

LONDON BOROUGH OF CROYDON

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STATEMENT OF EXECUTIVE DECISIONS MADE BY THE CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & REGENERATION (JOB SHARE) ON 3 AUGUST 2019

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 Part A report attached

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

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 (Leader delegation 2919LR) set out below:

CABINET MEMBER'S KEY EXECUTIVE DECISION REFERENCE NO.: 3419ETR

Decision: The Croydon Monitoring Report 2017/18

Having carefully read and considered the Part A report and the requirements of the Council's public sector equality duty in relation to the issues detailed in the body of the reports, the Cabinet Member for Environment, Transport & Regeneration

RESOLVED: To agree the Croydon Monitoring Report 2017/18 (at appendices 1 to 3 of the report) for publication.

Notice date: 5 August 2019

For General Release

REPORT TO:	CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & REGENERATION (JOB SHARE)
SUBJECT:	The Croydon Monitoring Report 2017/18
LEAD OFFICER:	Shifa Mustafa, Executive Director Development and Environment Heather Cheesbrough, Director of Planning and Strategic Transport
CABINET MEMBER:	Councillor Stuart King, Cabinet Member for Environment, Transport & Regeneration (Job Share)
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON: It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report. The Croydon Monitoring Report 2017/18 relates to the following Ambitious for Croydon outcomes: <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	
FINANCIAL IMPACT None – this report is a factual report detailing the impact of existing policies of the adopted Croydon Local Plan 2018 and engagement with other local authorities and government agencies under the Duty to Co-operate.	
KEY DECISION REFERENCE NO.: Not a key decision	

The Leader of the Council has delegated to the Cabinet Member for Environment, Transport & Regeneration (Job Share) the power to make the decisions (the Leader of the Council's decision reference number: 2919LR) set out in the recommendations below

1. RECOMMENDATION

The Cabinet Member for Environment, Transport & Regeneration is recommended to

- 1.1 Agree the Croydon Monitoring Report 2017/18 (attached as Appendices 1 to 3) for publication.

2. EXECUTIVE SUMMARY

- 2.1. This report highlights the findings of the Croydon Monitoring Report 2017/18 (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.
- 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 is now 12%, which is slightly up from 11% in the previous year. This is seen as 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 2018 with South Norwoods vacancy rate being the highest of any centre in the borough (25%). This year, Purley's vacancy rate has fallen to 8%;
 - Whilst all Local Centres are below the vacancy rate target level of 12%, the Local Centres are less resilient with most recording a change in vacancy. Only Sanderstead Local Centre has remained stable.
 - In 2017/18 Croydon as a borough exceeded its housing targets of an annual average of 1,600 homes between 2016 and 2036;
 - 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;
 - Office vacancy rates in Croydon Metropolitan Centre have fallen to 28% (largely as a result of permitted development conversions 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 Croydon Metropolitan Centre would result in a total net loss of over 123,961m² of office floor space in the Metropolitan Centre;
 - Development has continued to provide financial contributions through the Community Infrastructure Levy (CIL). Croydon's CIL was introduced on 1st April 2013 and by 4th December 2018 had raised £23.4 million; and
 - 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 has been agreed to support necessary infrastructure identified in the

Croydon Infrastructure Delivery Plan and the Capital Programme

- 2.5 The Croydon Monitoring Report 2017/18 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 2016 to March 2017) This year's monitoring report monitors the period April 2017 to March 2018.
- 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 12%;
 - Vacancy rates in the borough's District Centres have remained stable with the exception of South Norwood. All other District Centres have a level of

vacancy that is within the target set by the Croydon Local Plan (for less than 12% of floor space to be vacant);

- Vacancy rates in the borough's Local Centres generally saw significant changes in the levels of vacancy. All Local Centres, except Pollards Hill, are within the Croydon Local Plan target for less than 12% of floor space to be vacant (compared to two centres in the 2016/17 report);
- Office vacancy is stable in the CMC with the amount of vacant floor space now standing at 28% compared to 35% in the 2016/17 report; 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 34,800m² 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 identifies that:

- The Croydon Local Plan 2018 focuses on improvement of the retail core in the Croydon Metropolitan Centre (CMC), alongside the redevelopment of the Whitgift Centre, 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 2018 evolve to ensure vacancy rates continue to stay low;
- Ongoing and proposed regeneration initiatives in District Centres are targeted at boosting local growth and reducing the level of vacancies;
- 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 2018 also introduced an Office Retention Area to support the development of new and refurbished office floor space in Croydon Metropolitan Centre; 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 and 2 locations which saw the greatest loss of industrial floor space. The Croydon Local Plan 2018 provides further protection through the inclusion of Gloucester Road (East) as a Tier 1 location.

3.7 The Monitoring Report notes that the number of new homes built in 2017/18 achieves the housing targets set by the Croydon Local Plan 2018 and the London Plan. In 2017/18 a total of 2,123 new homes were built in Croydon, the highest number of homes since our current records have been collected

3.8 The Monitoring Report also notes that Croydon currently has a five year housing land supply including 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 It is also noted within the housing figures that the Council's Empty Property team within the Housing Renewal Service successfully brought 106 long term empty properties back into use between 1st April 2017 and 31st March 2018.

The properties were returned to use following at least two significant interventions by the Empty Property Officer assigned.

- 3.10 The Croydon Local Plan 2018 also provides allocations of land for new homes to ensure the future supply of residential land. The Monitoring report notes that of these unimplemented site allocations, along with sites with unimplemented planning permission and sites under construction, Croydon currently has a pipeline of 21,296 new homes. This is an increase of 2,545 from the last monitoring year, which is due to increased levels of sites with unimplemented planning permission and sites under construction.
- 3.11 The Croydon Local Plan 2018 will also assist in increasing the provision of affordable housing and larger homes. From 2016 to 2018, 4% of completions were for affordable rented homes, 6% were for intermediate homes and 1% social rent, which is below the targets set in the Local Plan for social or affordable rent and intermediate homes.
- 3.12 The percentage number of affordable housing completions is lower than we would like to see for 2017/18. However, 24% of completions 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 again, the affordable housing requirement does not apply. When the affordable housing requirement does apply, 23% of completions were affordable rent, social rent or intermediate homes.
- 3.13 Further, the Council's Housing Enabling Officer works to build relationships between the council, housing associations and developers to support the delivery of on-site 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.
- 3.14 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 Registered Provider, which will be captured in the next monitoring year.
- 3.15 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 ongoing 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.
- 3.16 The Monitoring Report looks at the amount of money raised by planning obligations (Section 106 agreements and Unilateral Undertakings) that is available to spend. A total £9.7m was available in March 2018. 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.

- 3.17 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 2018 and in accordance with the Council's Capital Strategy, Infrastructure Delivery Plan and, with regard to planning obligations, the parent legal agreement.
- 3.18 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.

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 to support Croydon's requirement to maintain a robust future five year supply of housing land.

This will mean a more robust decision making process and in particular refusals of planning applications against London Plan and Croydon Local Plan 2018. In particular it will help to prevent inappropriate development on Metropolitan Green Belt, Metropolitan Open Land and Local Open Land in the borough.

3 Risks

It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

4 Options

There are no options as it is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

5 Future savings/efficiencies

A sound Croydon Local Plan 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.

Approved by: Kate Bingham, Head of Finance

6. LEGAL CONSIDERATIONS

- 6.1 On behalf of the Director of Law and Governance it is commented that as mentioned in the preamble to the recommendations set out in this report, the Leader of the Council has delegated to the Deputy Leader (Statutory) and Cabinet Member for Environment, Transport 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, Director of Law and Governance & Deputy Monitoring Officer

7. HUMAN RESOURCES IMPACT

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

Approved by: Jennifer Sankar, Head of HR Place 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 It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.

