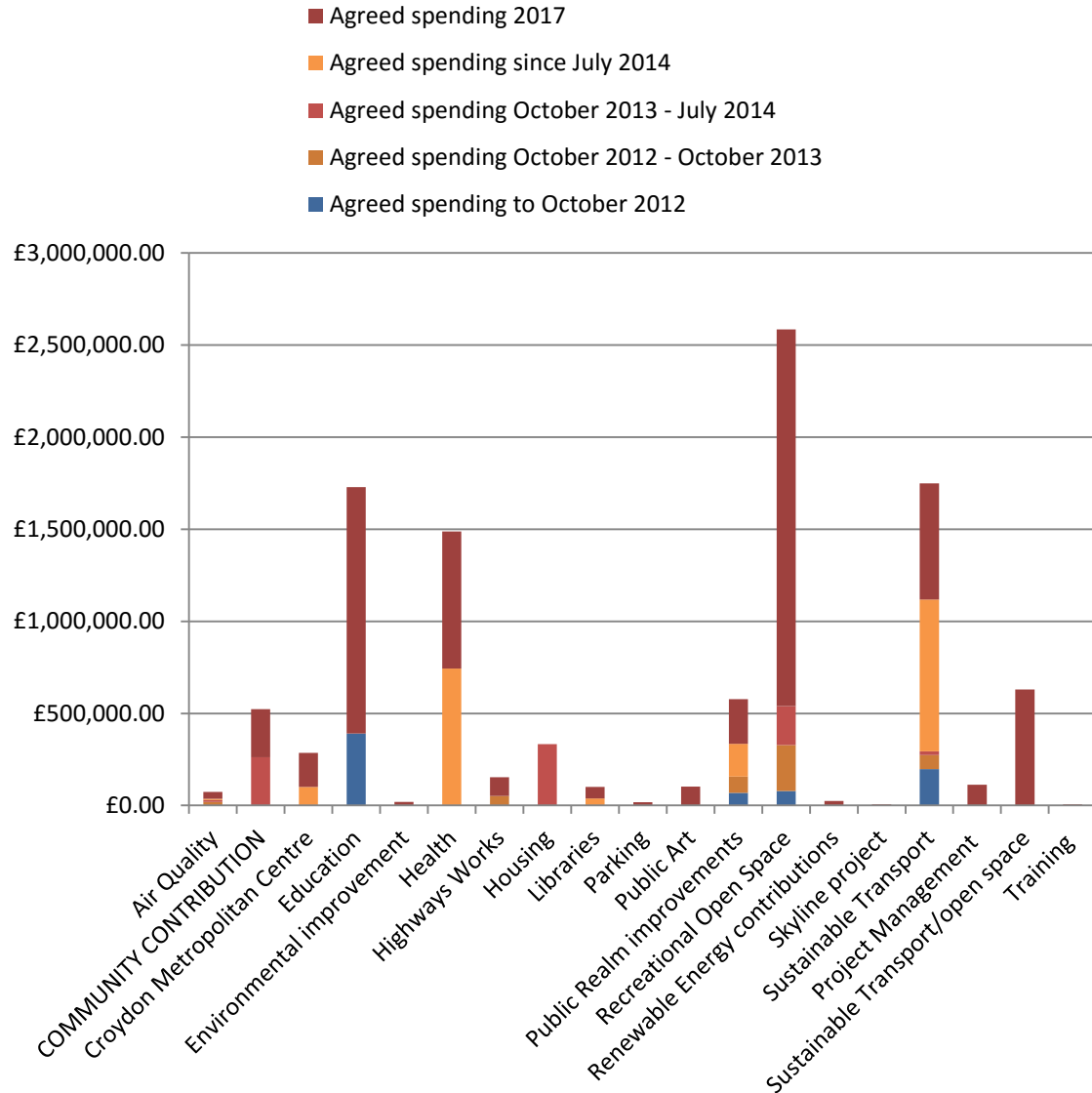
COMMUNITY FACILITIES

**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 May 2017 a total of **£6.5 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 50% within the Croydon Opportunity Area and 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

