

The Croydon Monitoring Report 2021/22

March 2023

CROYDON
www.croydon.gov.uk

Contents of the Monitoring Report – 2021/22

Monitoring the success of the Croydon Local Plan 2018

- Housing
- Five Year Supply of Housing Land (2022 – 2027)
- Croydon Metropolitan Centre
- District and Local Centres
- Employment

Preparing and delivering the Croydon Local Plan 2018 review

- Progress in preparing the Croydon Local Development Framework
- Working with other local authorities and government agencies
- Delivering the infrastructure needed to support the Croydon Local Plan

Monitoring the success of the Croydon Local Plan 2018

Housing policies of the Croydon Local Plan

The adopted Croydon Local Plan 2018 sets out the housing target as 32,890 new homes between 2016 and 2036. However, this number was superseded by the London Plan 2021, which now requires Croydon to deliver 20,790 homes between 2019 and 2029.

Croydon's annual housing target is **2,079** homes between 2019 - 2029.

Policy Requirement:

Address the borough's need for affordable homes

No. of affordable homes completed

April 2020- March 2021

365

April 2021- March 2022

338

Deliver 36 new Gypsy and Traveller pitches by 2039

Policy Requirement:

Address the borough's need for homes of different sizes

No. of 3 or more bed units completed

April 2020- March 2021
297

April 2021- March 2022

364

Homes Position – 2021/22

Croydon's annual housing target is **2,079** homes for 2019 - 2029.

The borough's five year target plus the National Planning Policy Framework's additional 5% buffer equates to **11,200** new homes.

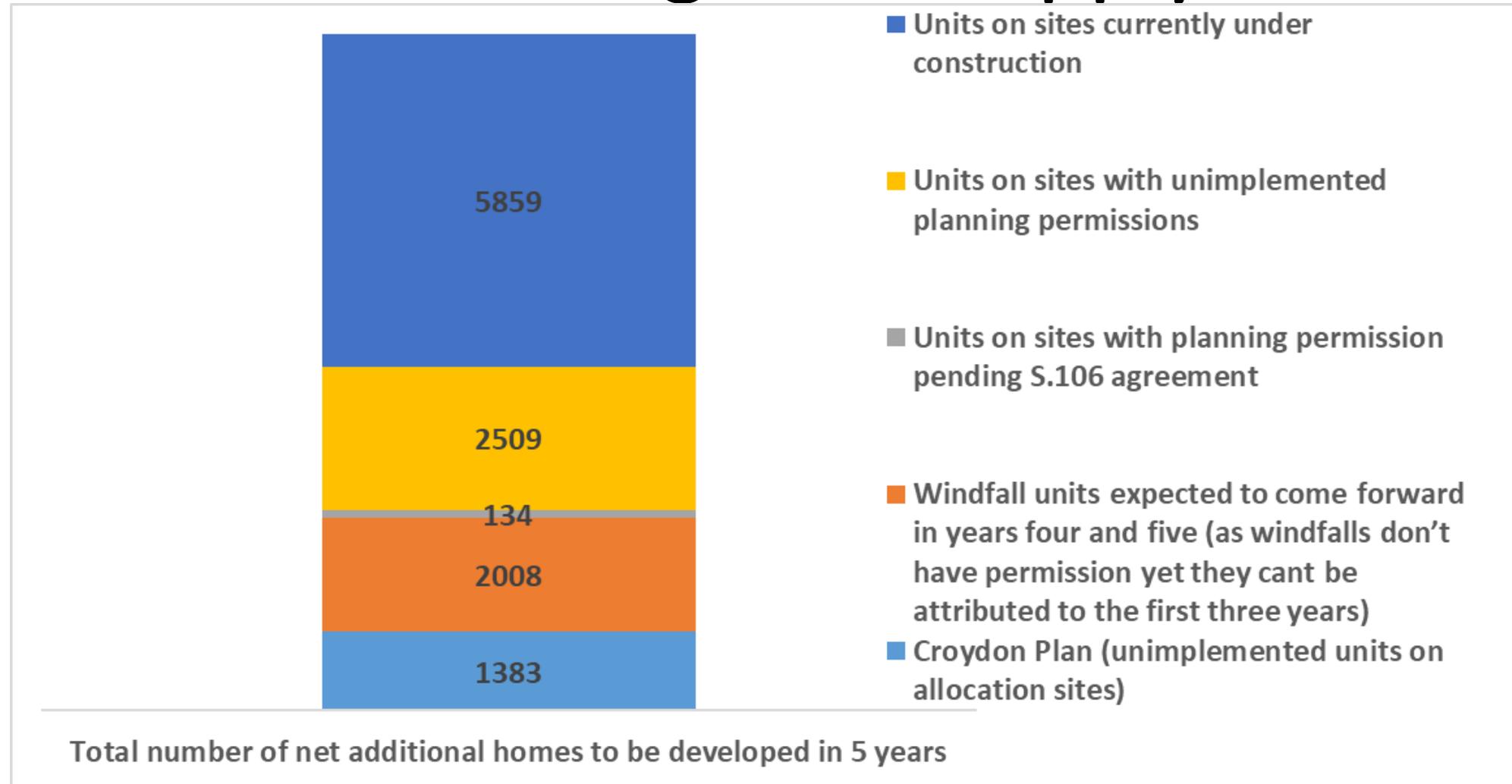
In 2020/21 a total of **2,029** new homes were built in Croydon.