12. OPTIONS CONSIDERED AND REJECTED

- 12.1 There are no alternative options as it is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.
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CONTACT OFFICER: Steve Dennington, Head of Spatial Planning (ext 64973)

BACKGROUND PAPERS: None

APPENDICES

1. Croydon Monitoring Report 2017/18 – Summary
2. Croydon Monitoring Report 2017/18 – Five Year Supply of Deliverable Sites for Housing
3. Croydon Monitoring Report 2017/18 – Working with other local authorities and government agencies

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

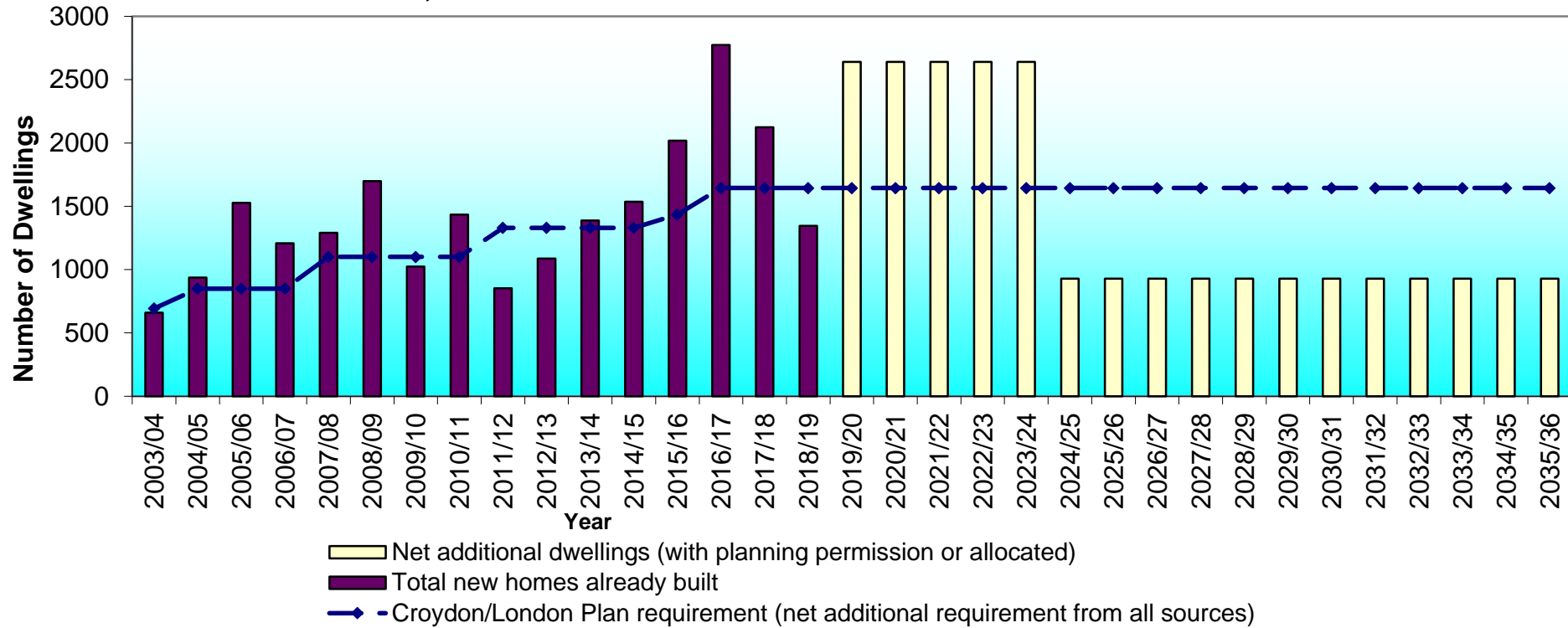
Address the borough's need for affordable homes

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

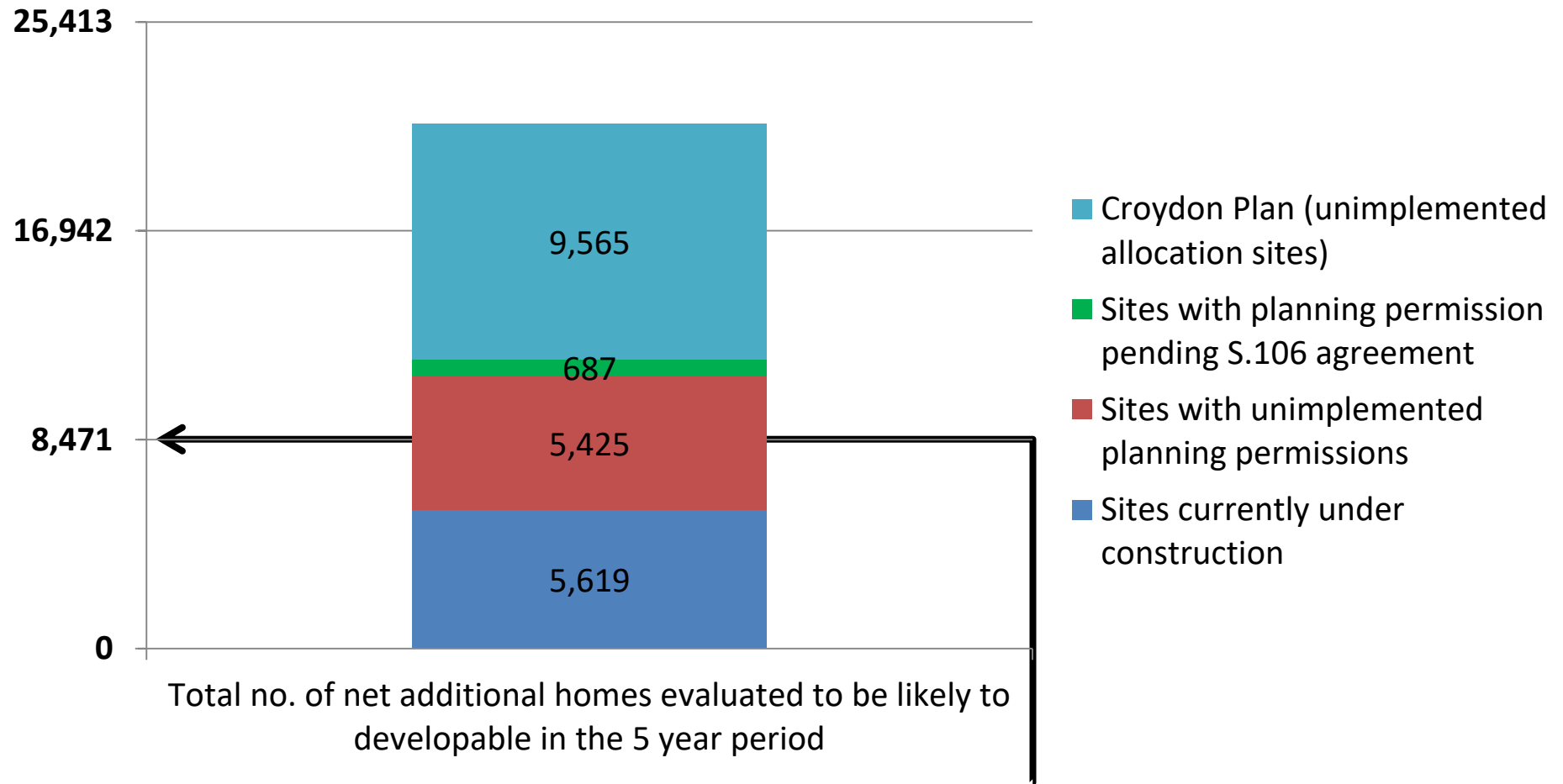
In 2017/18 a total of 2,123 new homes were built in Croydon

