

The Croydon Monitoring Report

June 2019

Contents of the Monitoring Report

Monitoring the success of the Croydon Local Plan

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

Preparing and delivering the Croydon Local Plan

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

Monitoring the success of the Croydon Local Plan

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

Deliver 32,890 new homes between 2016 and 2036

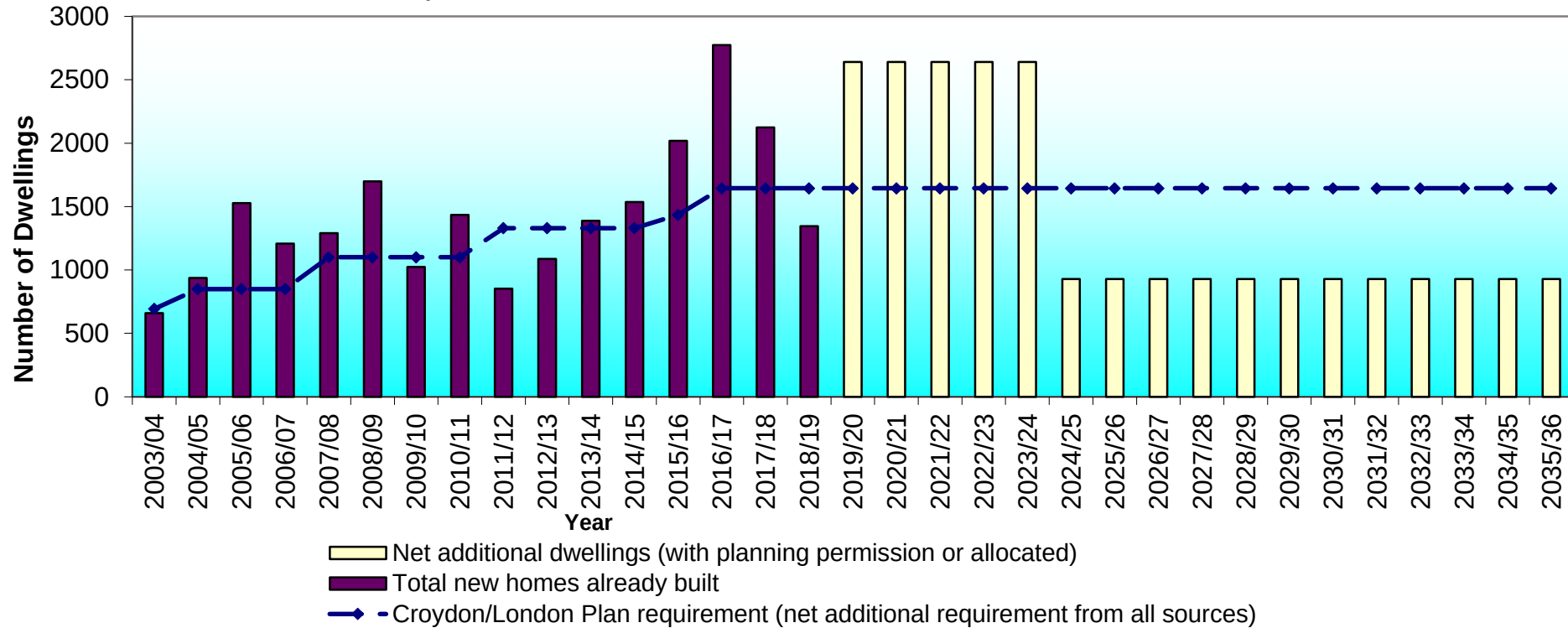
Address the borough's need for affordable homes

Address the borough's need for homes of different sizes

Deliver 36 new Gypsy and Traveller pitches by 2036



Deliver 32,890 new homes between 2016 and 2036



Target 1

Annual average of 1,600 homes between 2016 and 2036

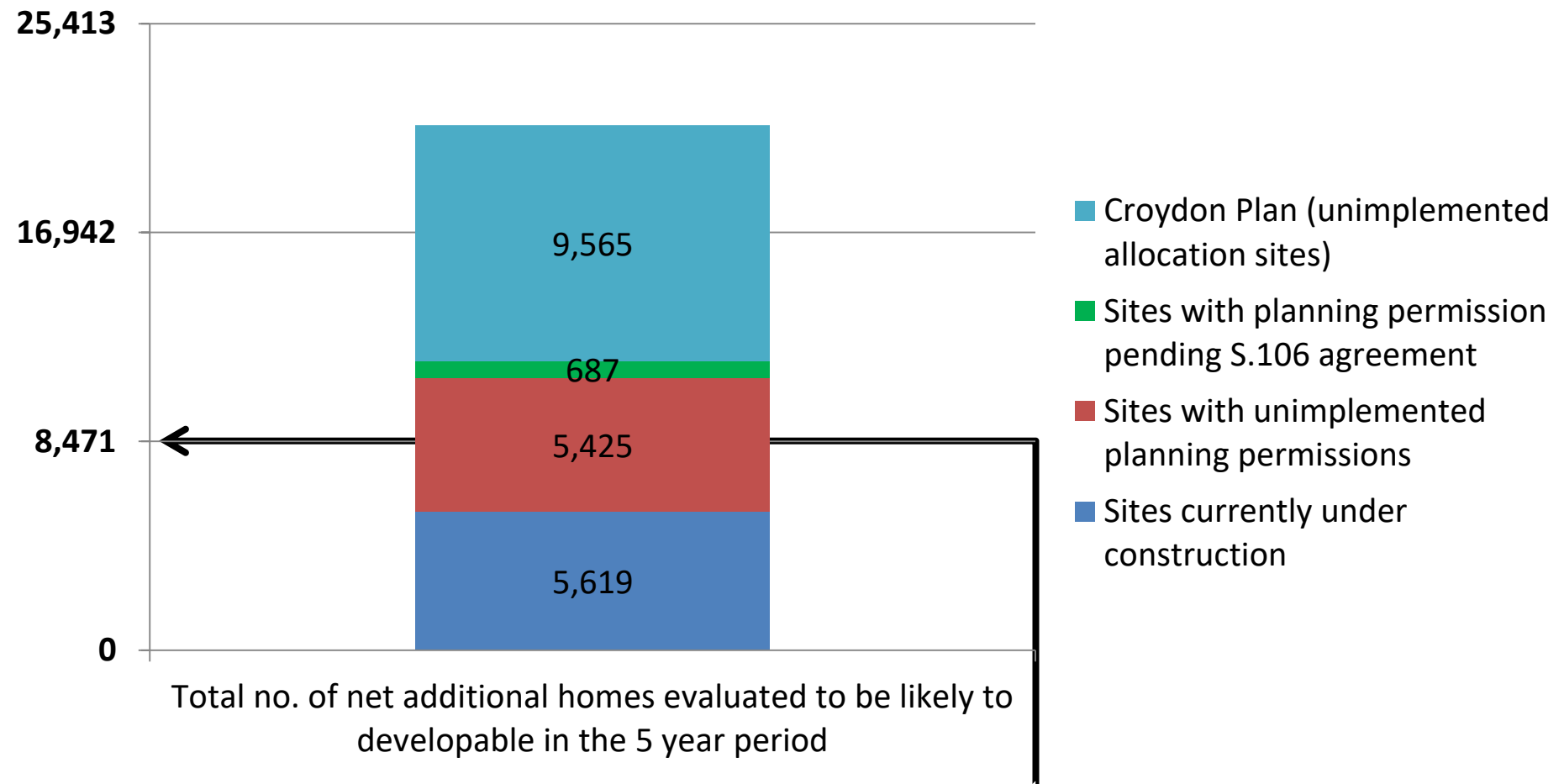
In 2017/18 a total of 2,123 new homes were built in Croydon

Current position

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

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

Deliver 32,890 new homes between 2016 and 2036



Current position

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

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

Croydon currently has a pipeline of 21,296 new homes

Housing Delivery Test

The Housing Delivery Test is a new annual measurement set by the Ministry of Housing, Communities & Local Government (HCLG) to determine if Local Authorities are delivering their required housing, and where a local authority is not reaching the requirement determined by the HDT, additional requirements are imposed on the Local Authority

Current position

The result of the 2018 Housing Delivery Test were released on 19th February 2019 and identified Croydon exceeding their requirement and therefore no further action is required

The figure of number of homes delivered for 2017/18 is slightly lower than that provided in this AMR due to the timing the HCLG extracted these figures

Housing Delivery Test 2018 results:

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
	2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
Croydon	1,331	1,646	1,646	<u>4,624</u>	2,034	2,888	2,067	<u>6,989</u>	<u>151%</u>	None

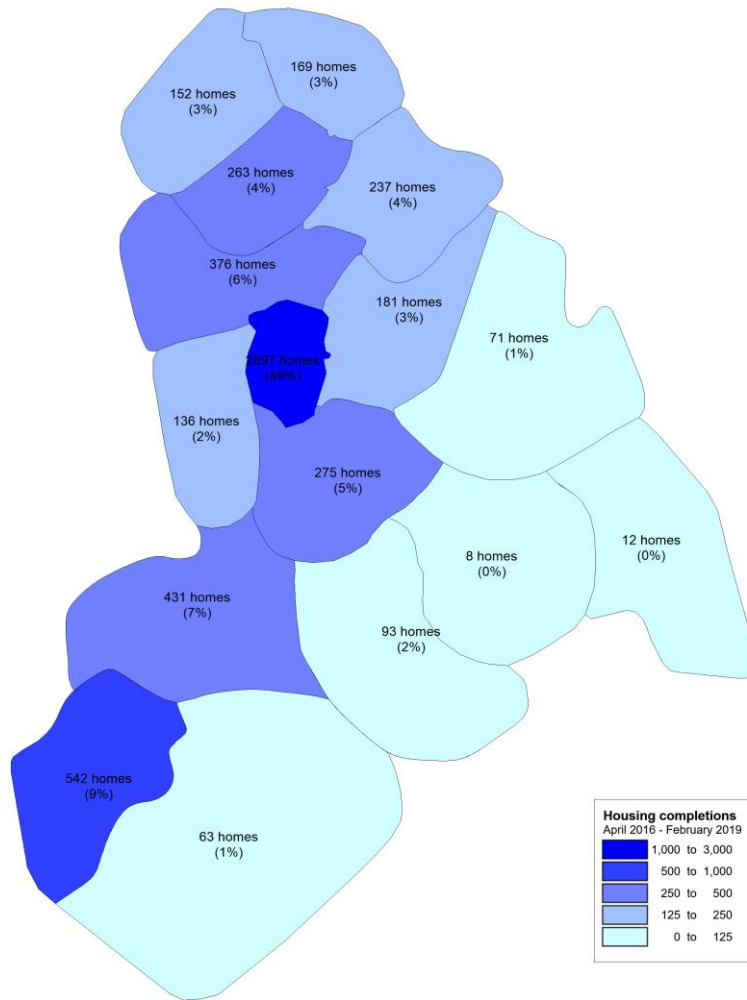
Deliver 32,890 new homes between 2016 and 2036

