

Authorities' Monitoring Report 2023-24

February 2025

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1. Introduction

- 1.1 The Authorities' Monitoring Report (AMR) monitors the effectiveness of how the policies within the Local Plan (2018) are performing and the progress made in relation to the production of the Partial Local Plan Review and planning guidance documents.
- 1.2 This AMR covers the period from 1 April 2023 to 31 March 2024 and covers the following information:
- The number of homes completed in the borough
 - The number of affordable homes being delivered
 - The tenures and sizes of completed homes
 - The progress of the Local Development Scheme
 - Monitoring of the delivery of infrastructure (through Planning Obligations and the Community Infrastructure Levy) needed to support the Croydon Local Plan
 - Duty to co-operate
 - The performance of key monitoring indicators
- 1.3 The production of the AMR has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The AMR is also in compliance with the revised NPPF (2024).

2. Borough overview

Population

- Croydon is the most populous London borough. According to the 2021 census it has 390,800 residents.
- The borough is home to 97,925 people aged from 0 – 19 year olds which is the most in London.
- The borough has the most 20 – 64 year olds in London (239, 761).
- Out of 32 London boroughs, it has the 3rd most over-65 year olds (53,114)
- The boroughs population is projected to grow 7.9% between 2022 – 2041

Croydon Commerce

Croydon is home to 14,900 businesses. This is the 13th highest number of the 32 London boroughs (2022). These businesses can be categorised as:

- 13,885 – Micro (0 – 9 employees)
- 910 – Small – (10 – 49 employees)
- 160 Medium – (50 – 249 employees)
- 35 Large – (over 250 employees)

Breakdown of borough population by age

- The number of 0 – 19 year olds is 25.1%
- The number of 20 – 64 year olds is 13.6%
- The number of 65+ year olds is 61.4%

Population change by age group in Croydon 2011 – 2021

- There was a 1.5% increase in children aged from 0 – 15 years
- The age range between 16 – 64 years increased by 7.3%
- People aged over 65 and over increased by 19.6%

Diversity

According to the 2021 census, Croydon is one of London's most diverse boroughs. The ethnicity breakdown of the borough was as follows:

- 48.4% White
- 22.6% Black/African/Caribbean/Black British
- 17.5% Asian/Asian British
- 7.6% Mixed/multiple ethnic groups
- 3.9% other ethnic group

The boroughs green spaces

The borough is home to 120 parks. Of these, 51 are locally listed historic parks and gardens.

Education

- Key Stage 2 - 60% of pupils reached the expected standard in reading, writing and maths. London average 65%; national average 58% (2021/22).
- Key Stage 2 - 8% of pupils reached a higher standard in reading, writing and maths. London average 11%; national average 7% (2021/22).
- Key Stage 4 - 47.4% average Attainment 8 score per pupil. London average 52.6, national average 48.8 (2021/22).
- Key Stage 4 - 48.7% of pupils achieved grades 9-5 in English and maths. London average 57.3%, national average 48.8% (2021/22).

Crime¹

- Between April 2022 and September 2023, 59,959 offences were recorded in Croydon, averaging 3,331 recorded crimes per month. That translates to a rate of 154.3 offences per 1,000 population.
- Despite facing challenges like any urban area, Croydon has consistently demonstrated a commitment to community safety and crime reduction. The borough has implemented proactive measures to address specific crime concerns, contributing to a safer environment for the communities.

Economy

- Out of 32 boroughs, Croydon has the 18th highest median annual income for full time workers which is £36,347. The London median annual income is £37,500 (2021).
- The borough is the 17th most deprived London Borough (2019) out of the 32 boroughs.
- The percentage of 16-64 population out work on Jobseeker's Allowance or Universal Credit (September 2022).
- The percentage of pupils in state-funded nursery, primary, secondary and special schools, non-maintained special schools and pupil referral units (does not include independent schools) known to be eligible for free school meals is 28.9% (January 2022). This is the 10th highest in London.
- There are 50 food banks in the borough.
- There are 121,000 employee jobs in Croydon, 82,000 are full-time and 39,000 are part-time.

¹ Violence Reduction Network, Strategic Assessment 2023, Croydon Council

Housing

- Croydon has 152,900 households, the highest number in London (Census 2021).
- The borough has 13,393 council homes, the 12th most out of 33 London boroughs
- Of the homes within the borough:
 - 35% of properties are Private Rented
 - 15% of properties are Social Rented
 - 50% of properties are Owner occupied Tenure Profile Estimates