In 2021/22, a total of **2,121** new homes were built.

Croydon currently has a pipeline of **11,893** new homes.

Current position
Croydon currently has a five year supply of housing land to meet housing targets until 2027. It has a supply for **5.3 years.**

Five Year Housing Land Supply 2022-27



Housing Delivery Test

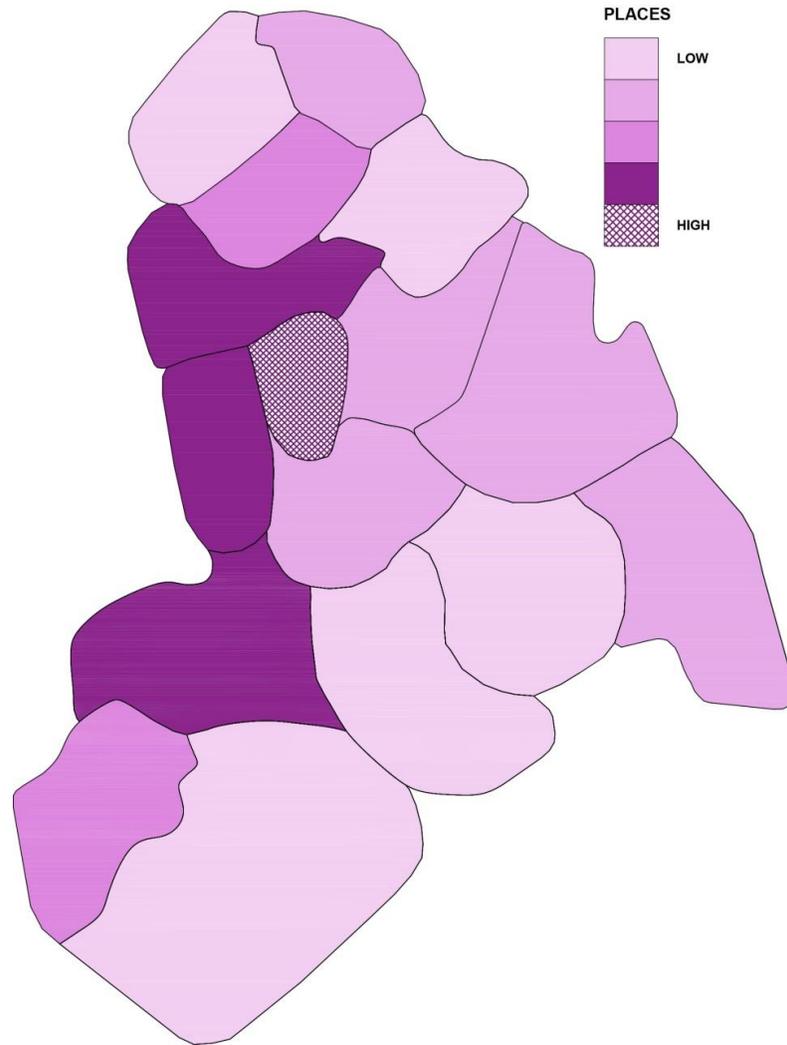
Background

The Housing Delivery Test (HDT) is a measurement set by the Department for Levelling Up, Housing and Communities and 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 2021 Housing Delivery Test was released on 14th January 2022 and identified Croydon exceeding their requirement by **28%** and therefore no further action is required.

Growth in homes in Croydon 2016-2036 by Place



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

The most residential growth has taken place in the Croydon Opportunity Area, Purley, Coulsdon, Thornton Heath, and Broad Green & Selhurst, in line with the target.