Target 2

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

Current position

Between April 2016 and March 2019 the most residential growth took place in the Croydon Opportunity Area, Purley, Coulsdon, Thornton Heath, and Broad Green & Selhurst, in line with the target



Deliver 32,890 new homes between 2016 and 2036

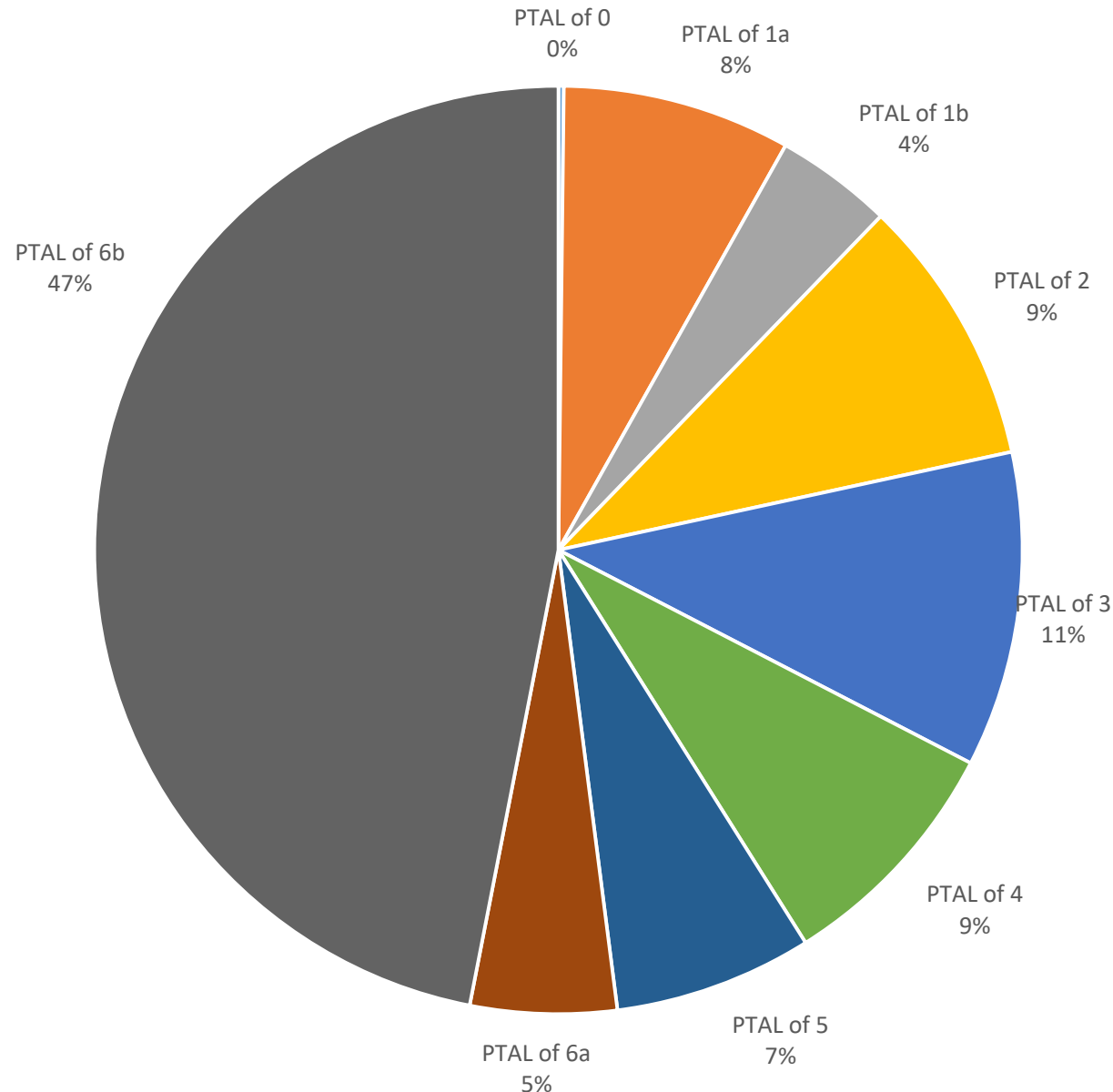
PTAL of homes built 2016 - 2018

Target 3

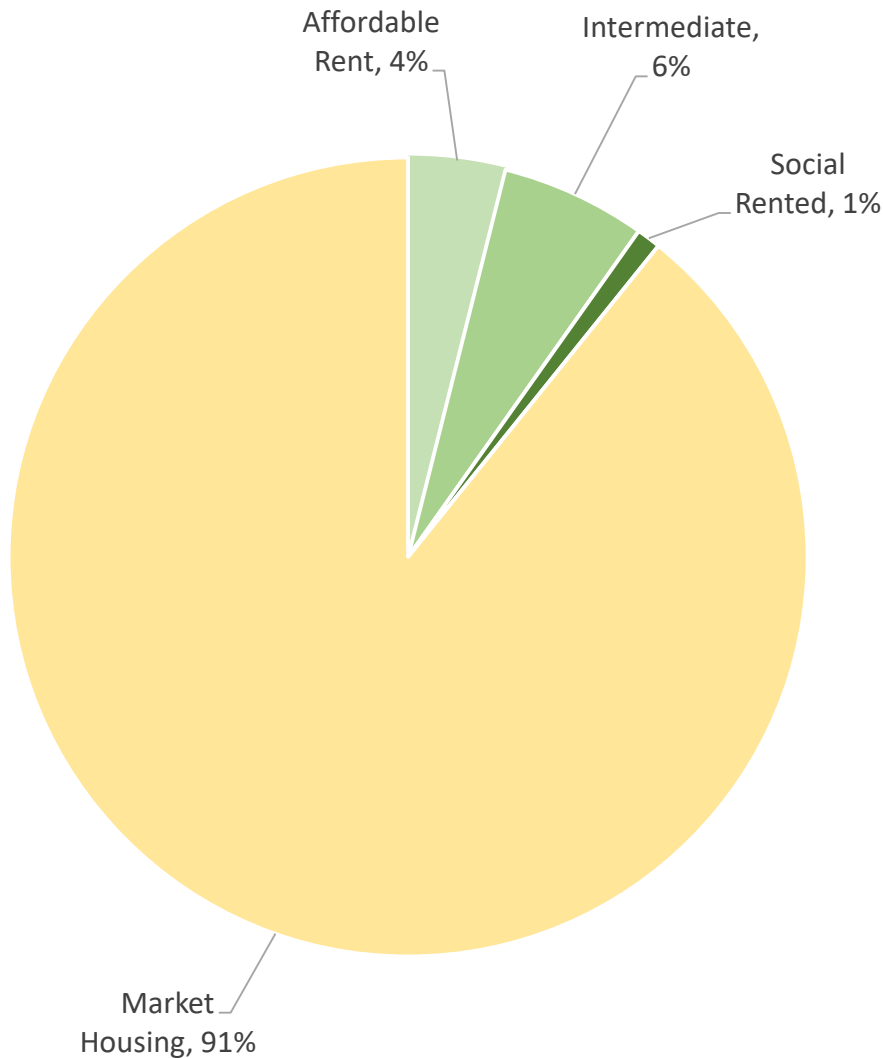
Majority of new development to be located in areas of high public transport accessibility (PTALs 4, 5, 6a or 6b)

Current position

From 2016 to 2018 the majority of new homes (68%) were in areas with a PTAL rating of 4 or above



Address the borough's need for affordable homes



Target

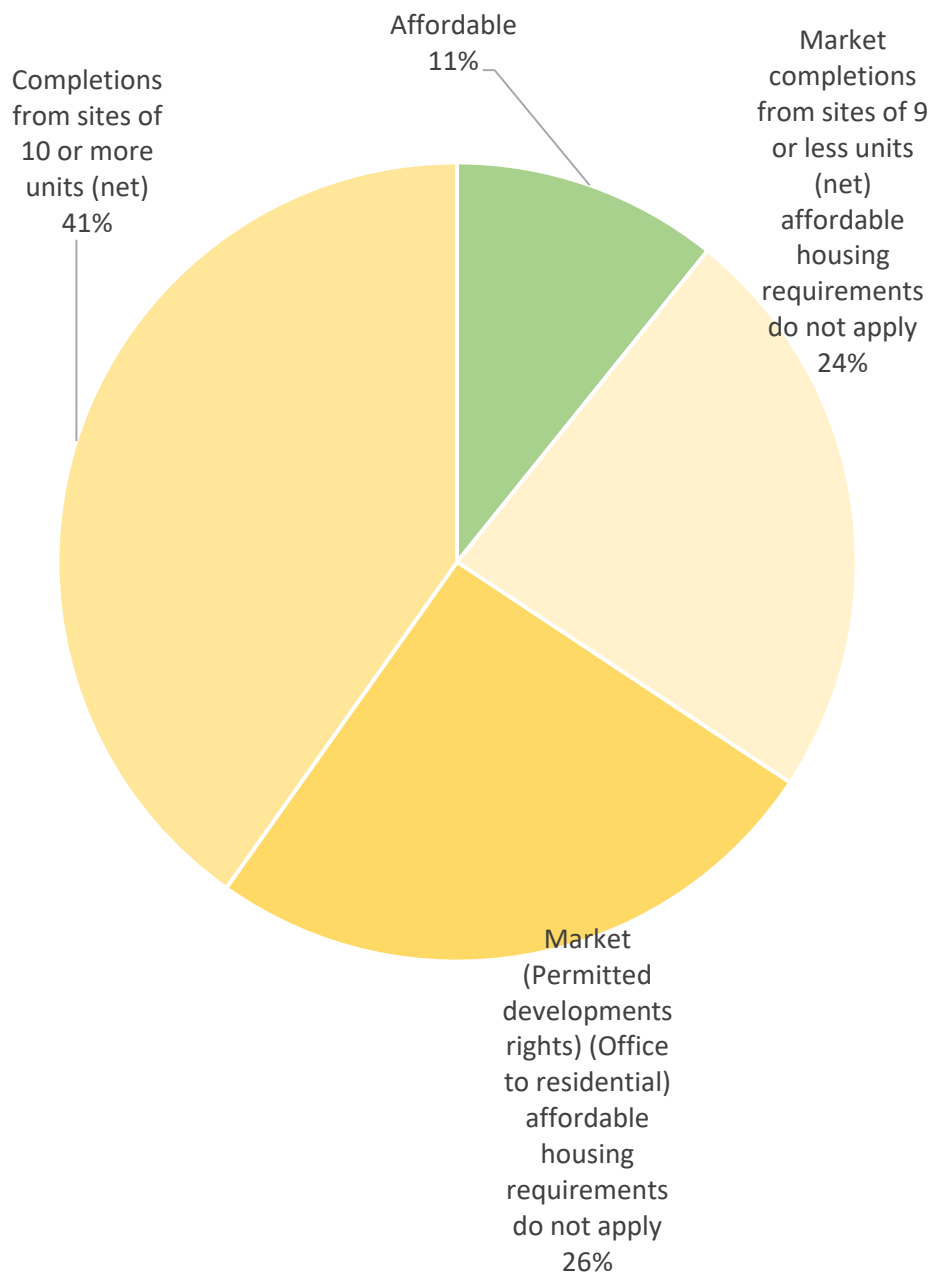
25% of all new homes to be social or affordable rent and 15% to intermediate shared ownership, intermediate rent or starter homes