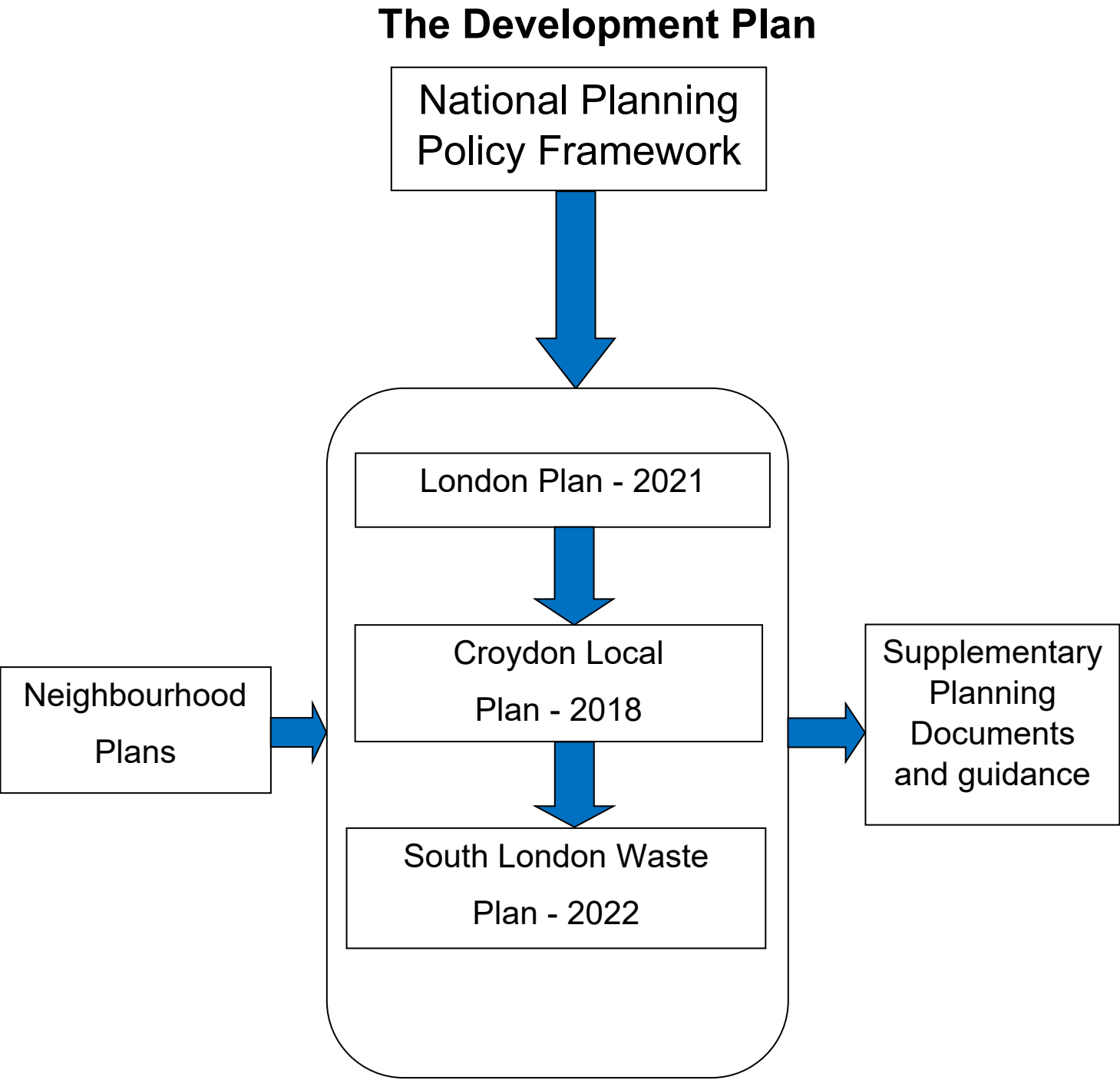
House price to Earnings ratio

- In Croydon average house prices were 11.88 times average earnings. London average 13.73; England 9.1 (2021).

3. Development Plan Framework

The Development Plan

3.1. The diagram below illustrates the components of the development Plan for the London Borough of Croydon.



- 3.2. Planning legislation requires that planning applications should be determined in accordance with the policies in the adopted Development Plan, unless material considerations indicate otherwise. Croydon's adopted Development plan consists of the following documents:
- The London Plan (adopted March 2021)
 - Croydon Local Plan (adopted Feb 2018)
 - South London Waste Plan (adopted December 2022)

Progress of the Local Development Scheme

Croydon Partial Local Plan 2024 Review

- 3.3. Work progressed on the Proposed Submission draft of the Croydon Local Plan which was published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Invitations were made to interested parties to submit representations on the legal compliance and "soundness" of the submission draft of the Croydon Local Plan. The [Proposed Submission draft Regulation 19 consultation](#) occurred over a 6 week period between 1 July – 12 August 2024.
- 3.4. Although not in the 2023-24 period note; The Croydon Partial Local Plan 2024 Review was submitted to the Secretary of State on 29th November 2024. Relevant information is available on the [Examination Web Page](#)
- 3.5. The [Local Development Scheme](#) (the timetable of the Local Plan) was published in March 2023 for the period of this AMR.

4. Duty to Co-operate

- 4.1. The London Borough of Croydon works in collaboration with other local planning authorities including adjacent boroughs and statutory bodies on a range of issues. The London Borough of Croydon regularly engages with neighbouring authorities on planning issues individually and as part of groups such as the South London Waste Plan and as part of a London-wide collective.
- 4.2. Ongoing duty to cooperate meetings were held based around the programme of the review of the Local Plan. As evidence was being commissioned and finalised there were occasions when there was engagement with neighbouring authorities to request or verify data. This was the case with the Retail Needs Assessment where the neighbouring boroughs of Sutton, Kingston and Merton were requested to supply information.
- 4.3. The London Borough of Croydon regularly worked in partnership with the Greater London Authority (GLA) and, Transport for London with regard to developing an evidence base. These included the Tall Building Study and the Strategic Purley Way Transport Modelling Study.
- 4.4. The borough has worked closely with public organisations which are required to assist planning authorities on planning applications and be consulted on planning documents. These organisations include the Environment Agency, Sport England, Natural England and Historic England.
- 4.5. With the submission to the Secretary of State on 29th November 2024 a number of Statements of Common Ground have been produced or are under production. Up to date information is available on the [Examination Web Page](#)

5. Homes

Housing land supply

- 5.1. The NPPF (2024), requires that Local Planning Authorities identify a continuous rolling housing land supply. This should consist of deliverable sites and a 5 year housing land supply with a 5% buffer.
- 5.2. The London Plan 2021 sets the housing target for the 10-year period 2019/20-2028/29 of 20,790 new homes in Croydon, which equates to 2,079 units per annum.
- 5.3. The calculation of the deliverable housing supply units provided over the 5 year period (2024 -2029) consists of the following information;

Itemised housing land supply

(i) Sites with planning permission that are currently under construction

There are currently **3,970** units under construction at the time this report was produced.