Addressing the borough's need for affordable homes

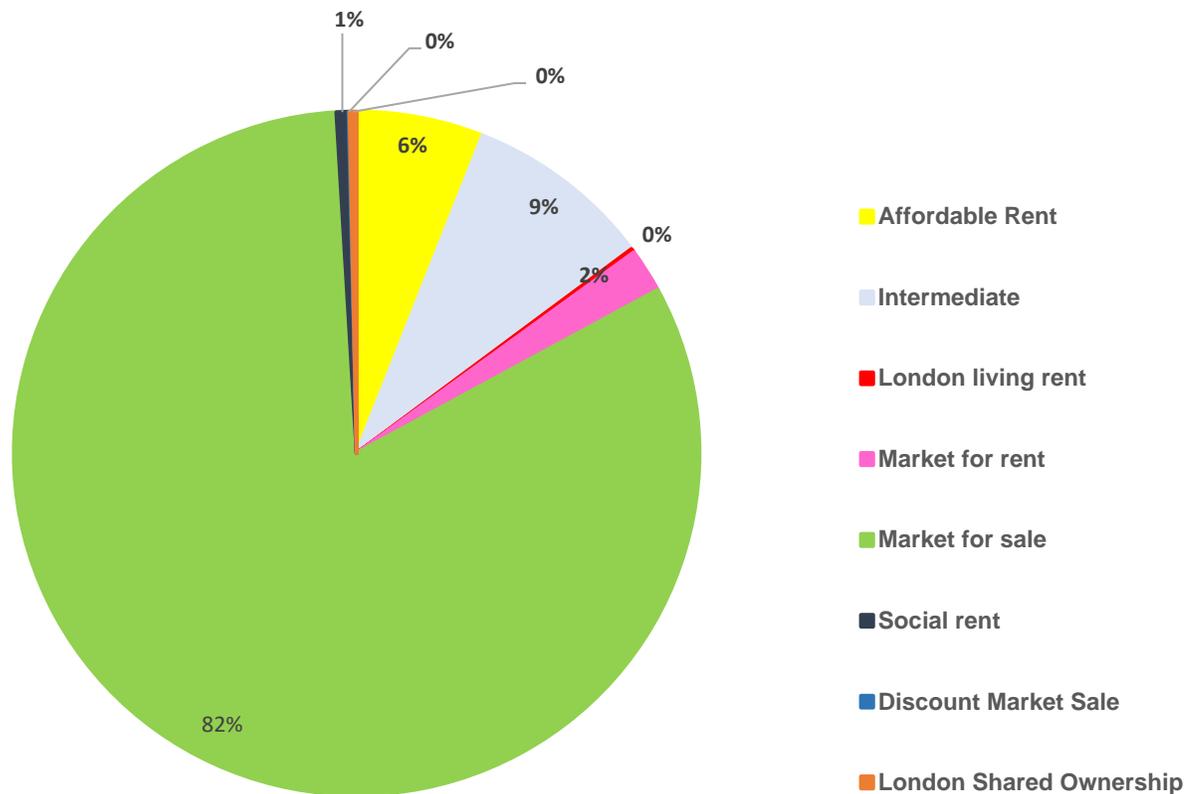
Target

The London Plan requires 50% of all new homes to be affordable rent including 15% to be intermediate shared ownership, intermediate rent or starter homes. Out of which 30% low-cost rented homes, as either London Affordable Rent or Social Rent, 30% intermediate housing and 40% to be determined by the borough as low-cost rented homes.

Current position

From **April 2021 to March 2022**, **16%** of all completions were affordable homes. From April 2020 to March 2022, **17%** of completions were affordable homes.

Addressing the borough's need for affordable homes



Tenure (April 2021 - March 2022)

Tenure (2021-2022)	Total
Affordable Rent	127
Intermediate	187
London living rent	4
Market for rent	44
Market for sale	1739
Social rent	12
Discount Market Sale	1
London Shared Ownership	7

Address the borough's need for homes of different sizes