Current position

From 2016 to 2018 4% of completions were for affordable rented homes and 7% were for intermediate homes

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

Address the borough's need for affordable homes

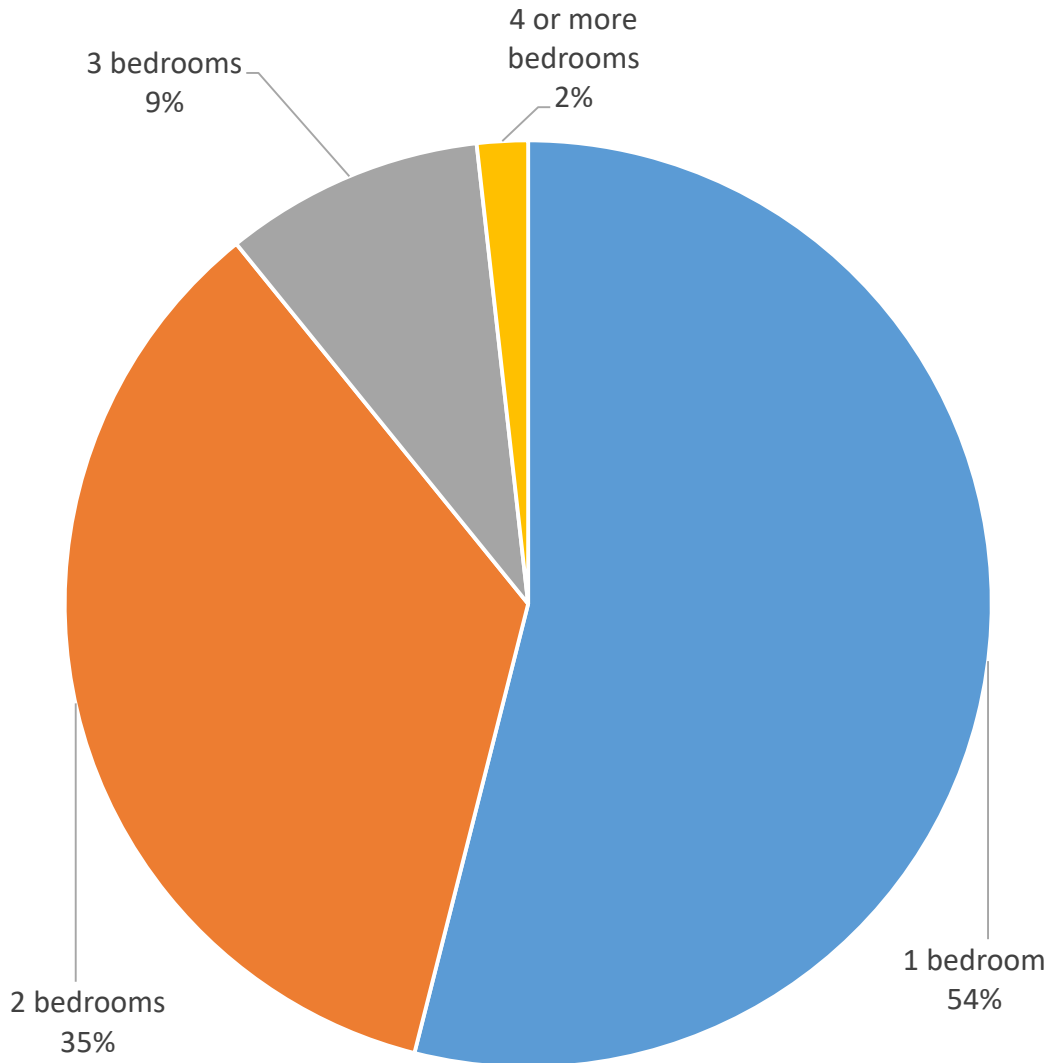


24% were completions from sites of 9 or less units and therefore the affordable housing requirement does not apply and 26% were completions where permitted development rights apply (office and residential) and therefore the affordable housing requirement does not apply

When the affordable housing requirement does apply, 23% of completions where affordable rent, social rent or intermediate homes

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

Address the borough's need for homes of different sizes

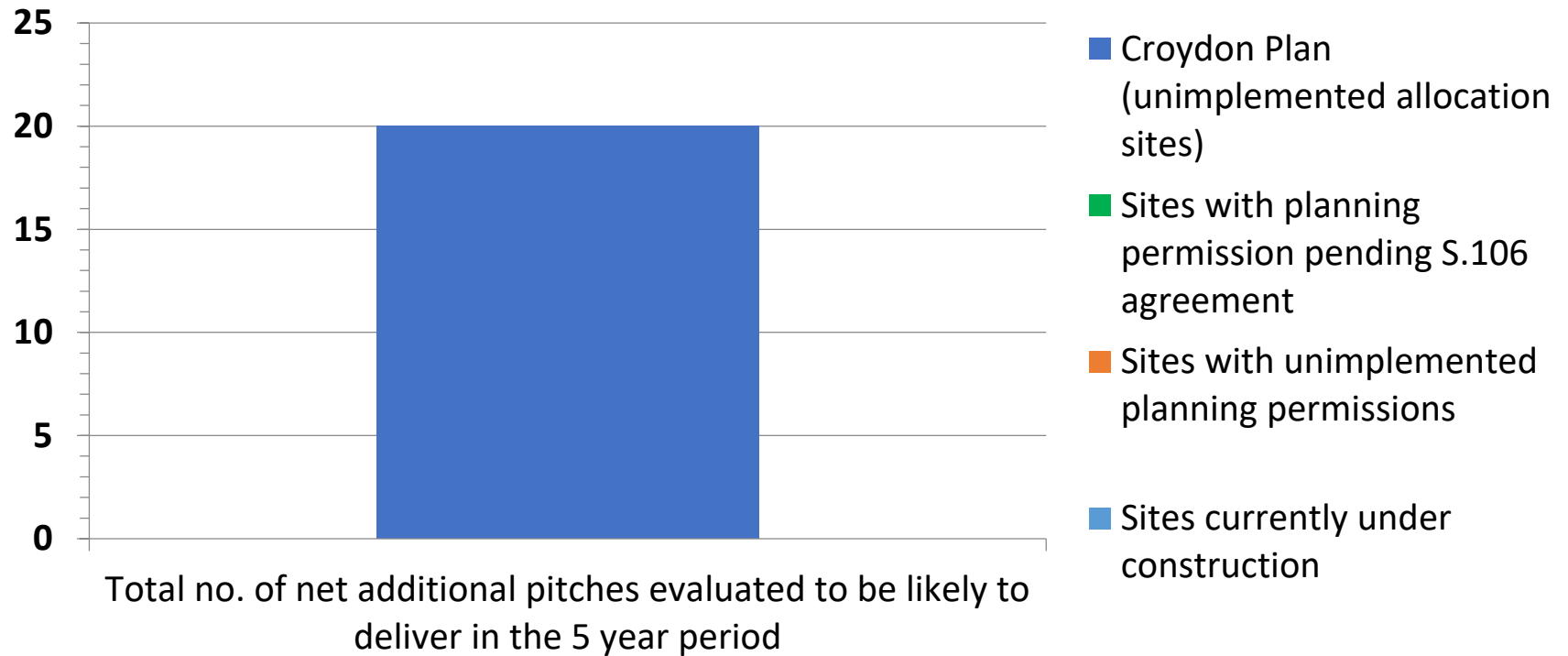


The Local Plan sets the strategic target for 30% of all new homes up to 2036 to have three or more bedrooms

From 2016 to 2018, 11% of homes are 3 or more bedrooms

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

Deliver 36 new Gypsy and Traveller pitches by 2036



Current position

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

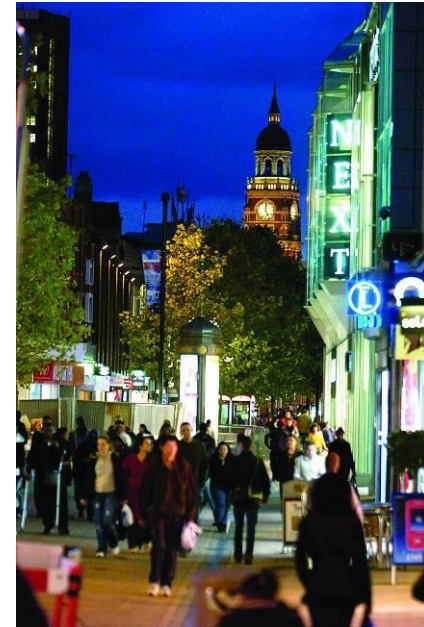
The five year target for Gypsy and Traveller pitches is 9