(ii) Sites with extant planning permission that are not under construction

The NPPF (2024) Annex 2:Glossary (Deliverable (a)), 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. A lapse rate of 4.98% has been calculated using historical data comparing levels of permissions from 2014/15-2020/21. Therefore, including the consents' expiry date up to 2023/24.

Table 1: Number of residential units granted permission and number of residential units which have lapsed.

Year of permission	Units Granted	Lapsed Year	Units on Lapsed Permissions	Lapse Rate
2014/15	4033	2017/18	164	4.07%
2015/16	3074	2018/19	184	5.99%
2016/17	2764	2019/20	49	1.77%
2017/18	4454	2020/21	153	3.44%
2018/19	3982	2021/22	271	6.81%
2019/20	4354	2022/23	212	4.87%
2020/21	2204	2023/24	174	7.89%

Source: London borough of Croydon

*i As of 1st April 2024, there were 1,661 units with unimplemented planning permission. A lapse rate of 4.98% has been applied resulting in a total of 1,578 units.

iii) Sites granted permission pending a Section 106 agreement being agreed

As of October 2024, there are 95 units that are subject to the signing of a Section 106 agreement. Once the S106 agreement has been agreed, the sites will have detailed planning permission and will be considered deliverable. The details of the sites approved subject to agreement of a S.106 agreement were checked against criteria such as unimplemented planning permissions, sites under construction as well as allocations in order to avoid double counting. A lapse rate of 4.98% has been applied to unimplemented planning permissions. This has also been applied in this instance and has resulted in a total of 90 units.

iv) Windfall Sites

Paragraph 75 of the NPPF (2024) outlines that where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends. It should be noted that the Covid-19 pandemic and the subsequent lockdowns which were implemented had a major impact on sites becoming available for development due to the construction industry being brought to a standstill as a result restrictions being placed on the working practices of individuals working in close proximity to each other. The table below shows housing completions on sites below 0.25Ha in size over the period 2016/17-2023/24 average 1,040 units p.a. Completions on allocations below 0.25Ha in size have been excluded. Which is beyond the point when sites in the extant small permissions identified in part I, so as to avoid potential double-counting.

Table 2: Number of windfall housing completions between 2016/17 – 2023/24

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average
Windfall units	1,184	1,019	576	877	1,044	1,323	1,336	958	1040

Source: London Borough of Croydon

v) Deliverable Allocations

Croydon Local Plan 2018 was reviewed to understand the prospect of each allocated site being delivered within the next five years. Please see appendix 1 for the full list but these total 3,338 residential units.

Housing Land Supply Calculation

5.4. The 5-year housing land supply for the NPPF 2024 is shown below.

Table 3: Housing supply calculation for 5-year housing land supply

	Housing target	Housing target with buffer if appropriate	Croydon deliverable housing supply	Surplus or deficit against five year target	Supply Ratio	Years of supply
NPPF 2024	10,395	10,915 (5% buffer)	11,055	140	1.01	5.1

Source: London Borough of Croydon

Commentary

5.5. Table 3 illustrates that the Council has a 5.1 year housing supply.

Table 4: Breakdown of components which contribute to the deliverable housing supply total

Item	Source	Figure
I	Units on sites currently under construction	3970
II	Units on sites with unimplemented planning permissions	1,578
III	Units on sites with planning permission pending S.106 agreement	90
IV	Windfall units (below 0.25 ha)	2079
V	Croydon Plan (unimplemented units on allocation sites)	3338
Total		11,055

Source: London Borough of Croydon

Commentary

5.6. Table 4 outlines the 5 items of information which contributes towards the deliverable housing supply. This is a key component in the calculation of the 5 year housing supply.

Table 5: Methodology for five-year housing supply calculation

	Croydon Conventional Housing Provision Target	Total	
A	Local plan annualised target for conventional housing	2,079	LP Target
B	Total 5 year housing target (01/04/2024-31/03/2029)	10395	LP Target *5
D	London Plan Target for last 5 years (01/04/2019-31/03/2024)	10395	LP Target for last 5 years

Source: London Borough of Croydon

Commentary

- 5.7. Table 4 provides a breakdown of the five components which contribute to the total deliverable housing supply figure. Table 5 summarises the methodology used to calculate the 5-year housing target which is one of the main components used in the determination of the 5-year housing supply.

Housing Delivery Test

- 5.8. The Housing Delivery Test was introduced by the Housing, Communities and Local Government in 2018. It measures three years of net housing delivery within a local authority against a three year target of the number of required homes (set either by the relevant Local Plan or by the Standard Method for calculating housing need).