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

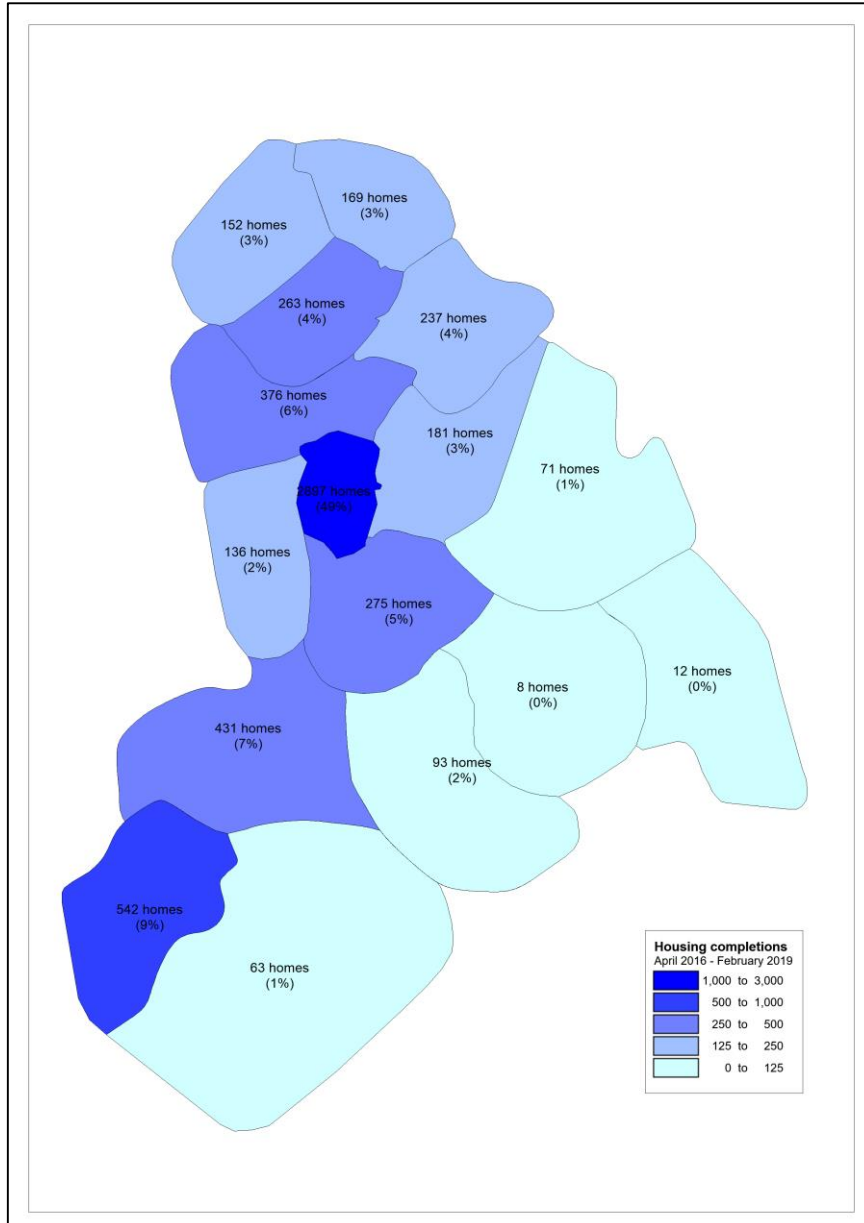
The result of the 2018 Housing Delivery Test were released on 19th February 2019 and identified Croydon exceeding their requirement and therefore no further action is required

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

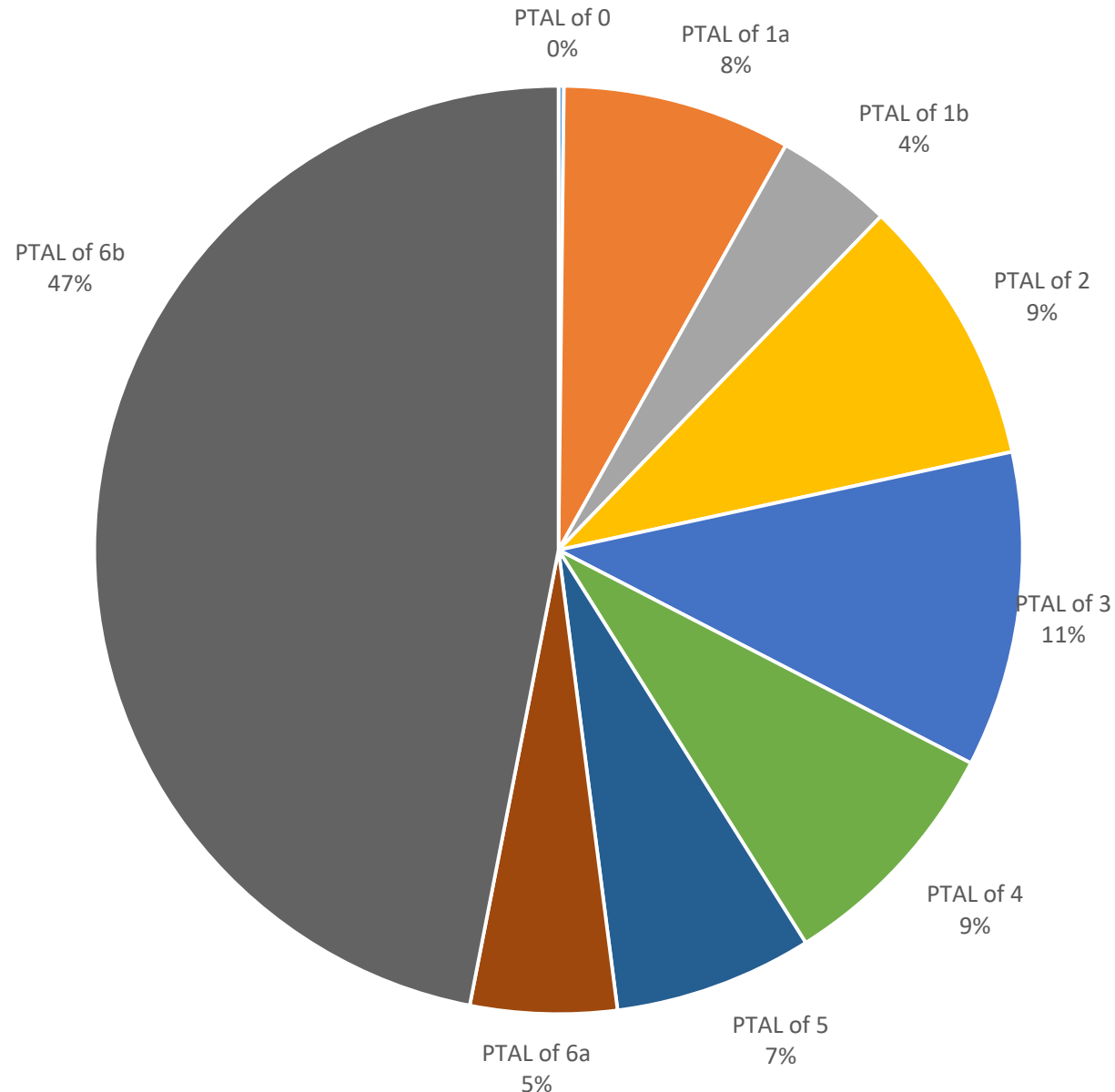
PTAL of homes built 2016 - 2018

Target 3

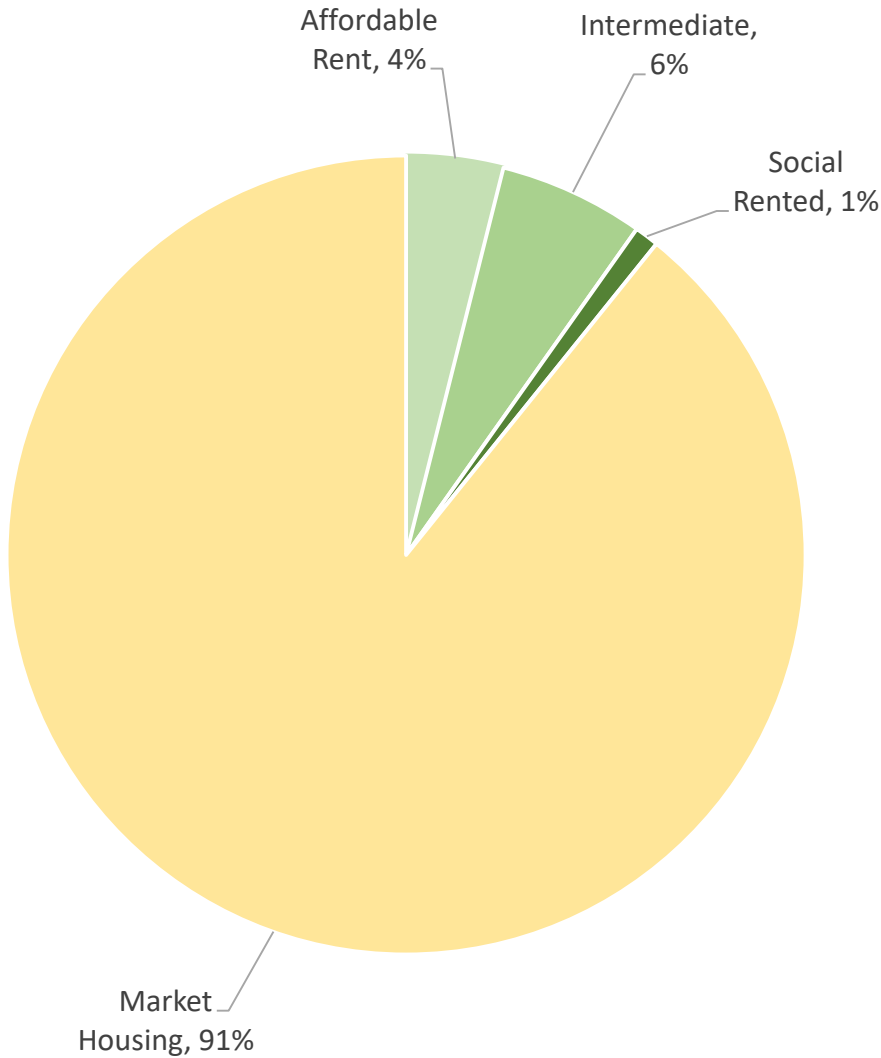
Majority of new development to be located in areas of high public transport accessibility (PTALs 4, 5, 6a or 6b)