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

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

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

Enable the
development of new
and refurbished office
floor space

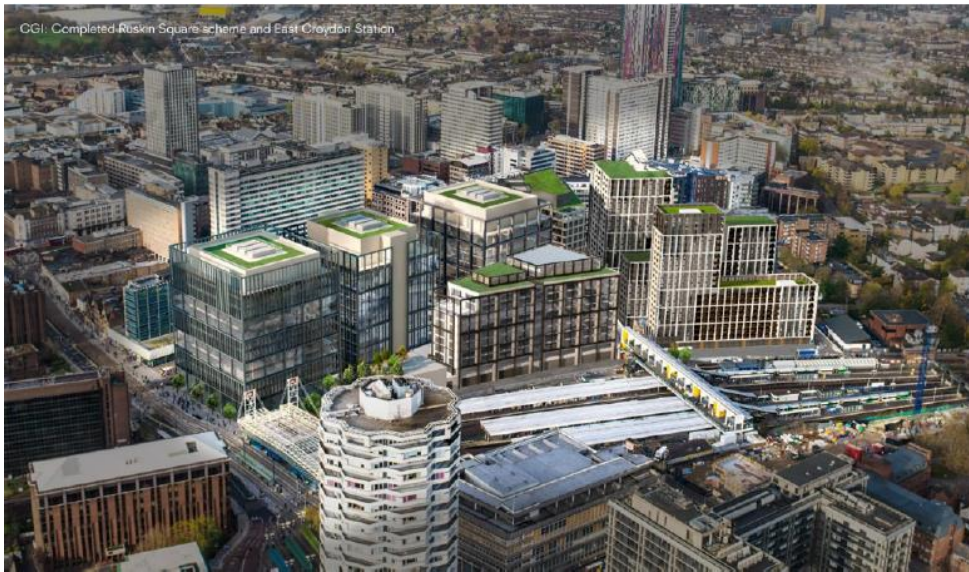


Maintain the retail vitality
and viability of Croydon
Metropolitan Centre

Enabling the development of office floor space in Croydon Metropolitan Centre

Target

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



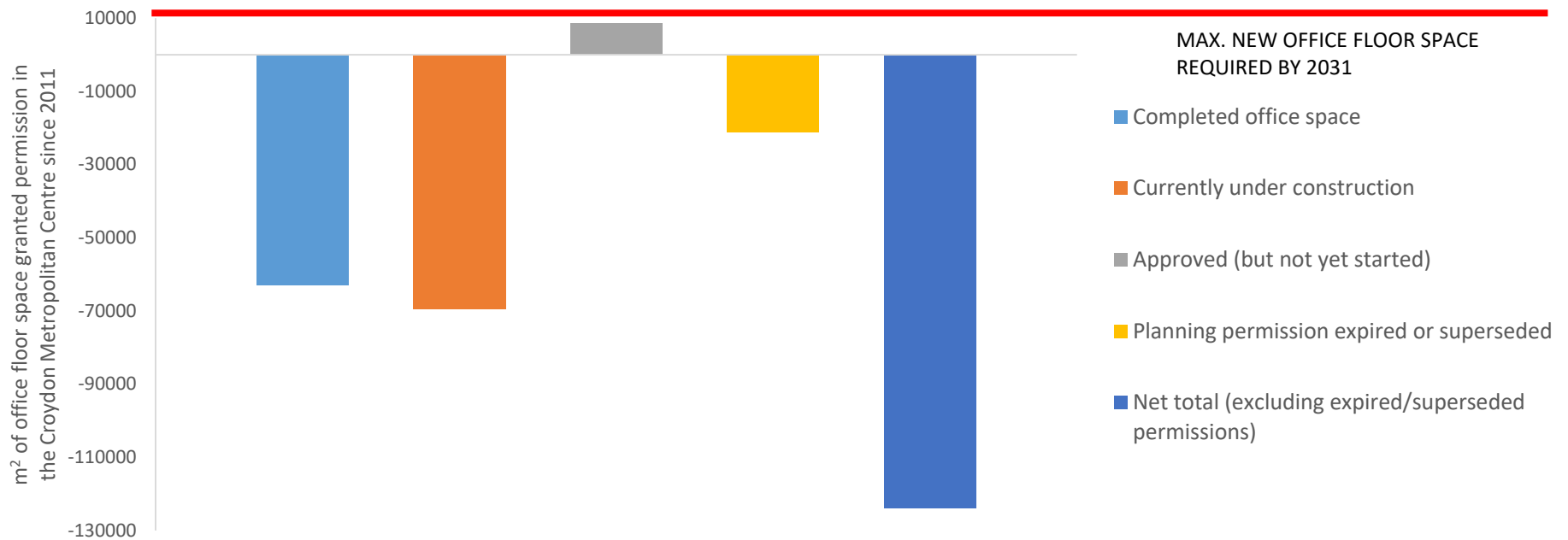
The Ruskin Square development includes 151,420sqm of office space

Current position

Overall 28% of office floor space in Croydon Metropolitan Centre is vacant, a slight increase from 2017/2018

27 office premises are completely vacant, which is an increase of 10 from last year

Enabling the development of office floor space in Croydon Metropolitan Centre



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

Current position

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

The figure for the net loss of office floor space has decreased slightly by roughly 6,767m² since April 2017

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

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

Maintaining the retail vitality and viability of Croydon Metropolitan Centre

Target

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

Current position

In November 2018 the vacancy rate in the centre was 12% of Class A floor space, up from 11% in the previous year and down from the high of 30% in 2013



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

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

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



Maintaining the retail viability and vitality of District and Local Centres

Target

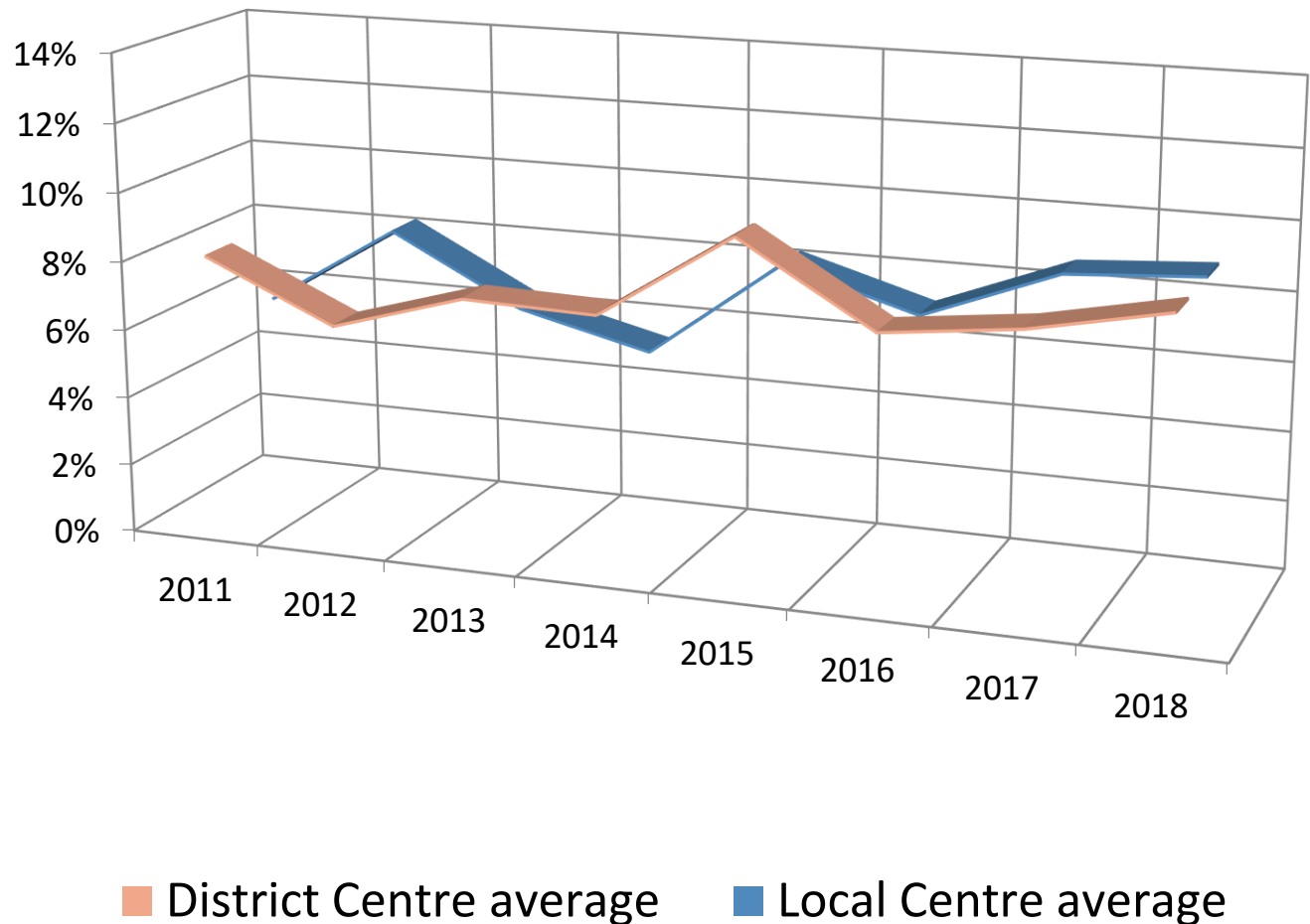
Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Current position

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

Across the period from 2008 to 2017 average vacancy levels in District Centres have ranged from 8% to 12%

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

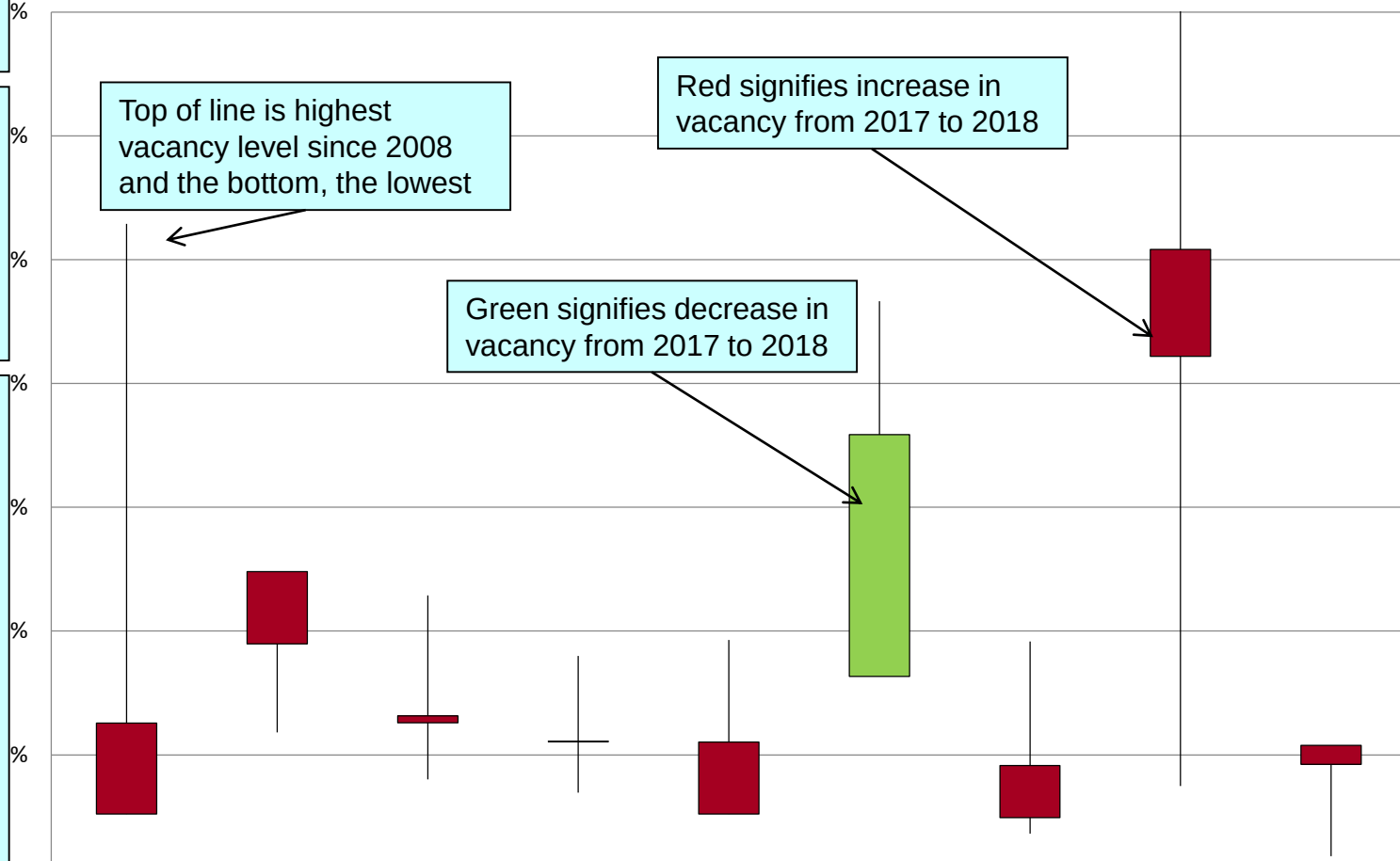


Maintaining the retail viability and vitality of District Centres

One of the nine District Centres (South Norwood) has vacancy levels above the target level for 2021