Housing Delivery Test (%) =

Total net homes delivered over three year period

Total number of homes required over three year period

- 5.9. The result of the 2022 Housing Delivery Test was published on the 19 December 2023 and concluded that Croydon had exceeded their requirement by 40%. In the event that the Council was not meeting its Housing Delivery Target, then it would have had to produce a Housing delivery Test action plan detailing how it was going to improve its performance in line with national guidance. As Croydon has met its housing delivery for 2022, no further action is required.

Table 6: Housing Delivery Test – 2022 measurement

Number of homes required		Total number of homes required	Number of homes delivered	Total number of homes delivered			Housing Delivery Test: 2022 measurement	
2019-20	2020-21	2021-22	4249	2019-20	2020-21	2021-22	5964	140%
1507	1096	1646		1717	2115	2132		

²Data obtained from Ministry of Housing, Communities and local Government (MHCLG) and the Department for Levelling Up, Housing and Communities (DLUHC).

Using the above calculation, it is possible to determine the Housing Delivery Test (%) for the borough:

$$\frac{5964}{4249} = 1.40 \times 100 = 140$$

Therefore the Housing Delivery Test (%) for the borough is **140%**.

² <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

6. Local Plan Policy Monitoring Indicators

- 6.1. One of the main objectives of the AMR is to report on the effectiveness of the policies within the Local Plan. This section explains the targets for each indicator and the progress made in reaching those targets.
- 6.2. The indicators covered in the AMR include the number of housing completions in the borough, the number affordable homes completed by tenure and the amount of vacant Class A1 to A5 (now Class E) floorspace within District and Local Centres.
- 6.3. The indicators are assessed using a traffic light system which shows the progress made in relation to each target. This is summarised as follows:

Key

The policy has met its target	
The policy has partially met its target	
The policy has not met its target	

Housing approvals

Table 7: Housing approvals in Croydon for 2017/18 to 2023/24 including five year average

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Five year average (2019/20 – 2023/24)
	4454	3982	4354	2204	1,069	1274	1173	2015

Source: London Borough of Croydon

Commentary

- 6.4. The number of residential housing units given approval from 2017/18 to 2023/24 reached a peak during 2017/18 where 4454 residential housing approvals were recorded. From 2018/19 – 2023/24, there has been a steady decline in the number of residential housing approvals granted permission. The number of residential housing approvals in 2021/22 were around half of those permitted in 2017/18. The average number of residential units approved over a five year period between 2019/20 – 2023/24 was 2015 housing approvals per year.

Total number of housing completions across the borough

Table 8: Number of housing completions for Croydon 2017/18 – 2023/24

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Total number of net completions	1,634	1,662	1,815	2,029	2,121	2,540	2130
London Plan Target	1,330	1,435	2,079	2,079	2,079	2,079	2,079

Source: London Development Database

Commentary

- 6.5. The Local Plan 2018 has set a target for 34,145 new homes to be built in the borough between 2019 and 2040. Table 7 shows the number of completions for the borough between 2017/18 – 2023/24.
- 6.6. The data in Table 8 has been collated from the GLA London Development Database. The table shows historic completions from 2017/18 – 2023/24. The data shows that the council has consistently met its housing targets set by the GLA and set out in its earlier London Plans (2011, (and alterations)). These housing targets were met between the years of 2017/18 – 2022/23. The current London Plan was adopted in March 2021 and set a housing target of 2,079 (up to 2028/29).

Housing policy SP2 New homes to be built in the borough

New homes completed in the borough

Table 9: Number of new homes completed in the borough for 2023/4

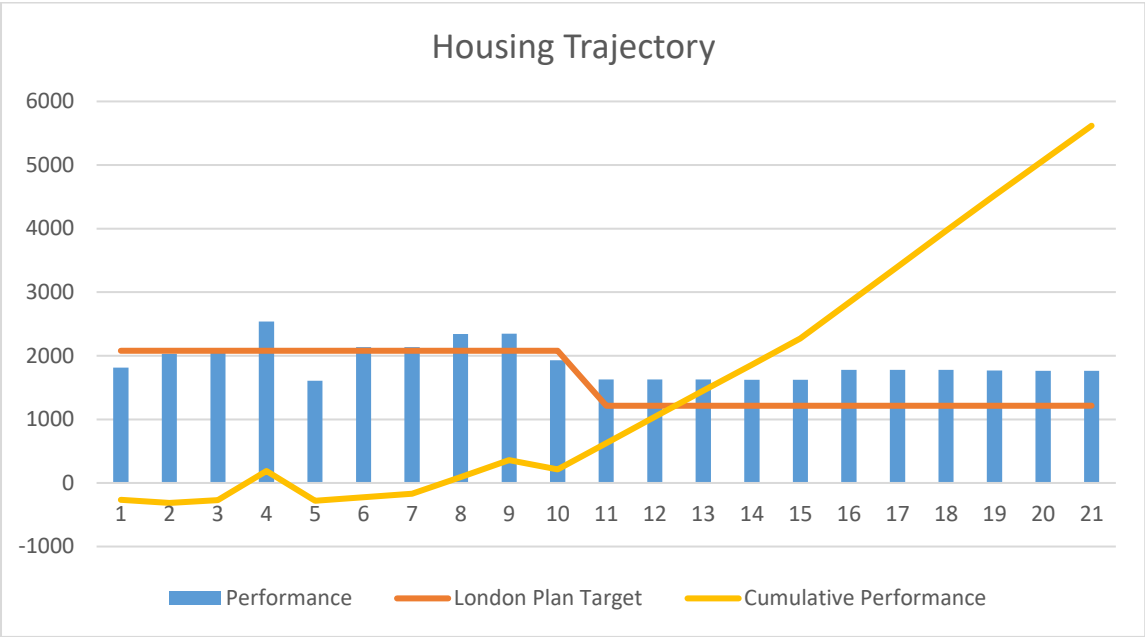
Local Plan Policy	Monitoring Indicator	Targets for the monitoring indicator	Number of new homes completed in the borough	Progress
SP2	The number of new homes completed in the borough	Annual average of 1,600 homes between 2016 and 2036 with at least 16,000 completed by 2026	2130	

Source: London Development Database

Commentary

6.7. In 2023/24 the total number of new homes completed in the borough was 2130. In contrast, the number of new build homes completed in the borough (including change of use, extensions and conversions) in 2022/23 was 2540.