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

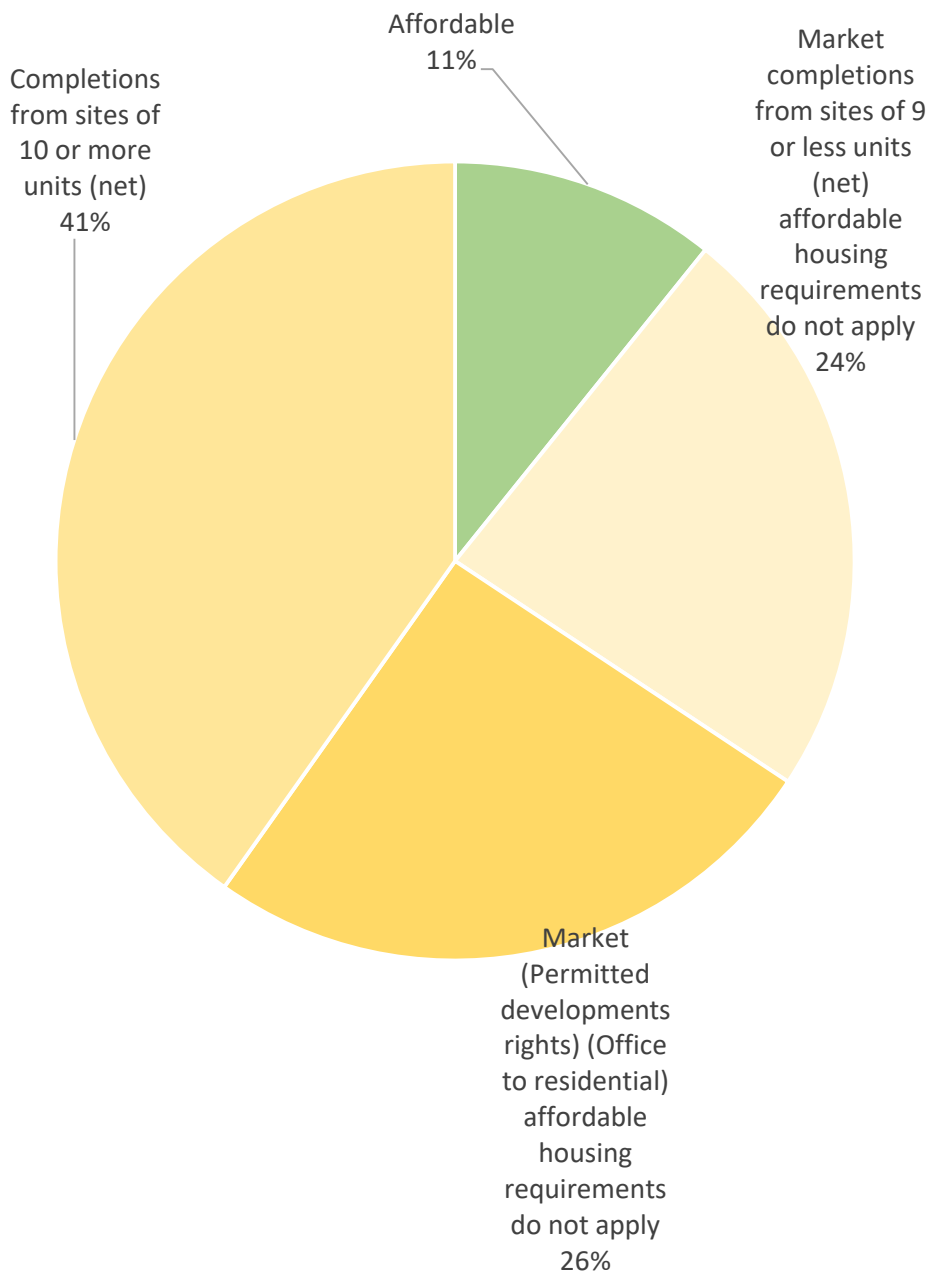
25% of all new homes to be social or affordable rent and 15% to intermediate shared ownership, intermediate rent or starter homes

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

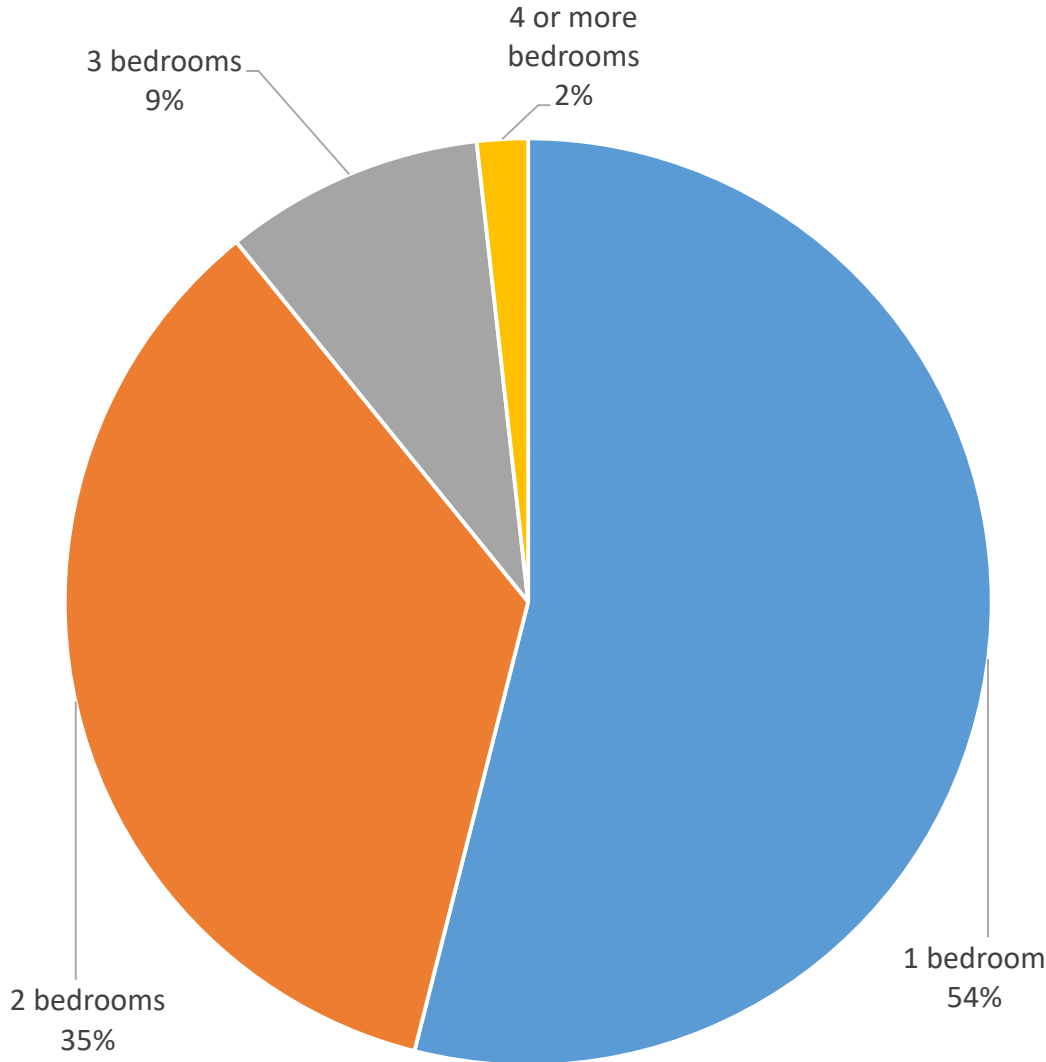


24% were completions from sites of 9 or less units and therefore the affordable housing requirement does not apply and 26% were completions where permitted development rights apply (office and residential) and therefore the affordable housing requirement does not apply