Residential property prices in Croydon have risen faster since 2011 than anticipated when the policy was adopted having increased by over 60%

The original model supporting the policy does not set out how the affordable housing requirement would change when property prices rise by more than 60% so the model has reached the end of its life

As the model no longer works the Council has reviewed its affordable housing policy as part of the Croydon Local Plan: Strategic Policies – Partial Review

These changes are now subject to independent examination by a Planning Inspector

It is anticipated that these changes will be adopted in December 2017 subject to the outcome of the examination

As the policy will soon be changing and the model no longer works the minimum requirement for affordable housing will not be adjusted in this Monitoring Report

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

April 2017

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 2017 to 31st March 2022. The data is mainly extracted from the London Development Database as at 31st December 2015. 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 1,416¹ net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery

¹ 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 period².

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 2016 to 31st March 2021.

	Croydon Conventional Housing Provision Target	Calculation	Units
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 30/09/2016	n/a	3,404
D	Remaining housing required in 10 year period	B – C	10,756
E	No. of remaining years (2015 – 2025 inclusive)	n/a	8.5
F	Annual Target for number of new homes required in the remaining period	D / E	1,265
G	5 year target (01/04/2017 – 31/03/2022)	F x 5	6,327
	5 year target (01/04/2017 – 31/03/2022) plus new homes required between 01/10/16 and 31/03/17	= F * 5.5	6,960

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 1st April 2015 and in the following 18 months a total of 3,404 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 10,756 homes in order to meet our total 10 year London Plan target. This means that Croydon needs to build 6,327 units for the 5 year period (1st April 2017 – 31st March 2022) plus an additional 633 homes in the last six months of 2016/17 (as the five year target period starts on the 1st April 2017).

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.

² 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	3,469	3,469
II	Sites with unimplemented planning permissions	2,905	2,693
III	Sites with planning permission pending S.106 agreement	38	38
IV	Croydon Plan (unimplemented allocation sites)	2,252	1,855
	Total	8,664	8,055

I Sites currently under construction

There were 3,469 net additional dwellings under construction as of 30th September 2016 and all of them are likely to be completed by 31st March 2022.

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 September 2016 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 2,693 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 September 2016)

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 38 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, 1,855 are considered likely to be developed in the next five years and do not have an extant planning permission (as of 30th September 2016), or had an extant planning permission (as of 30th September 2016) 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 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 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, a 5% buffer applies in Croydon.

Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 8,055 net units which is deliverable in the forthcoming 5 year period, and therefore Croydon is able to meet the 5 year housing target of 6,960 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
6,960	7,308	8,055	Surplus of 1,095 against five year target

The surplus of 1,095 units equates to approximately an additional nine months of housing supply. A replacement local plan, the Croydon Local Plan: Detailed Policies and Proposals which will allocate sites for residential development, is currently being examined by the Planning Inspectorate. This should be adopted during 2017/18 and will form the basis of future assessments of the five year supply of housing land in Croydon. It should also 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 30th September 2016 and were due to expire after 31st March 2017. They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
12/02542/P	14/01603/P	14/03796/P	14/04847/RES	15/00548/P	15/01646/P
13/01014/P	14/01660/P	14/03842/P	14/04961/P	15/00606/P	15/01714/P
13/02178/P	14/01998/P	14/03854/P	14/05014/P	15/00678/P	15/01752/P
13/03062/P	14/02311/P	14/03855/P	14/05015/P	15/00735/P	15/01755/P
13/03117/P	14/02594/P	14/03864/P	14/05020/P	15/00740/P	15/01758/P
14/00196/P	14/02822/P	14/03980/P	14/05302/P	15/00873/P	15/01834/P
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14/00837/P	14/03608/P	14/04609/P	15/00354/P	15/01204/P	15/02243/P
14/00878/RES	14/03663/P	14/04648/DT	15/00358/P	15/01232/P	15/02255/P
14/01049/P	14/03683/P	14/04690/P	15/00427/RES	15/01236/P	15/02394/P
14/01517/P	14/03776/P	14/04774/P	15/00516/P	15/01371/P	15/02399/P
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16/00096/P