Housing Trajectory



The number of new homes completed in the borough by tenure

Table 10: Number of new homes completed in the borough by tenure - 2023/24

Local Plan Policy	Monitoring Indicator	Targets for the monitoring indicator	Progress
SP2	The number of new homes completed in the borough by tenure	25% of all new homes to be social or affordable rent	
		15% of all new homes to be intermediate shared ownership, intermediate rent or starter homes	

Source: London Development Database

Commentary

- 6.8. In 2023/24 the percentage of new homes completed in the borough which were social or affordable rent was 9%. This is less than half the target of 25% of all new homes to be social or affordable rent.
- 6.9 In 2023/24 the number of new homes that were intermediate Shared Ownership or Intermediate Rent was 11%. This is below the target of 15% of all new homes to be intermediate shared ownership, intermediate rent or starter homes. This equates to both affordable housing targets not being met.

Number of affordable housing completions

Table 11: Number of affordable housing completions (including historic) 2017/18 – 2023/24

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Affordable housing completions	248	357	365	368	338	464	364	2504

Source: London Development Database

Commentary

- 6.10 The number of affordable housing completions in the borough between reached a high of 464 in 2022/23. It should be noted that the total affordable housing completion figures are part of the overall completion totals for the highlighted financial years. Affordable housing contributions can only be secured on major developments of 10 or more residential units. The number of affordable housing completions has remained fairly consistent over the last 7 years. The affordable housing completions have ranged between 248 to 364 between the years of 2017/18 to 2023/24. The average affordable housing completions over the 7 year period is 358 homes. The most recent completion figure for 2024 shows a decrease of 100 units compared to the affordable housing figure for 2022/23. The largest disparity of affordable housing completions is highlighted between the year 2017/18 and 2022/23. This shows a difference between the affordable housing figures of 216 units.

The number of new homes completed in the borough by size of home

Table 12: The number of new homes completed in the borough by size of home - 2023/24

Local Plan Policy	Monitoring Indicator	Targets for the monitoring indicator	Progress
SP2	The number of new homes completed in the borough by size of home	30% of new homes to have 3 or more bedrooms	

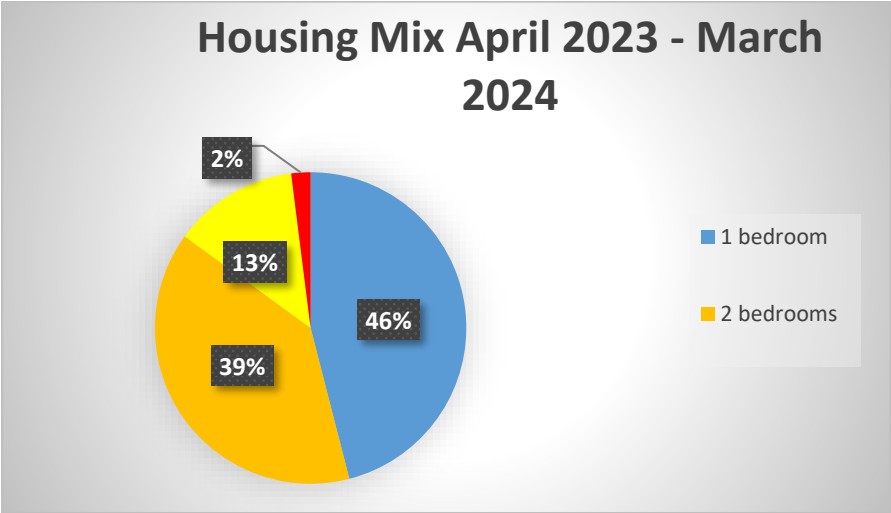
Source: London Development Database

Commentary

6.11. From April 2023 to March 2024, 15% of new homes had three or more bedrooms. This is an increase from April 2022/23 where 13% of new homes had three or more bedrooms.