Policy

The Local Plan sets the strategic target of:

30% of all new homes in the plan period to have three or more bedrooms.

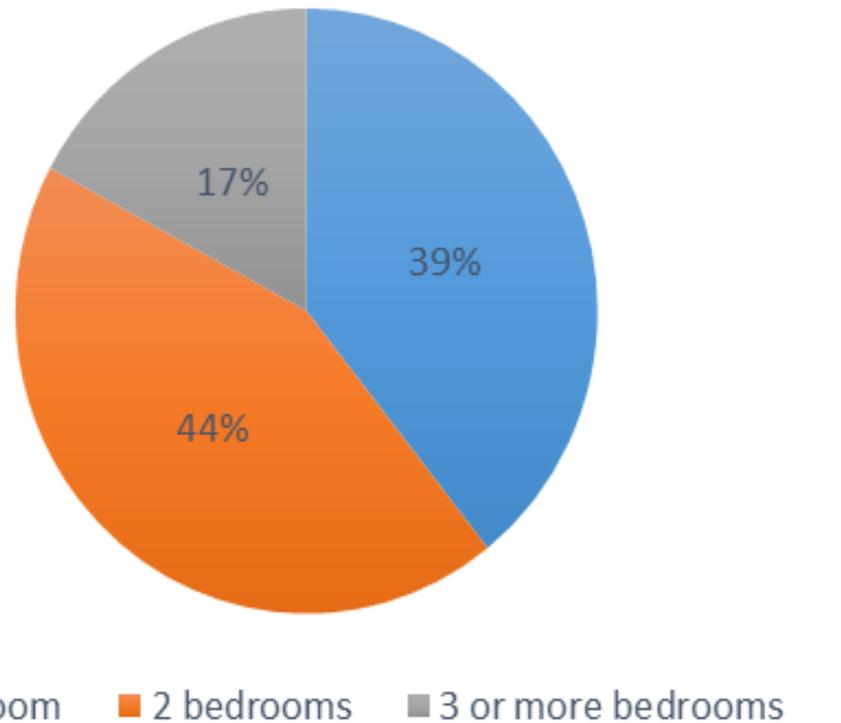
The Local Plan sets stronger minimum levels of larger homes on major development sites across the borough to help increase this percentage to achieve the strategic target

Current Position (accumulated)

From **April 2021 to March 2022**, **17%** of homes are 3 or more bedrooms. From April 2020 to March 2022, **16%** of homes are 3 or more bedrooms.

Addressing the borough's need for homes of different sizes

Housing Mix April 2021- March 2022



Housing Mix (2021-2022)	Total
1 bedroom	834
2 bedrooms	923
3 or more bedrooms	364

Deliver 36 new Gypsy and Traveller pitches by 2036

Policy

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

The Local Plan has a site allocation for 20 Gypsy and Traveller pitches at Purley Oaks Depot.