Borough Reference
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16/00305/P
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Borough Reference
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Borough Reference
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16/01769/P
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16/02114/P
16/02134/P
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Borough Reference
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Borough Reference
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Borough Reference
16/03558/P
16/03683/P
16/03773/P
16/03921/P
16/03935/P

Appendix 2. Croydon Plan (Replacement UDP) Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 30th September 2016.

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	Yes	Proposed allocation in emerging Croydon Local Plan too
CMC2 & H68	Fairfield Halls, Park Lane, Croydon	4.28	900	Yes	College Green outline consent granted since 30/09/16
CMC4 & H70	West Croydon Station	6.72	450	Yes	West Croydon Masterplan
CMC7 & H73	Porter & Sorter & 1-5 Addiscombe Road, Croydon	0.44	220	Yes	Expired planning permission. Proposed allocation in emerging Croydon Local Plan too.
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	Proposed allocation in emerging Croydon Local Plan too
H85	Between Banstead Road and Russell Hill, Purley	0.63	100	Yes	Granted planning permission subject to a s.106 agreement since 30/09/17. Proposed allocation in emerging Croydon Local Plan too

April 2017

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. 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.

January 2016 – April 2017

Who Croydon Council worked with	When we worked together	What we worked on
Greater London Authority (GLA)	February 2016	Strategic Housing Land Availability Assessment (SHLAA)
GLA	7 th April 2016	SHLAA
Tandridge District Council	11 April 2016	Tandridge Landscape and Ecology Study
Reigate and Banstead Borough Council	26 th April 2016	Reigate and Banstead Gypsy and Traveller Needs Assessment
Croydon Clinical Commissioning Group	11 th May 2016	Health Impact Assessment of Local Plan
Network Rail	8 th June 2016	Croydon Local Plan

Who Croydon Council worked with	When we worked together	What we worked on
GLA	15 th June 2016	Croydon Local Plan
Transport for London (TfL)	15 th June 2016	Local plan matters
Reigate and Banstead Borough Council	15 th June 2016	Croydon Local Plan
TfL	29 th June 2016	Transport policies in the local plan
GLA	11 th August 2016	Mayors affordable housing launch
Sutton Borough Council	12 th August 2016	Cross boundary local plan matters
Sutton Borough Council	12 August 2016	Croydon Local Plan
GLA	18 August 2016	Croydon Local Plan
GLA	18 th August 2016	Local plan
GLA	13 th September 2016	Local Plan

Who Croydon Council worked with	When we worked together	What we worked on
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	5 th September – 17 th October 2016	Croydon Local Plan
LB Merton LB Kingston LB Richmond LB Sutton LB Wandsworth	12 th October 2016	Gypsy and Traveller accommodation in south west London
GLA	17 th October 2016	London and wider south east GLA industrial land study
Bromley Borough Council	8 November 2016	Bromley and Biggin Hill
GLA	23 rd November 2016	SHLAA
Tandridge District Council	13 December 2016	Cross borough local plan issues
Tandridge District Council	21 December 2016	Submitted comments on Tandridge Council local plan

Who Croydon Council worked with	When we worked together	What we worked on
Tandridge District Council	29 March 2017	Tandridge Local Plan
Tandridge District Council	29 March 2017	Cross borough local plan issues
CIL Collection and Implementation Advisory Group	16 March 2017 Every quarter	Community Infrastructure Levy
GLA	25 April 2017	SHLAA
GLA	6&7 February 2017	SHLAA