Addressing the borough’s need for homes of different sizes

Housing mix breakdown in bedroom sizes



Source: London Development Database

Table 13: Housing mix showing the breakdown of bedrooms in completed homes for 2023/24

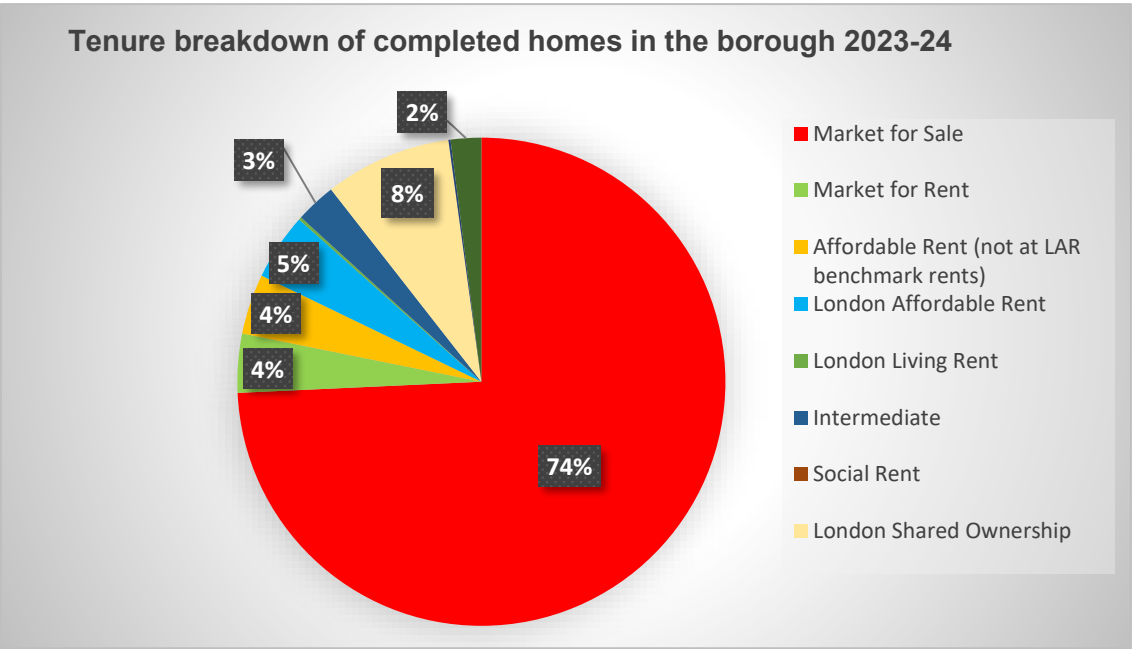
Housing Mix (2023 - 2024)	Total	%
1 bedroom	973	46
2 bedrooms	840	39
3 bedrooms	285	13
4+ bedrooms or more	32	2
	2130	100

Source: London Development Database

Commentary

6.12. The housing mix of 2023/24 shows the breakdown in bedroom sizes for completed homes in the borough. Table 13 indicates that 1 bedroom homes contribute to almost half of the completed homes for 2023/24 at 46%. This is a reduction of the number of completed 1 bedroom homes for 2022/23 which stood at 55%. The number of completed two bedroom homes for 2023/24 is 39%. This marks an 8% increase in comparison to the number of completed two bed roomed homes completed in 2022/23 which stood at 31%. Three bed or more units in 2023/24 accounted for 15% of completed homes. In comparison, the number of three bed or more completions in 2022/23 was 13%. Therefore 2023/24 saw an increase of 2% for three or more bed roomed completions compared to 2022/23.

Addressing the borough’s need for affordable homes



Source: London Development Database

Tenure breakdown of completed housing units within borough

Table 14: Tenure of completed housing units for 2023/24

Tenure (2023 -2024)	Total units	%
Market for Sale	1582	74
Market for Rent	83	4
Affordable Rent (not at LAR benchmark rents)	85	4
London Affordable Rent	94	5
London Living Rent	4	0
Intermediate	57	3
Social Rent	0	0
London Shared Ownership	179	8
Shared Ownership	0	0
Self-Build	3	0
Care homes and hostel rooms	43	2
Total	2130	100

Source: London Development Database

Commentary

- 6.13. Table 14 shows that market housing for sale contributed to the majority of housing completions for the 2023/24 year. Seventy eight-percent of the housing completed in the borough was market housing. This includes market for sale and market for rent units. The next major contributor to housing completions was London Shared Ownership which contributed 8% to the completions total. Other affordable housing tenures such as Affordable Rent, London Affordable Rent, London Living Rent Intermediate collectively accounted for twelve percent of housing completions. The collective affordable housing tenure of completed homes is twenty percent. It should be noted that the affordable housing tenure breakdown is set against all housing completions for the 2023/24 year. The tenure breakdown of the affordable housing units consist of individual units delivered on a scheme basis.

Number of affordable housing secured from Section 106 obligations

Table 15: Total number of affordable homes secured from Section 106 financial obligations in 2022/23

Local Plan Policy	Monitoring Indicator	Targets for the monitoring indicator	Progress
SP2	Amount of money from commuted sums received and number of affordable homes provided from this income	The total sum of affordable homes provided on site, on donor sites and via commuted sums should result in the equivalent of the borough-wide minimum provision on all sites with 10 or more new homes	

Source: London Development Database

Commentary

- 6.14. A total of 115 new affordable homes were secured through Planning Obligations agreed under Section 106 of the Town and Country Planning Act 1990. The Council also received £237,250 in Section 106 Financial obligations for affordable housing in 2022/23.

Number of accessible housing completions

Table 16: The number of accessible (net self-contained) housing completions in 2023/24

Monitoring indicator	Eligible units	M4(2) units	M4(2) units %	M4(3) units	M4(3) units %	Progress
The percentage of homes achieving the minimum standards set out in the Mayor's Housing Supplementary Planning Guidance and National Technical Standards (2015) (or equivalent)	1,483	1298	88%	185	12%	

Source: London Development Database

Commentary

- 6.15. Table 16 shows the number of completions of accessible units for the year 2023/24. It has been a requirement for planning authorities since 1st October 2015 to comply with London Plan Policy on accessible housing which relates to Part M Volume 1 of the Building Regulations.
- M4(1) Visitable dwellings, which should be all dwellings wherever possible.
 - M4 (2) Accessible and adaptable dwellings.
 - M4 (3) Wheelchair user dwellings (Wheelchair accessible or wheelchair adaptable).
- 6.16. The data is collected when applications are given planning permission. Data is also collected by checking that conditions have been imposed on granted planning permission applications.