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

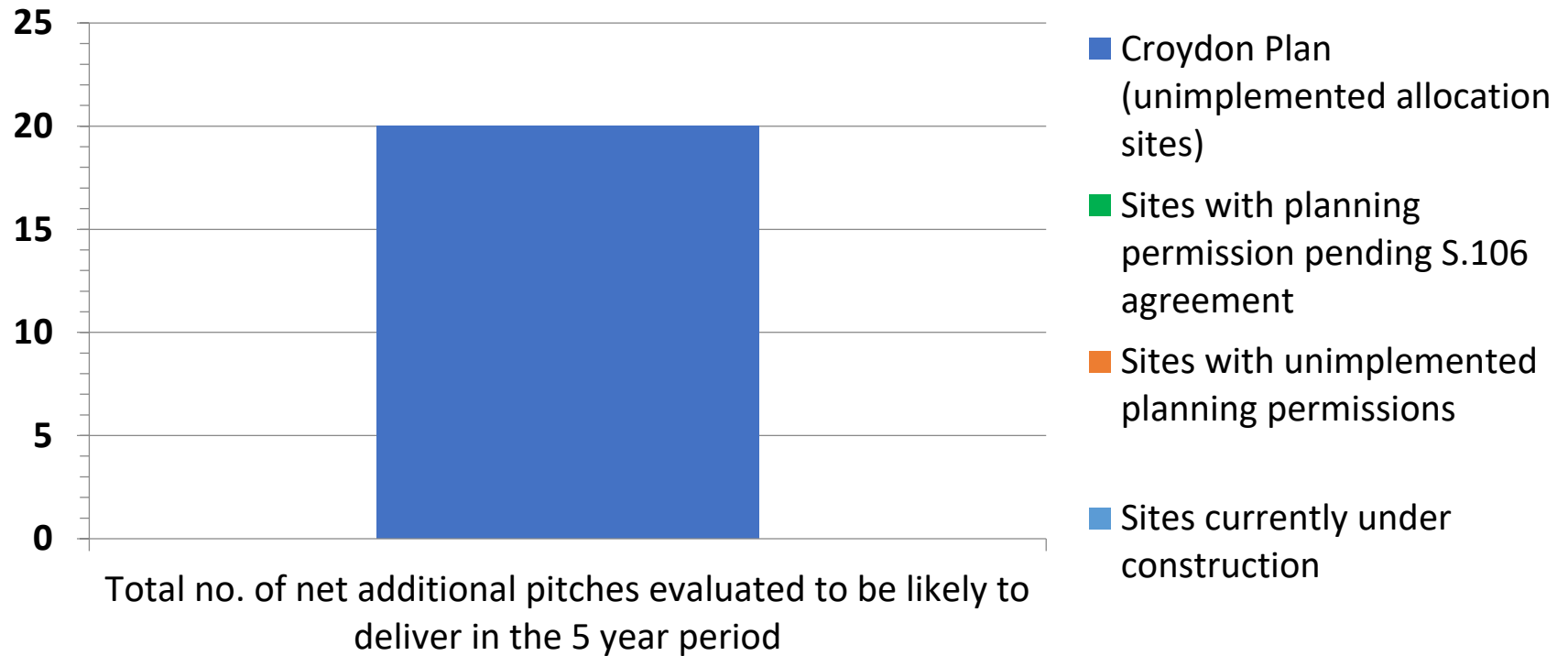


The Local Plan sets the strategic target for 30% of all new homes up to 2036 to have three or more bedrooms

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

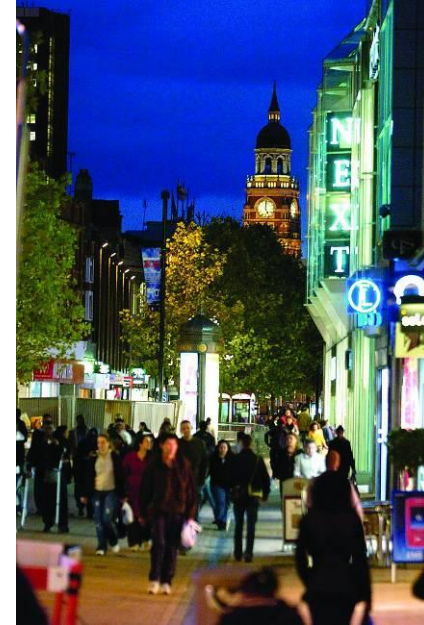
The five year target for Gypsy and Traveller pitches is 9

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

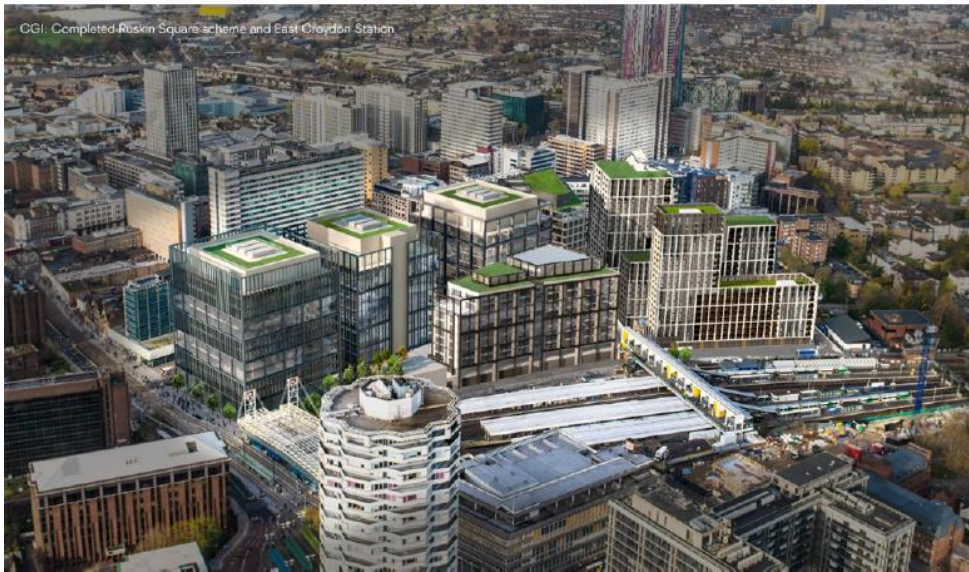
Target

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

Current position

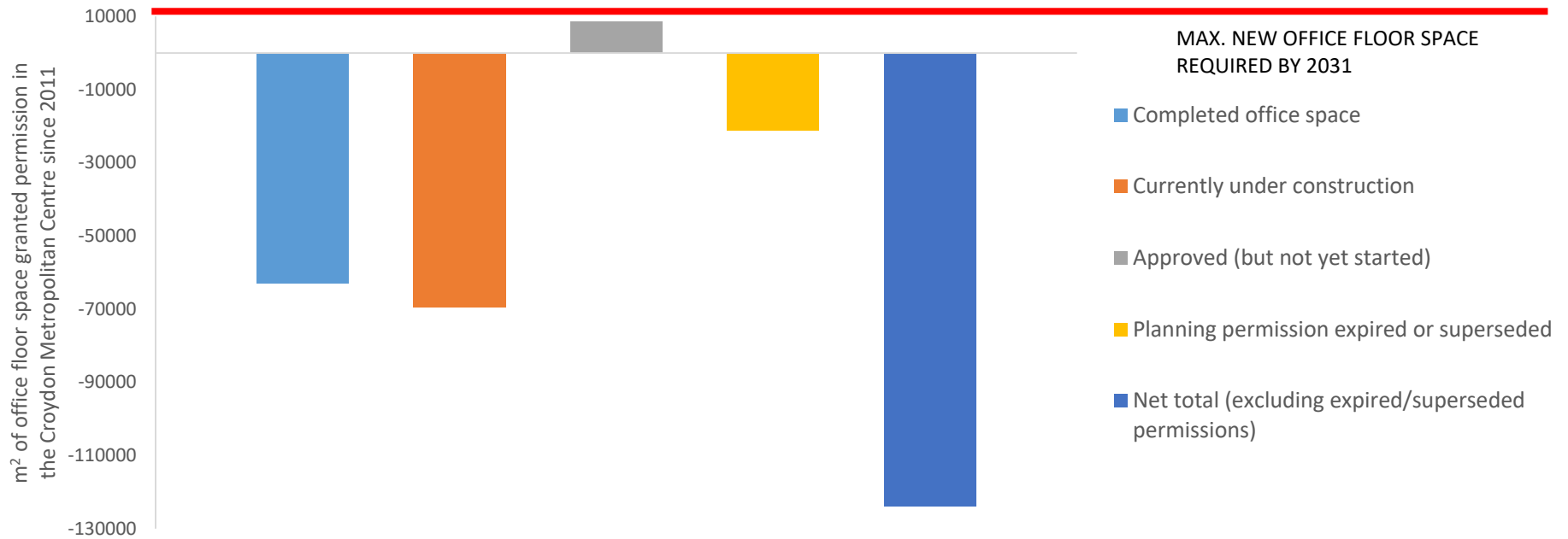
Overall 28% of office floor space in Croydon Metropolitan Centre is vacant, a slight increase from 2017/2018