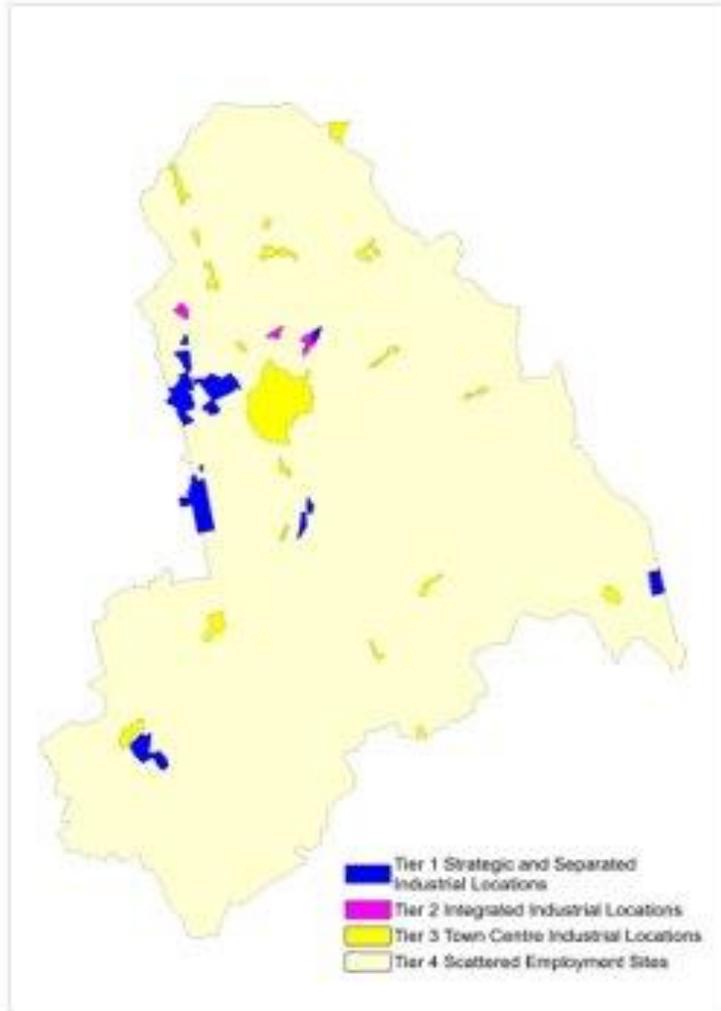
Current position

The site allocation for 20 Gypsy and Traveller pitches at Purley Oaks Depot can supply the need for new Gypsy and Traveller pitches.

The five-year target for Gypsy and Traveller pitches is 9.

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

Employment policies in the Croydon Local Plan aim to give 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 (Local Plan 2018)

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.

Preparing and Delivering the Croydon Local Development Framework

Progress in preparing the Croydon Local Plan

Croydon Local Plan 2018

- The Croydon Local Plan 2018 was **adopted** on 27th February 2018.
- The partial review of the Local Plan has commenced. The Reg 19. **Consultation** of the review took place in January 2022.

Other policy documents

- Sixteen Conservation Area Appraisals & Management Plans (CAAMP) have been adopted since 2012. Consultation on the draft CAAMP for the South Norwood conservation area was undertaken and the final CAAMP adopted in July 2022. CAAMPs for Webb Estate and Upper Woodcote Village, Bradmore Green Conservation Areas are programmed.
- The Suburban Design Guide Supplementary Planning Document was **revoked** in July 2022.
- South London Waste Plan was adopted in December 2022.

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

In 2022, Croydon Council worked with 9 other local authorities.

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.

The notable joint working for the plan period was the progress on the review of the South London Waste Plan, a joint project between Croydon and the London Boroughs of Sutton, Merton and Kingston. The public inquiry into the waste plan was held in September 2021.

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

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