Number of wheelchair dwellings completed

Table 17: The number of wheelchair dwellings completed in the borough in 2023/24

Monitoring indicator	Eligible units	M4(3) units	M4(3) units %	Progress
The percentage of wheelchair homes completed in the borough	1,483	185	12%	

Source: London Development Database

Commentary

- 6.17. London Plan Policy D7(1) on Accessible housing states that at least 10 per cent of dwellings, meet Building Regulation requirement M4(3) "Wheelchair user dwellings"
- 6.18. Table 17 shows that 12% of wheelchair user dwellings were completed in 2023/24. This is slightly above the 10% completion target which is specified in Policy D7(1) of the London Plan (2021). The number of completed wheelchair user dwellings for 2023/24 has therefore met its target.
- 6.19. The requirement for M4(3) wheelchair user dwellings applies to all tenures.

Number of authorised pitches for Gypsies and Travellers

Table 18: The number of authorised Pitches for Gypsies and Travellers in the borough

Local Plan Policy	Monitoring Indicator	Targets for the monitoring indicator	Progress
SP2	The number of authorised Pitches for Gypsies and Travellers in the borough	36 authorised pitches for Gypsies and Travellers by 2040	

Source: London Borough of Croydon

Commentary

- 6.20. The Council has set a target of 36 pitches for Gypsies and Travellers by 2040.

Vacant floorspace for A1 to A5 (now Class E) within District and Local Centres

Table 19: Amount of vacant Class A1 to A5 floor space within District and Local Centres for 2023/24

Use Classes	Location of survey	Total vacant floorspace A1 – A5 (sqm ²)	Total A1 – A5 floorspace sqm ²)
A1 – A5	District Centres	1620	17900
	Local Centres	3848	32733

Valuation Office Agency (VOA) 2023/24

- 6.21. The Government introduced fundamental changes to the Use Classes Order in September 2020. One of the changes to the former 1987 Use Classes Order was the introduction of the Class E category. The Class E category of the Use Classes Order replaced many of Class A and B uses with the objective of creating a more flexible planning system. Because of the flexibility of approach of updating to the new Use Class system, it has been difficult to capture all of the information regarding past A to B uses as some uses now fall into no particular use.
- 6.22. It should also be noted that there are changes of use within Class E which do not require planning permission, therefore these developments will not be recorded.

Prior to September 2020, Use Classes consisted of developments such as:

- A1 - Shop

- A2 – Financial and professional services
- A3 – Café or restaurant
- A4 – Pub or drinking establishment
- A5 – Take away

Commentary

- 6.23. Table 19, shows that local centres within the borough had lost the most A1 – A5 floorspace (now categorised as Class E uses) at just over 3800sqm2. District centres had lost less A1 – A5 floorspace of just over 1620 sqm.
- 6.24. The data shows that 9% of A1 – A5 floorspace in District Centres was vacant in 2023/24. Similarly 11.8% of A1 – A5 floorspace in Local Centres was vacant in over the same time period.

Net residential completions within the Croydon Opportunity Area

Table 20: Net residential completions in OAs with adopted boundaries for 2021/2022 - 2023/24(self-contained)

Opportunity Area	Number of net completions 2021/22	Number of net completions 2022/23	Number of net completions 2023/24
Croydon	607	1017	811

Source: London Development Database

Commentary

- 6.25. The London Mayor's Plan identifies Opportunity Areas (OAs) as areas which have the capacity to deliver a large volume of new homes, jobs and infrastructure. Many of the identified OAs across London are linked to existing or potential transport improvements and have the capacity to deliver the equivalent of 2,500 new homes or 5,000 new jobs, or a combination of the two criteria.
- 6.26. The Croydon Opportunity Area was designated as an opportunity area in the 2004 London Plan. The Croydon Opportunity Area Planning Framework (COAPF) was adopted by the Council in April 2013 as a supplementary planning document to the Croydon Local Plan.
- 6.27. Table 6.20 shows that the number of net residential completions for the Croydon Opportunity Area in 2021/22 was 607 units. The number of completions for 2022/23 slightly increased to a high of 1017 and then slightly decreased to 811 net completions for the Croydon Opportunity Area.

Residential completions by tenure in the Croydon Opportunity Area

Table 21: Net residential completions by tenure in the Croydon Opportunity Area with adopted boundaries in 2023/24 (self-contained)

Opportunity Area	Low cost rent	Intermediate tenures	Market	Total
Croydon	55	164	592	811

Source: London Development Database

- 6.28. Table 21 shows the breakdown of the residential completions for the Croydon Opportunity Area in 2023/24. Market residential units contribute 73% of the total housing in the Croydon Opportunity Area. Intermediate tenures contribute 20% to the housing total in the Opportunity Area with low cost rent contributing the remaining 7% of the total housing in the Croydon Opportunity Area for 2023/24.