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



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

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%



■ District Centre average

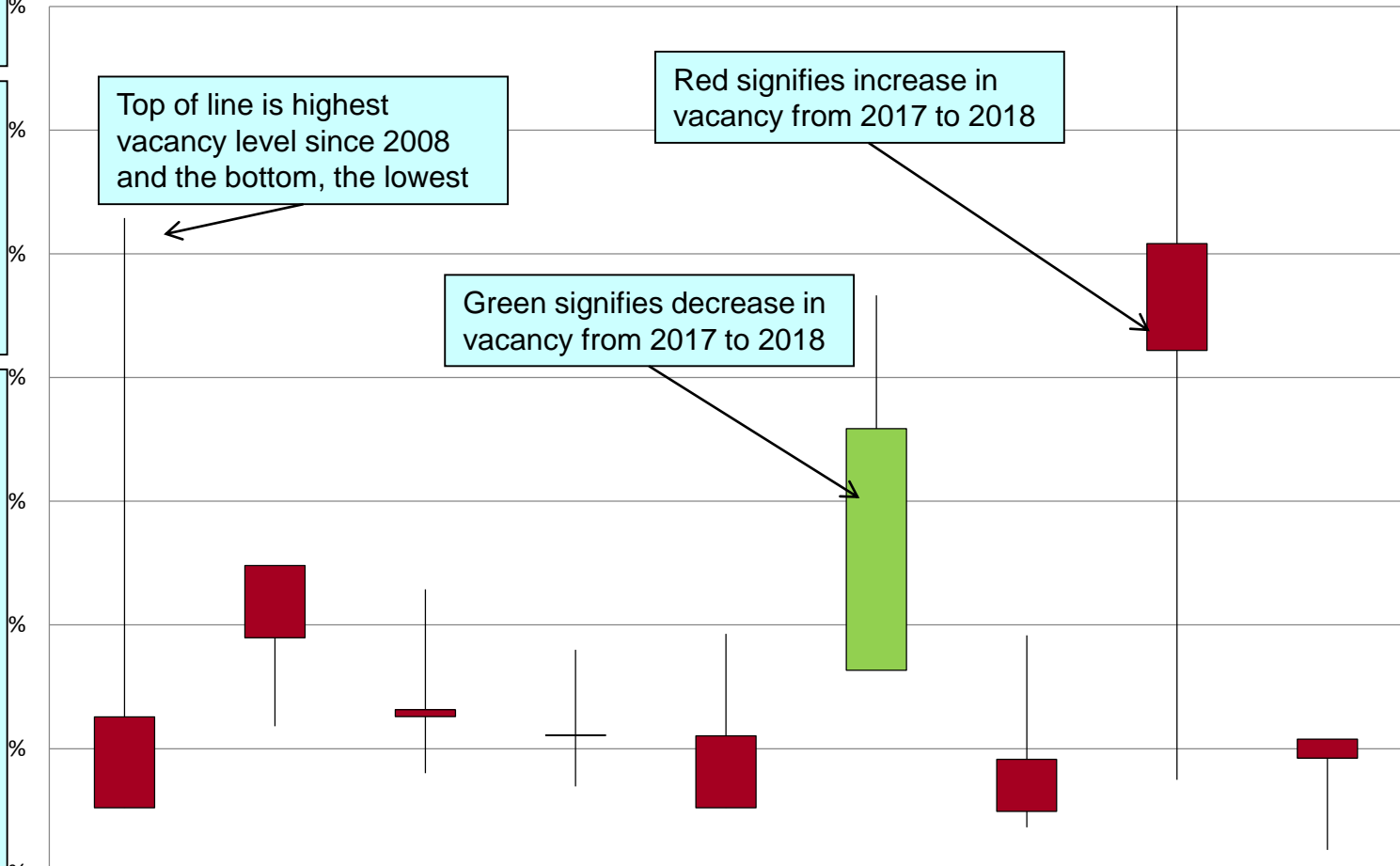
■ Local Centre average

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



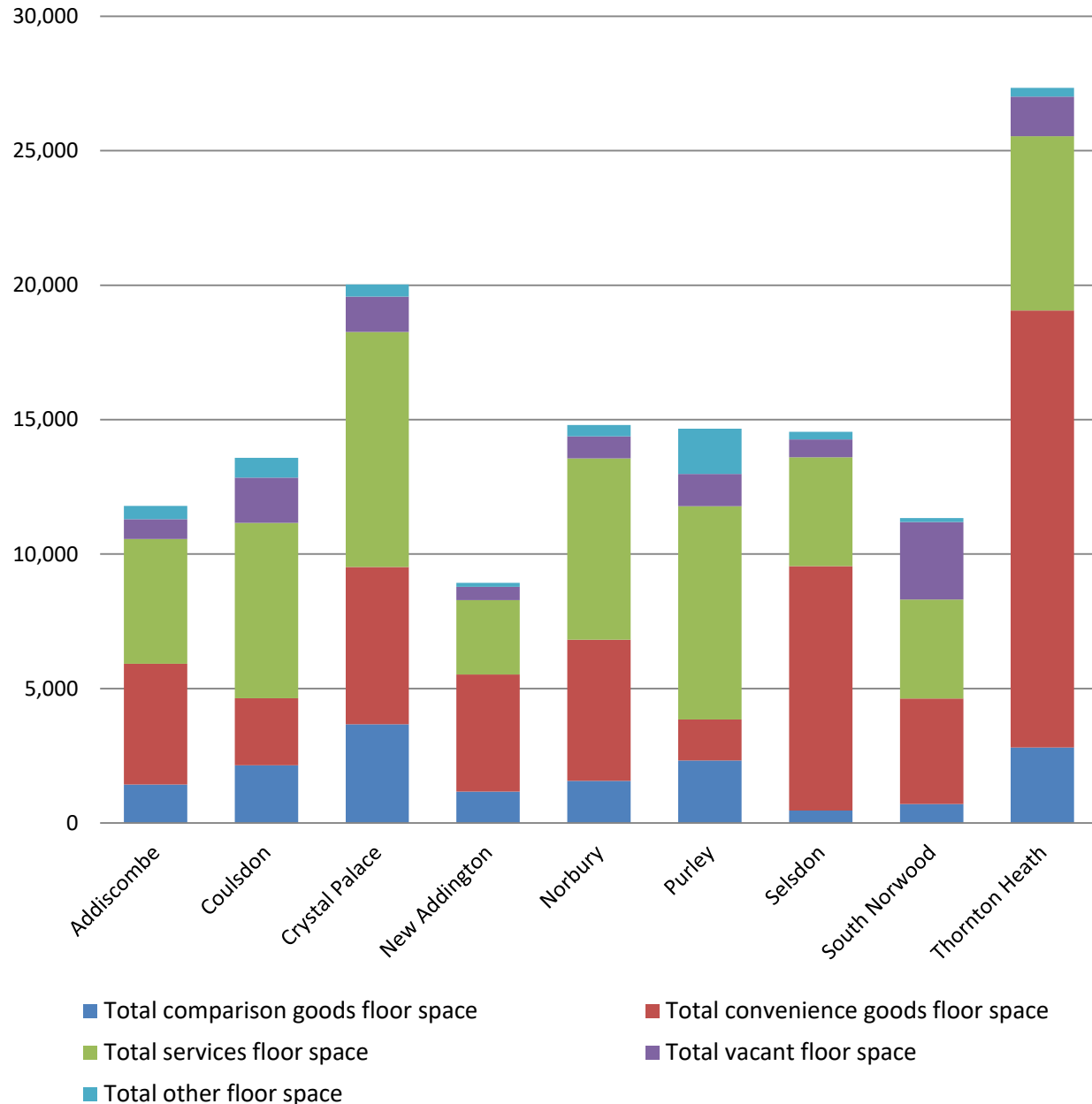
	Addiscombe	Coulsdon	Crystal Palace	New Addington	Norbury	Purley	Selsdon	South Norwood	Thornton Heath
2017 vacancy rate	3%	9%	6%	6%	3%	18%	2%	21%	5%
Highest vacancy rate (2008-2018)	26%	12%	11%	9%	10%	23%	10%	38%	5%
Lowest vacancy rate (2008-2018)	3%	6%	4%	3%	3%	13%	2%	4%	1%
2018 vacancy rate	6%	12%	7%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