Most centres have experienced fairly constant floor space vacancy rates over the period 2006 to 2018

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



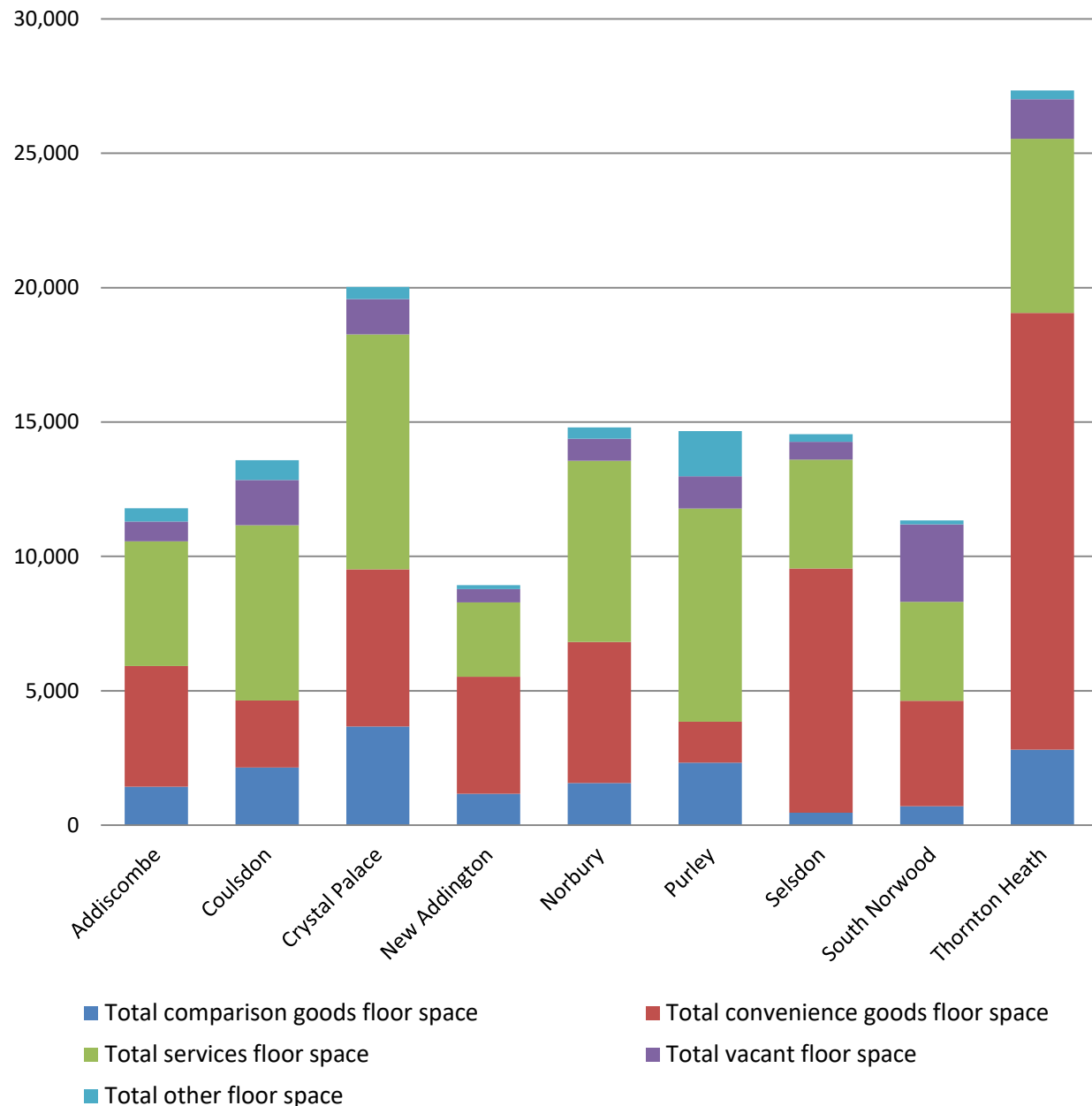
	Addiscombe	Coulsdon	Crystal Palace	New Addington	Norbury	Purley	Selsdon	South Norwood	Thornton Heath
2017 vacancy rate	3%	9%	6%	6%	3%	18%	2%	21%	5%
Highest vacancy rate (2008-2018)	26%	12%	11%	9%	10%	23%	10%	38%	5%
Lowest vacancy rate (2008-2018)	3%	6%	4%	3%	3%	13%	2%	4%	1%
2018 vacancy rate	6%	12%	7%	6%	6%	8%	5%	25%	5%

Overview of the borough's District Centres

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

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

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



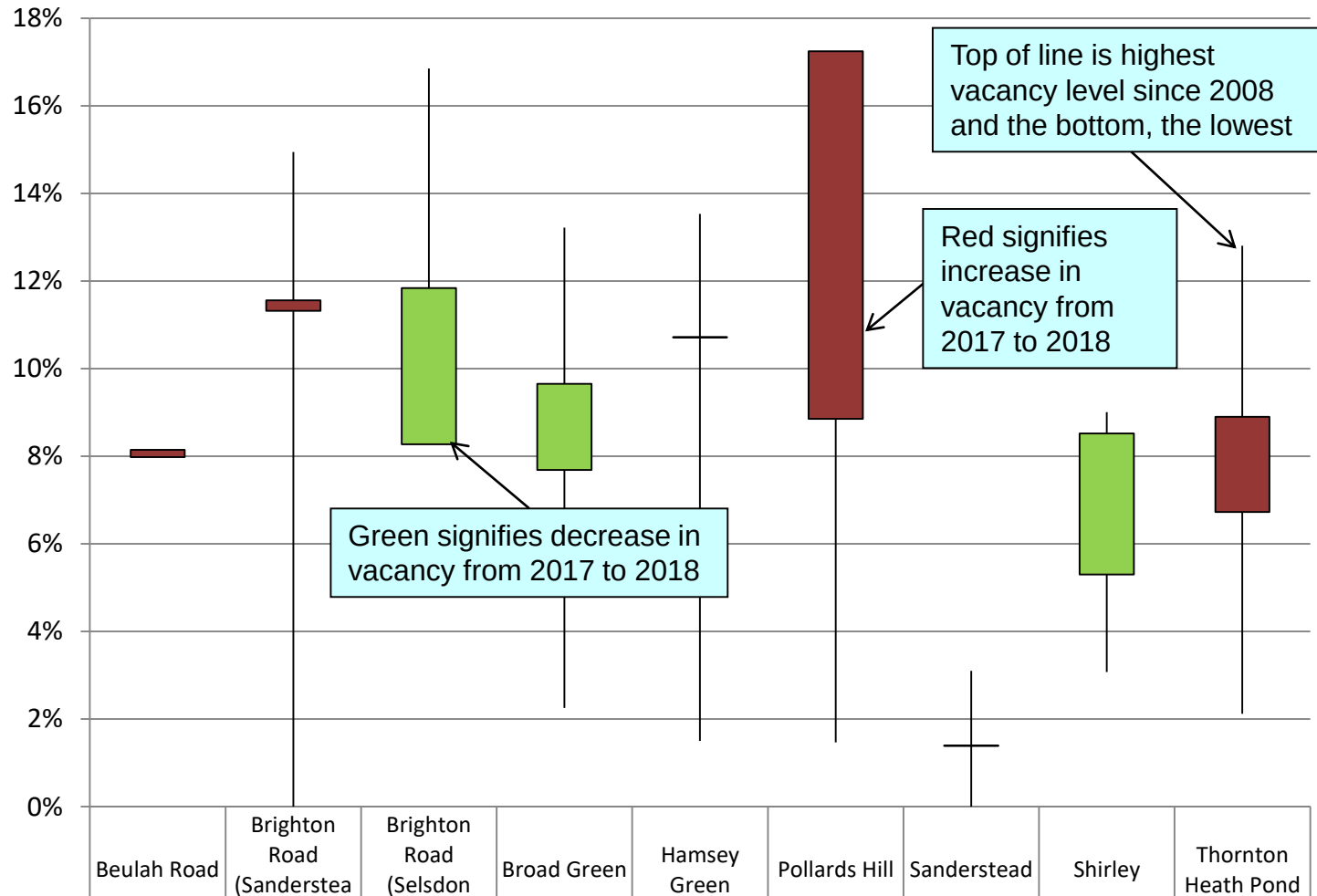
Maintaining the retail vitality and viability of Local Centres

Pollards Hill is the only Local Centre that is below the vacancy level the target level for 2021

The majority of Local Centres have experienced changes in the floor space vacancy rate over the period 2008 to 2018

Only Sanderstead Local Centre has remained stable

Beulah Road was first surveyed in 2017 as a new local centre and remained at 8% vacancy