Tall buildings approvals in the borough

Table 22: Tall buildings approvals for the borough for the years 2017/18 to 2023/24

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total	5 year average
Croydon	13	14	3	0	2	4	4	40	3

Source: London Development Database

Commentary

- 6.29. The data in table 22 relates to tall buildings approvals data for Croydon for the period of 2017/18 to 2023/24. The definition of a tall building is in accordance to Policy D9 of the London Plan (2021) which outlines that tall buildings should be 6 storeys or more.
- 6.30. Table 22 confirms that the average number of planning approvals for tall buildings in the borough totalled 3 over the five year period from 2019/20 to 2023/24. The highest number of tall buildings approvals occurred in 2018/19, while 2017/18 recorded a marginally less number of approvals for tall buildings.
- 6.31. From 2019/20 to 2021/22, data from Table 22 shows that the number of tall building approvals showed a significant decline from a high of 14 tall building approval applications in 2018/19 to a low of 2 tall building approval applications in 2021/22. Table 22 shows that there has been 40 tall building approvals in the borough between 2017/18 – 2023/24.

Tall buildings completions within the borough

Table 23: Tall Buildings completions for the borough for the years 2018/19 to 2023/24

Planning authority	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total	5 year average
Croydon	1	5	3	8	6	11	34	7

Source: London Development Database

Commentary

- 6.32. Table 23 shows that the total number of completions in the borough between 2018/19 to 2023/24 was 34 tall buildings. These are categorised as buildings which are 6 storeys and over. In 2023/24 a total of 11 tall buildings were completed in the borough. This is the highest total of the 5 year period between 2019/20– 2023/24. In 2021/22 8 tall buildings were completed in the borough. This represents the second highest number of completed tall buildings between 2018/19 to 2023/24. Only 1 tall building was completed in 2018/19. This represents the lowest completion total over the seven year period. The average number of tall building completions between 2019/20 – 2023/24 is 7 tall buildings.

7. Glossary

Deliverable site³- A deliverable site is defined as a site available for housing now, one that offers a suitable location for development now and a site which is achievable with a realistic prospect that housing will be delivered on site within five years.

³ NPPF, Department for Levelling Up Housing & Communities, December 2024

Appendix 1

Site allocations that are expected to be delivered over the 5 year period (2024/25 – 2028/29)

Site number	No of units	Site Address	Remarks
11	94	Croydon Garden Centre, 89 Waddon Way	The proposed development of 149 residential units (23/01695/FUL) was dismissed at appeal. Appeal determined 16/07/2024. There is developer interest in the site.
61	119	Car park, 26-52 Whytecliffe Road South	Site is subject to a current and yet to be determined planning application (21/01753/FUL). The current application is proposing 238 residential units.
128	107	Land at PoppyLane	Site is subject to developer interest.
136	55	Supermarket, car park, 54 Brigstock Road	Site will require marketing to attract developer interest.
172	158	North site, Ruskin Square	Site covers a wider area than just the northern site and has outline planning permission with different phases which are either outline, reserve matters or are being implemented on site.
190	162	Leon Quarter	Site has planning permission. Demolition has taken place and the scheme is undergoing implementation.
242	234	Davis House	Site is subject to developer interest.

306	24	The Good Companions Public House	Site is subject to developer interest.
486	25	The Beehive, 47 Woodside Green	Nothing on pipeline or completions report.
30	171	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	Demolition of the existing buildings and erection of buildings of 5 to 12 storeys to provide a leisure centre (Use Class F2), an Integrated Retirement Community comprising a mix of Specialist Older Persons Housing and Care Accommodation for older people (Use Classes C2 and C3), car parking, landscaping, and associated works (amended description).
48	17	294-330 Purley Way	Site is subject to developer interest.
68	57	130 Oval Road	Site is subject to developer interest
78	8	114-118 Whitehorse Road	Site is subject to developer interest
194	40	St George's Walk, Katherine House & Segas House, Park Street	The Segas House element of the development is expected to deliver 40 units between 2024 – 2029).
220	60	9-11 Wellesley Road	Site is subject to developer interest
332	246	Superstores, Drury Crescent	Site will require marketing to attract developer interest.
349	78	Harveys Furnishing Group Ltd, 230-250 Purley Way	Site will require marketing to attract developer interest.
351	120	Furniture Village, 222 Purley Way	Site will require marketing to attract developer interest.
355	221	Decathlon, 2 Trafalgar Way	Site will require marketing to attract developer interest.

374	64	Reeves Corner former buildings, 104-112 Church Street	Site is subject to developer interest
393	1000	Whitgift centre	Site is subject to developer interest
405	135	Royal Oak Centre	Site is subject to developer interest
411	18	Palmerston House, 814 Brighton Road	Site is subject to developer interest
493	125	Pinnacle House, 8 Bedford Park	Site is subject to developer interest
Total	3338		

Addendum

This addendum modifies paragraph 5.3(ii) of the authorities monitoring report February 2025.

The original text for paragraph stated:

As of 1st April 2024, there were 1,578 units with unimplemented planning permission. A lapse rate 4.98% has been applied resulting in a total of 1,106 units.

The calculation concerning the number of units which were unimplemented (1,578) was a typographical error along with the total of 1,106 units.

The amended text

Paragraph 5.3(ii) has been amended with the correct figure for unimplemented units and the correct total of units to read:

As of 1st April 2024, there were 1,661 units with unimplemented planning permission. A lapse rate of 4.98% has been applied resulting in a total of 1,578 units.

The content of this addendum is effective immediately.

ⁱ Addendum to paragraph 5.3(ii) which has been amended to correct typographical errors in relation to unimplemented units and total units.