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



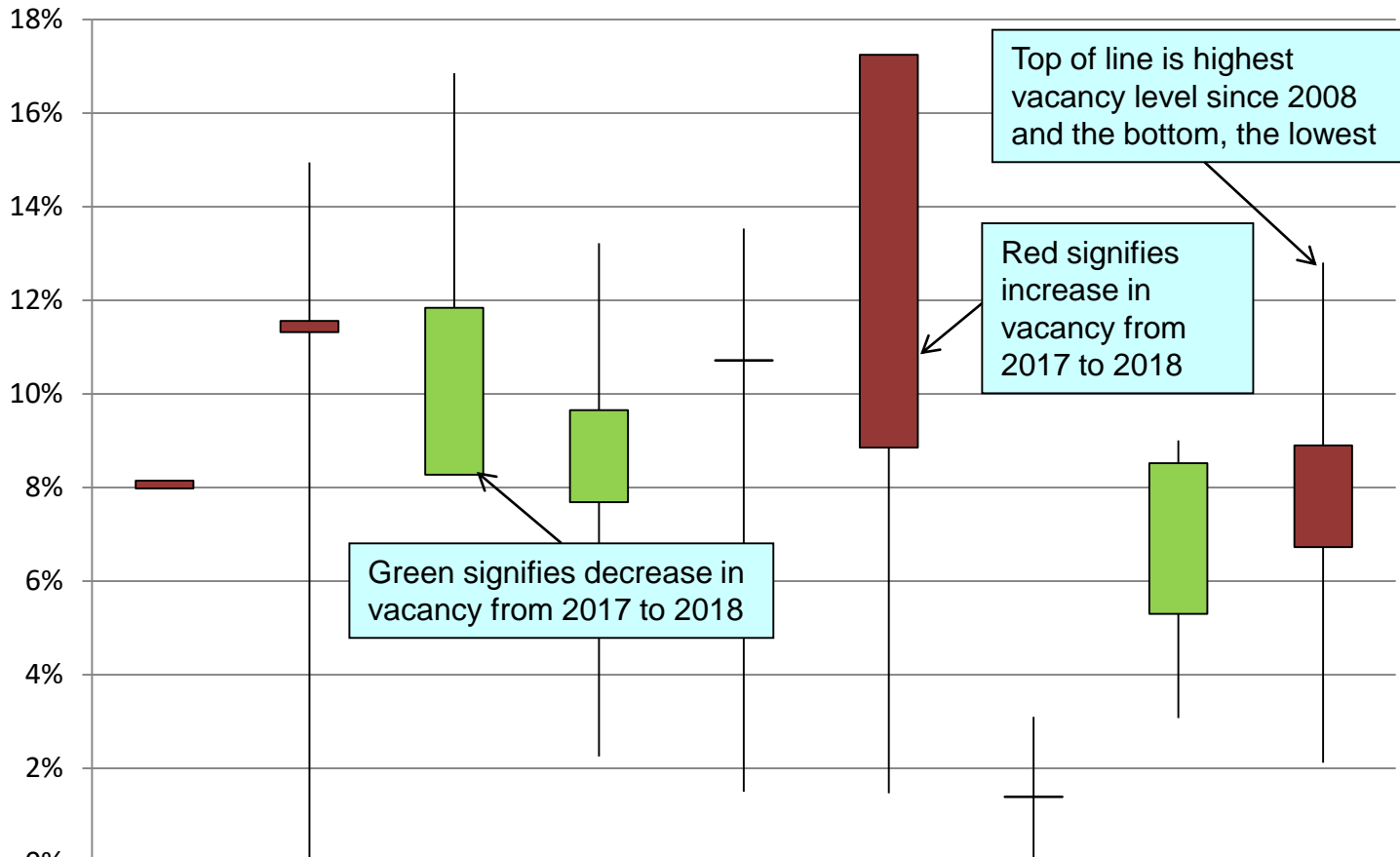
Maintaining the retail vitality and viability of Local Centres

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
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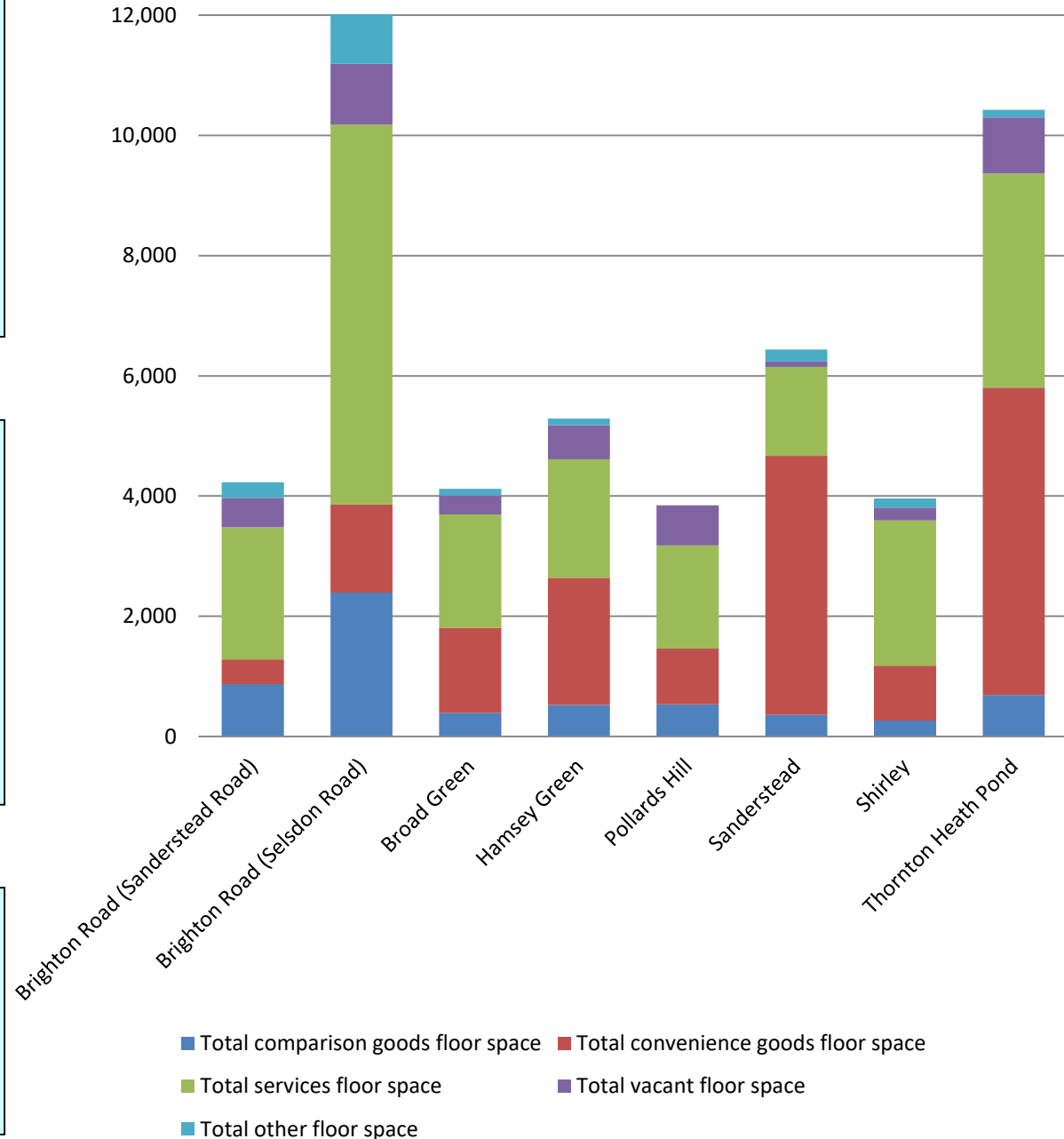
2017 vacancy rate	8%	11%	12%	10%	11%	9%	1%	9%	7%
Highest vacancy rate (2008-2018)	8%	15%	17%	13%	14%	15%	3%	9%	13%
Lowest vacancy rate (2008-2018)	8%	0%	10%	2%	2%	1%	0%	3%	2%
2018 vacancy rate	8%	12%	8%	8%	11%	17%	1%	5%	9%