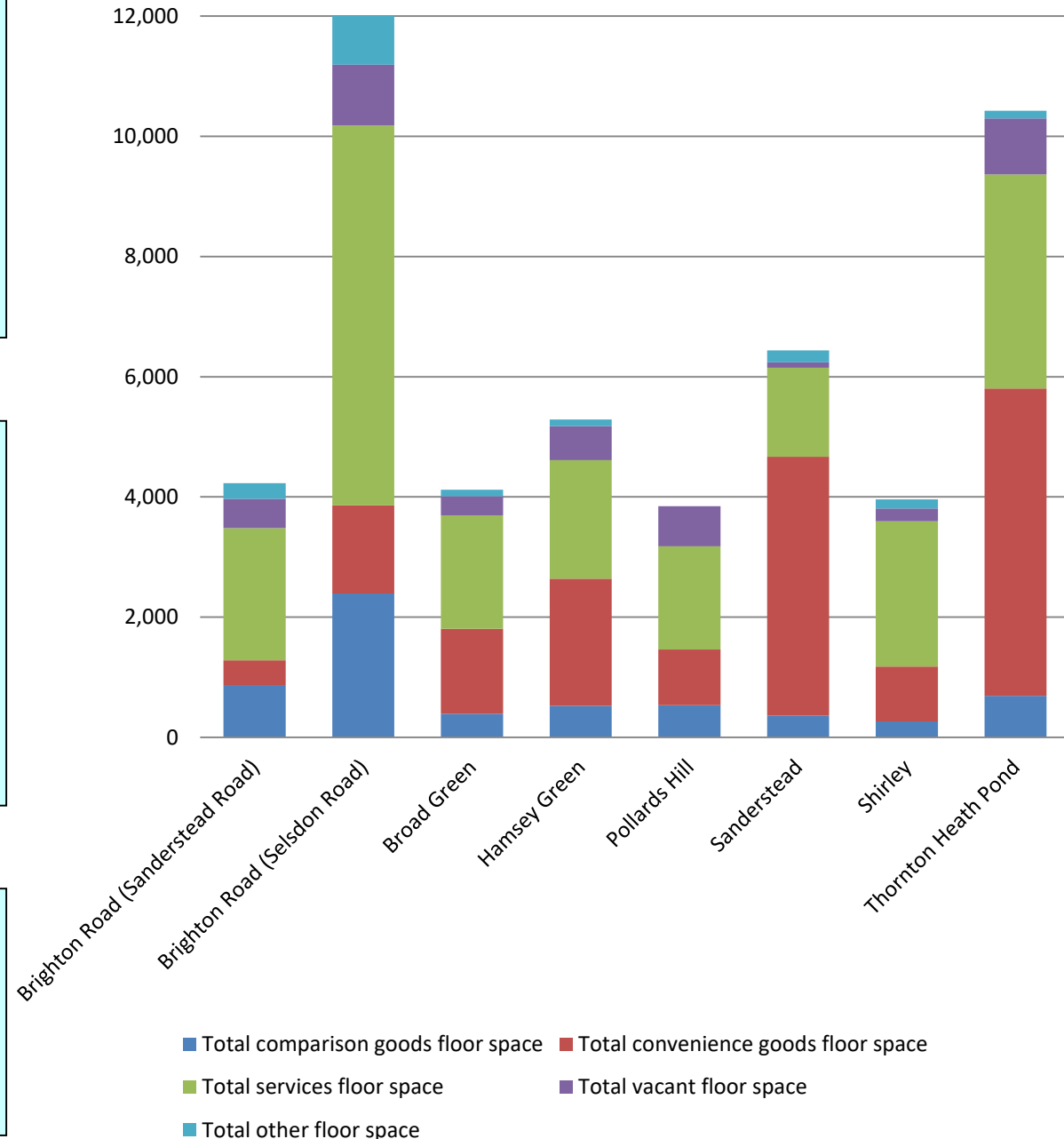
	Beulah Road	Brighton Road (Sanderstead Road)	Brighton Road (Selsdon Road)	Broad Green	Hamsey Green	Pollards Hill	Sanderstead	Shirley	Thornton Heath Pond
2017 vacancy rate	8%	11%	12%	10%	11%	9%	1%	9%	7%
Highest vacancy rate (2008-2018)	8%	15%	17%	13%	14%	15%	3%	9%	13%
Lowest vacancy rate (2008-2018)	8%	0%	10%	2%	2%	1%	0%	3%	2%
2018 vacancy rate	8%	12%	8%	8%	11%	17%	1%	5%	9%

Overview of the borough's Local Centres

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

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

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



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

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



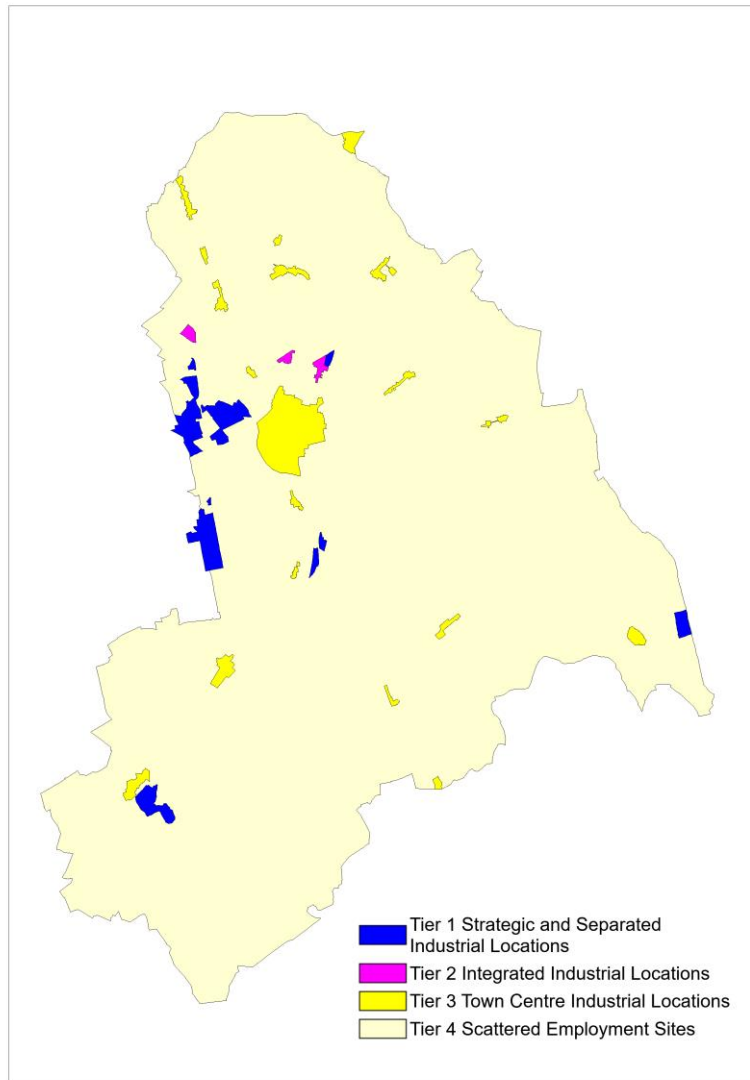
Strong protection for the borough's stock of industrial/warehousing premises

Target

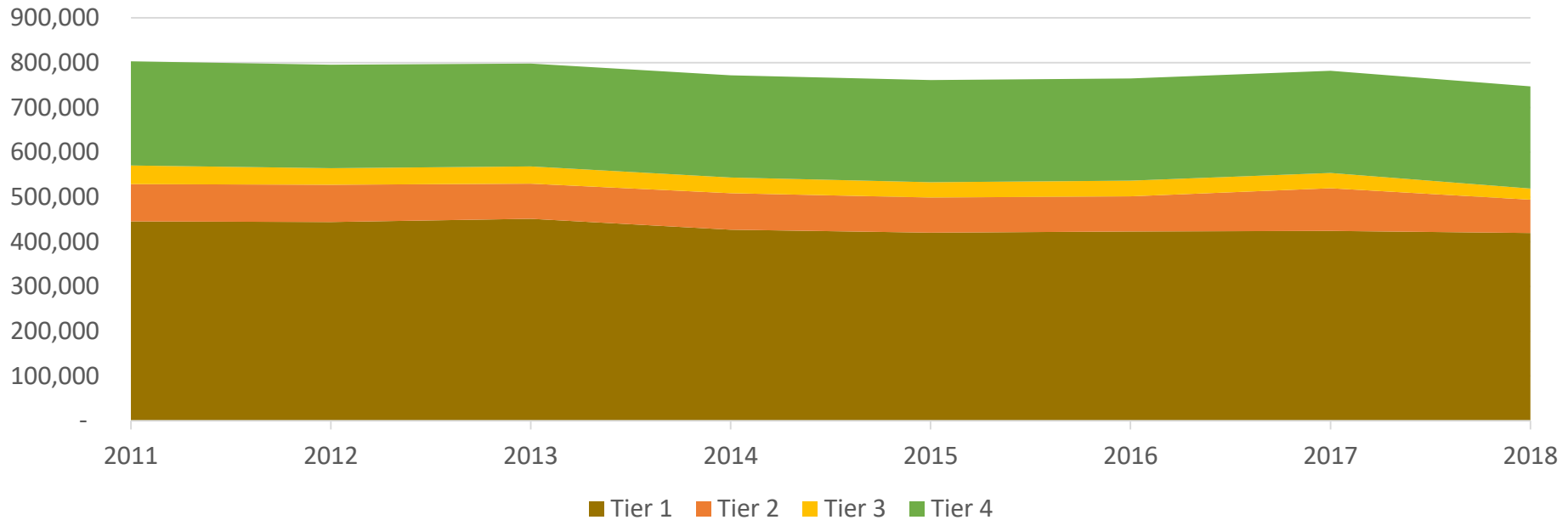
No net loss of floor space for industrial and warehousing activity across the 4 tiers

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

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



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



Current position

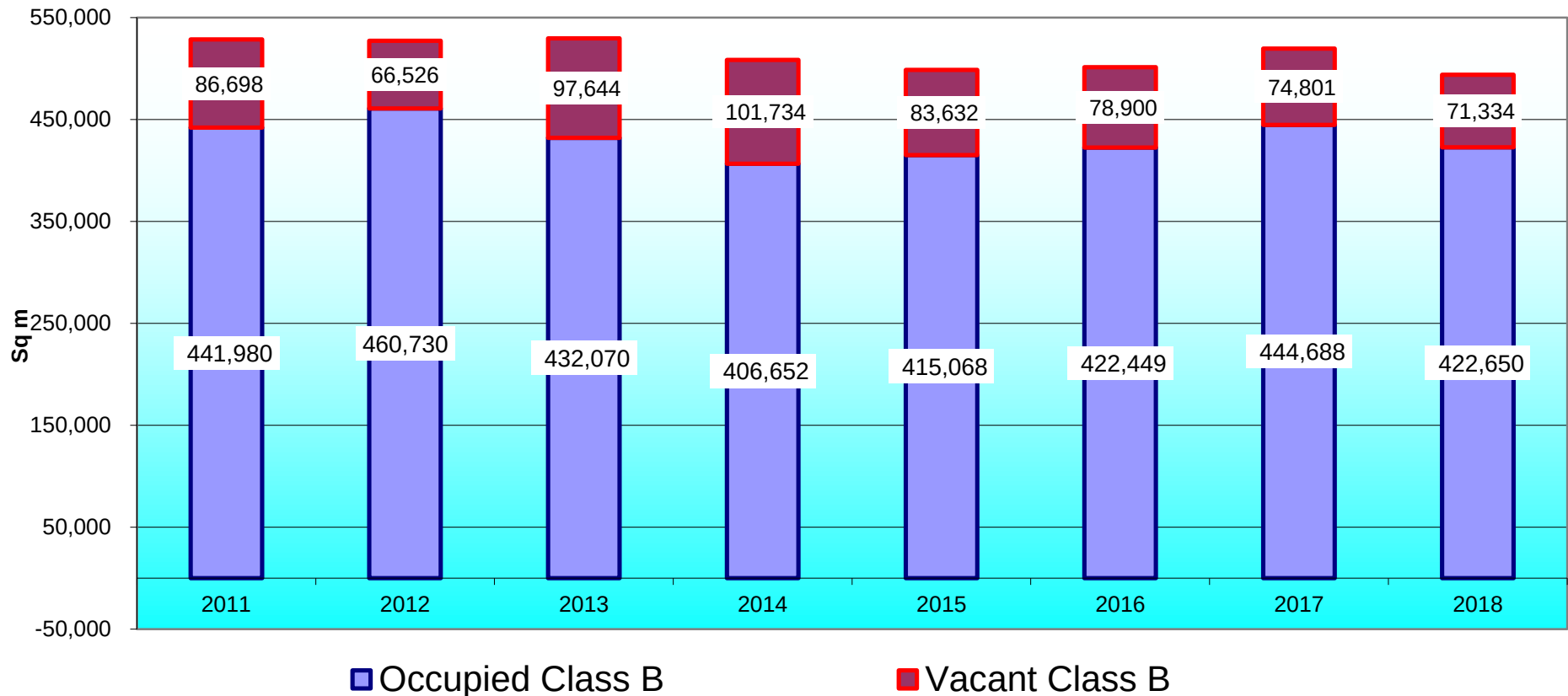
All four tiers of employment land saw a loss of floor space between 2011 and 2018

A total of 34,811m² of industrial floor space was lost in this period with Tier 2 seeing the greatest loss with 20,872m² less floor space

Overall in there was a 7% decline in the amount of employment floor space between 2011 and 2018 across all Tiers (with Tier 3 seeing the greatest retraction)

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

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

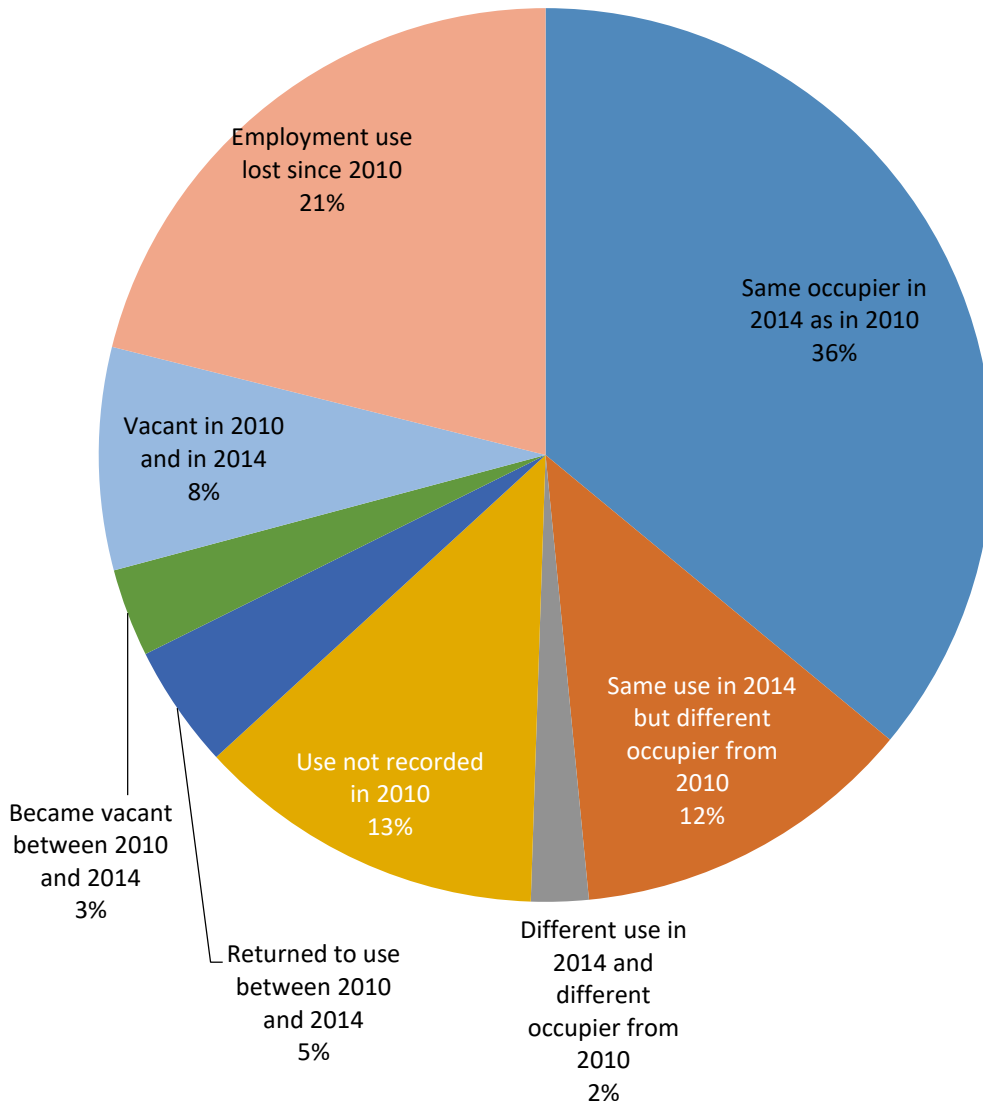


Since 2006 the amount of occupied Class B floor space in Tier 1 and Tier 2 locations has gradually been decreasing

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

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

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



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

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

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

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

What does this mean for planning in Croydon?

Homes:

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

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

The Council maintains a Five Year Supply of Housing Land and has passed the Housing Delivery Test 2018



The redevelopment of 101 George Street will provide a 38 and 44 storey building including 546 residential units

What does this mean for planning in Croydon?

Affordable homes:

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

The Council's Housing Enabling Officer works to build relationships between the council, housing associations and developers to support the delivery of onsite affordable housing

Improved monitoring of registered provider developments has assisted in capturing affordable housing units that are confirmed post planning decision, including the additional 218 affordable units that have been identified through this process this year

Additional affordable housing has been delivered on some sites by working with developers and housing associations on proposals to increase affordable housing provision above the level required by policy and this is set to increase in 2019/20 with a number of sites under discussion with developers and housing associations

There is also the potential of a further 50 additional affordable units in a pending purchase by a Register Provider, which will be captured in the next monitoring year

What does this mean for planning in Croydon?

Croydon Metropolitan Centre:

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

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

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

What does this mean for planning in Croydon?

District and Local Centres:

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

Ongoing and proposed regeneration initiatives in a number of District Centres, including South Norwood (the District Centres that does not currently achieve the target for 2021) are targeted at boosting local growth and reducing the level of vacancies

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

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

What does this mean for planning in Croydon?

Employment:

The Croydon Local Plan policies that protect Tier 1, 2, 3 and 4 land need to continue to be implemented to reduce the continue loss of employment floor space since 2011

This includes the continued protection of Tier 4 industrial and warehousing land and premises where over 20% of sites that existed in 2010 have been lost to a non-employment use



Preparing and Delivering the Croydon Local Plan

Progress in preparing the Croydon Local Plan

Croydon Local Plan 2018

- The new Croydon Local Plan 2018 was **adopted** on 27th February 2018.
- The partial review of the Local Plan has commenced with **Consultation** on the review is anticipated to take place in Autumn 2019.

Other policy documents

- Fifteen Conservation Area Appraisals & Management Plans have been **adopted** since 2012. **Consultation** on the draft CAAMP for the Addington Village conservation area was undertaken in May 2019 and is anticipated to be adopted in the summer 2019. CAAMPs for Bradmore Green, South Norwood, Webb Estate and Upper Woodcote Village Conservation Areas are programmed.
- Old Town Masterplan and three associated Conservation Area Appraisals & Management Plans **adopted** in 2015.
- The Suburban Design Guide Supplementary Planning Document was **adopted** in April 2019.
- South London Waste Plan is currently under review.

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

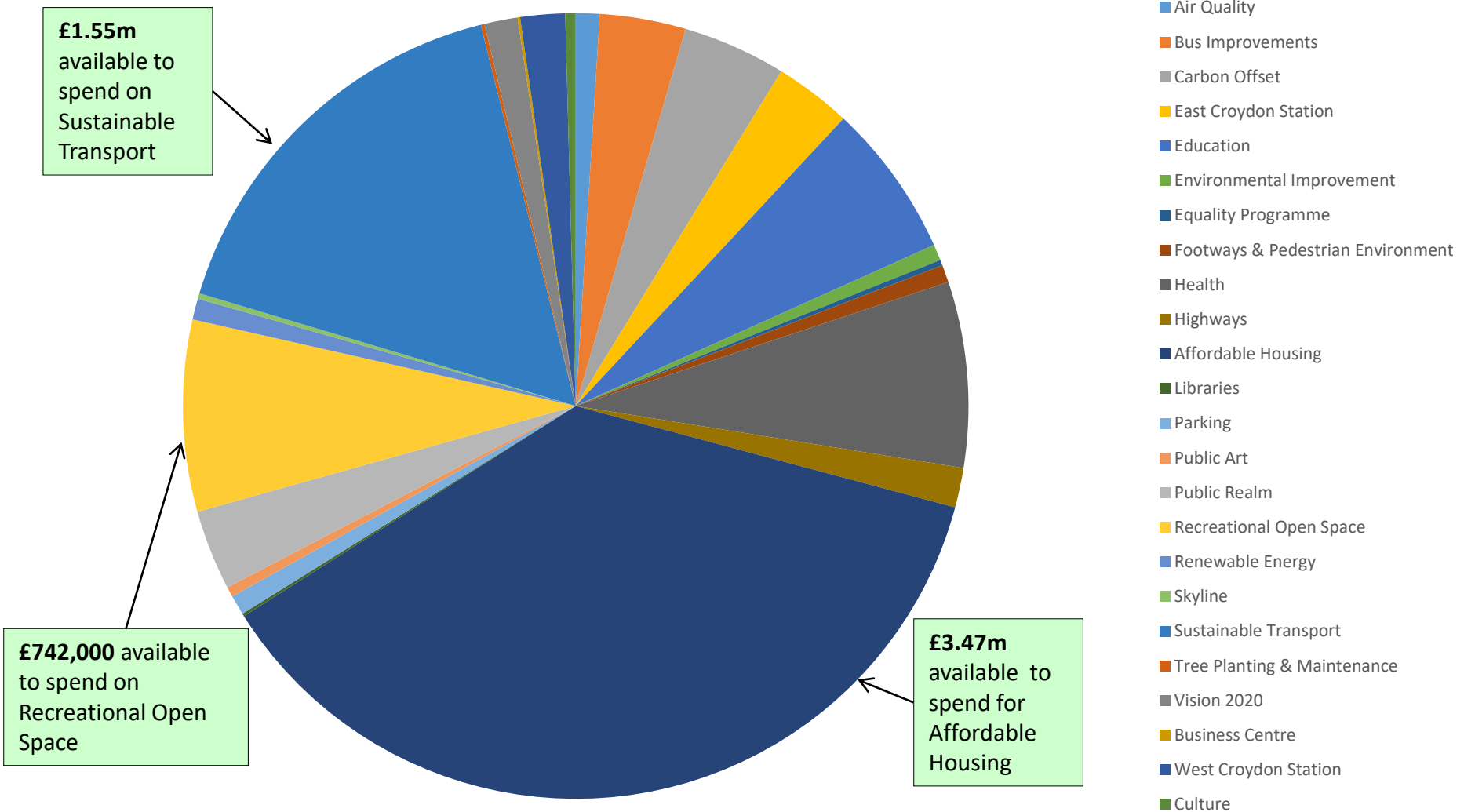
In 2017 Croydon Council worked with over 10 different other local authorities and government agencies

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

The top three issues discussed were Local Plan reviews, cross boundary planning matters and the South London Waste Plan

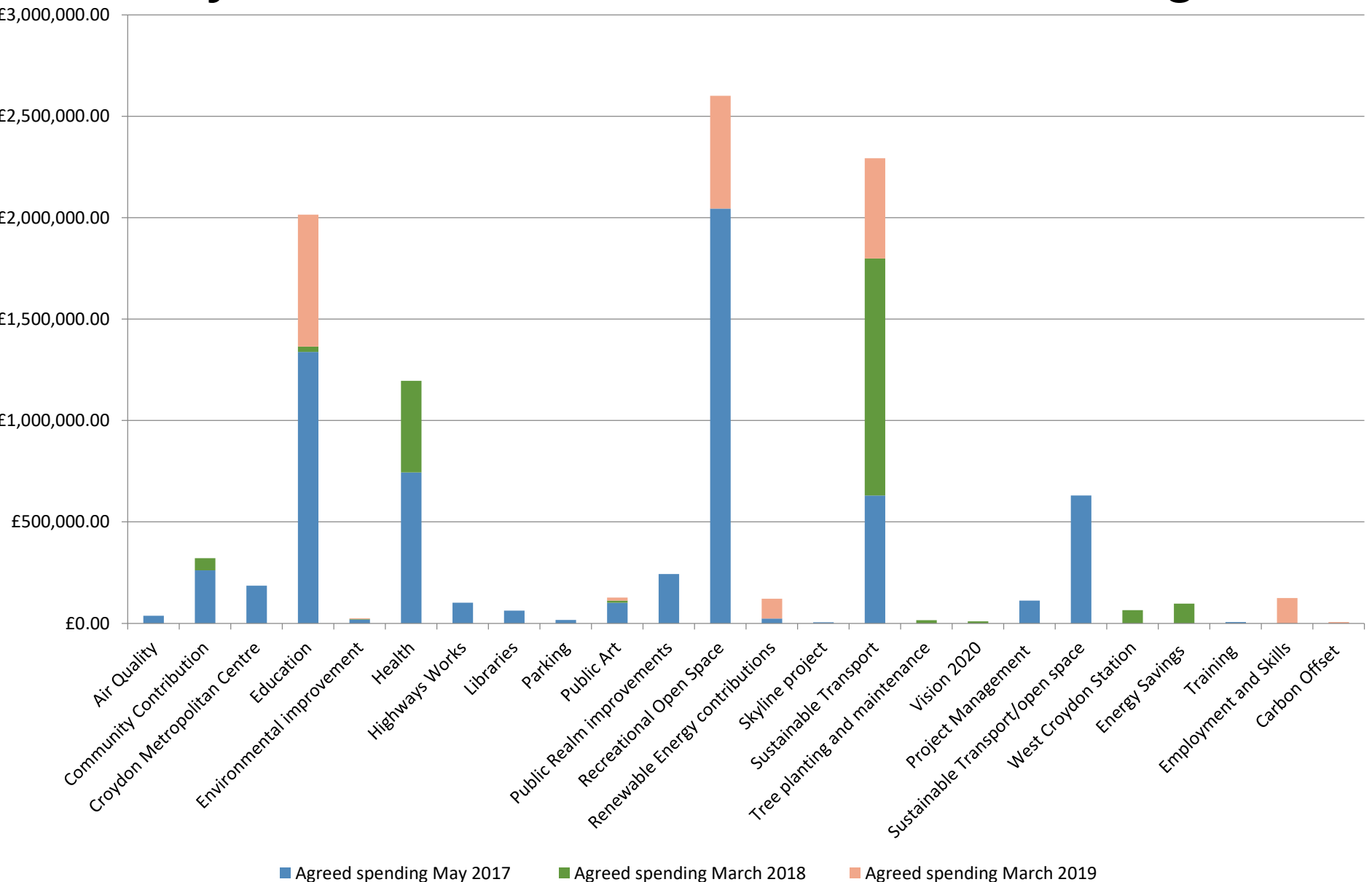
Croydon Council also goes above the requirements of Duty to Corporate, especially at a sub-regionally level, playing an active role in the South London Partnership

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



In March 2019 there was **£9.4m** that was raised through section 106 planning obligations and available to spend on 24 different project types across a number of categories

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



Delivering infrastructure to support the Croydon Local Plan – CIL Governance

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

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

Up to 5% of Croydon's CIL income up to 31st March 2019 has been retained by the Council as an administrative cost in accordance with the CIL Regulations

EDUCATION FACILITIES

HEALTHCARE FACILITIES

PUBLIC OPEN SPACE

PUBLIC SPORTS AND LEISURE

COMMUNITY FACILITIES

GROWTH ZONE PROJECTS

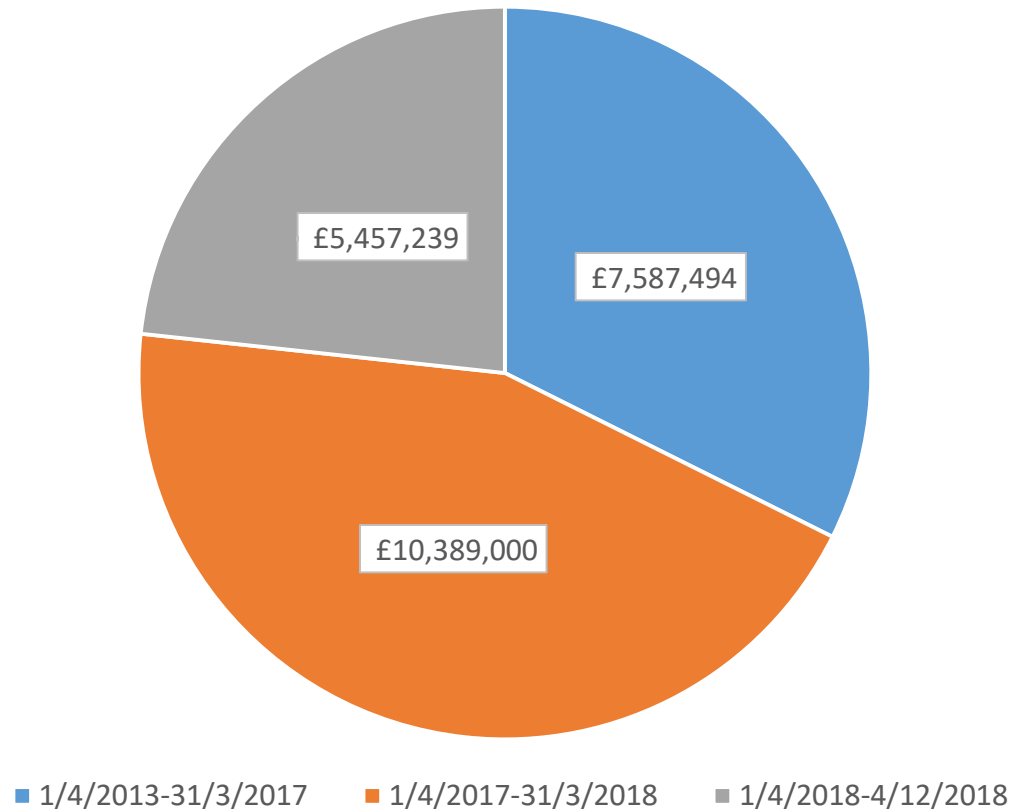
Delivering infrastructure to support the Croydon Local Plan – CIL

Croydon's Community Infrastructure Levy (CIL) was introduced on 1st April 2013 and by 4th December 2018 had raised **£23,432,585**

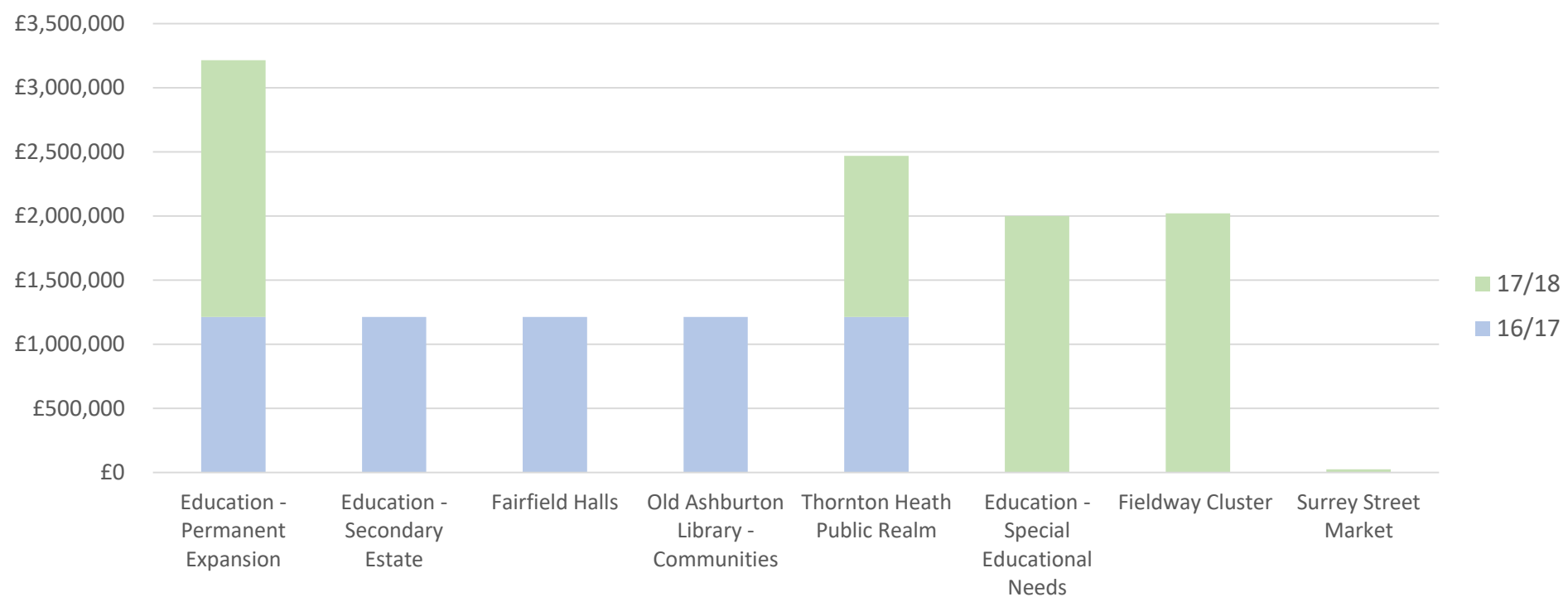
Of the total collected 76% was from inception to 31/3/2018 totalling **£17,975,346**

44% of the total collect was from 1/4/2017 to 31/3/2018 and totalled **£10,389,000**

In 2018, **£5,457,239** was collected, which equates to 23% of the total collected



Delivering infrastructure to support the Croydon Local Plan – CIL assignment



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 December 2018 a total of **£7.3 million** of funding from CIL has been agreed to support necessary infrastructure identified in the Croydon Infrastructure Delivery Plan and the Capital Programme and in accordance with the Council's Regulation 123 list

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