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

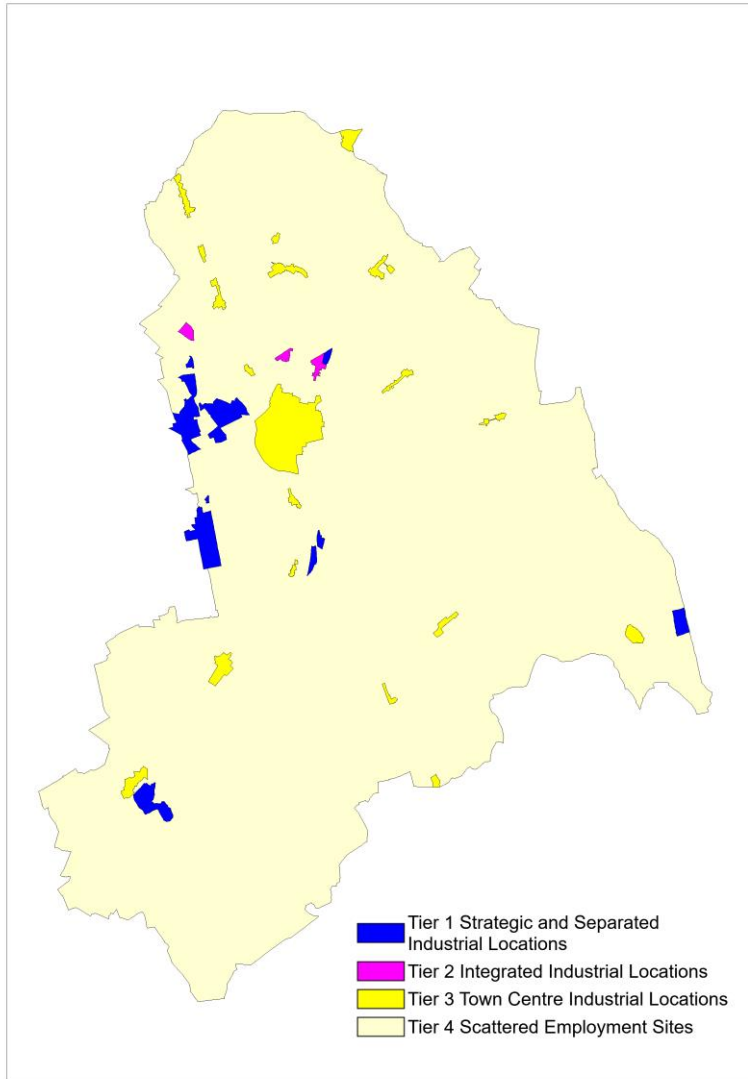


Employment policies in the Croydon Local Plan aim to give...

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



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



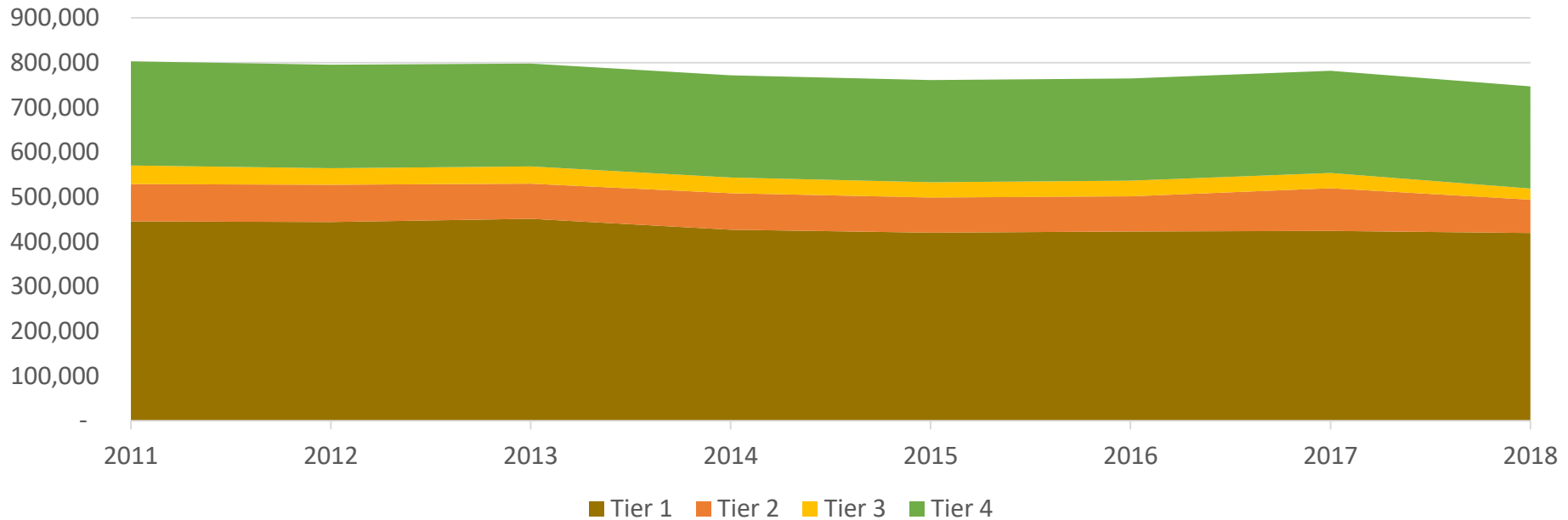
Target

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

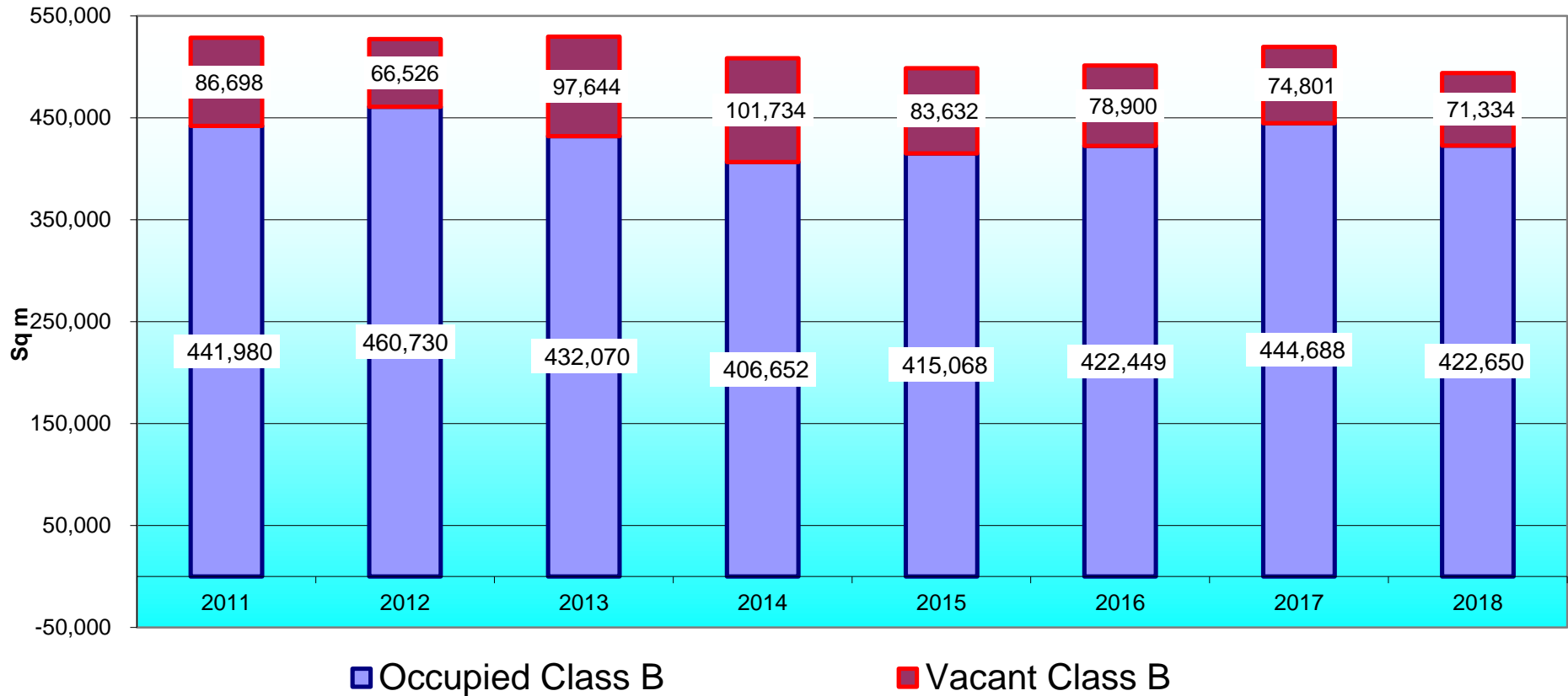
All four tiers of employment land saw a loss of floor space between 2011 and 2018

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

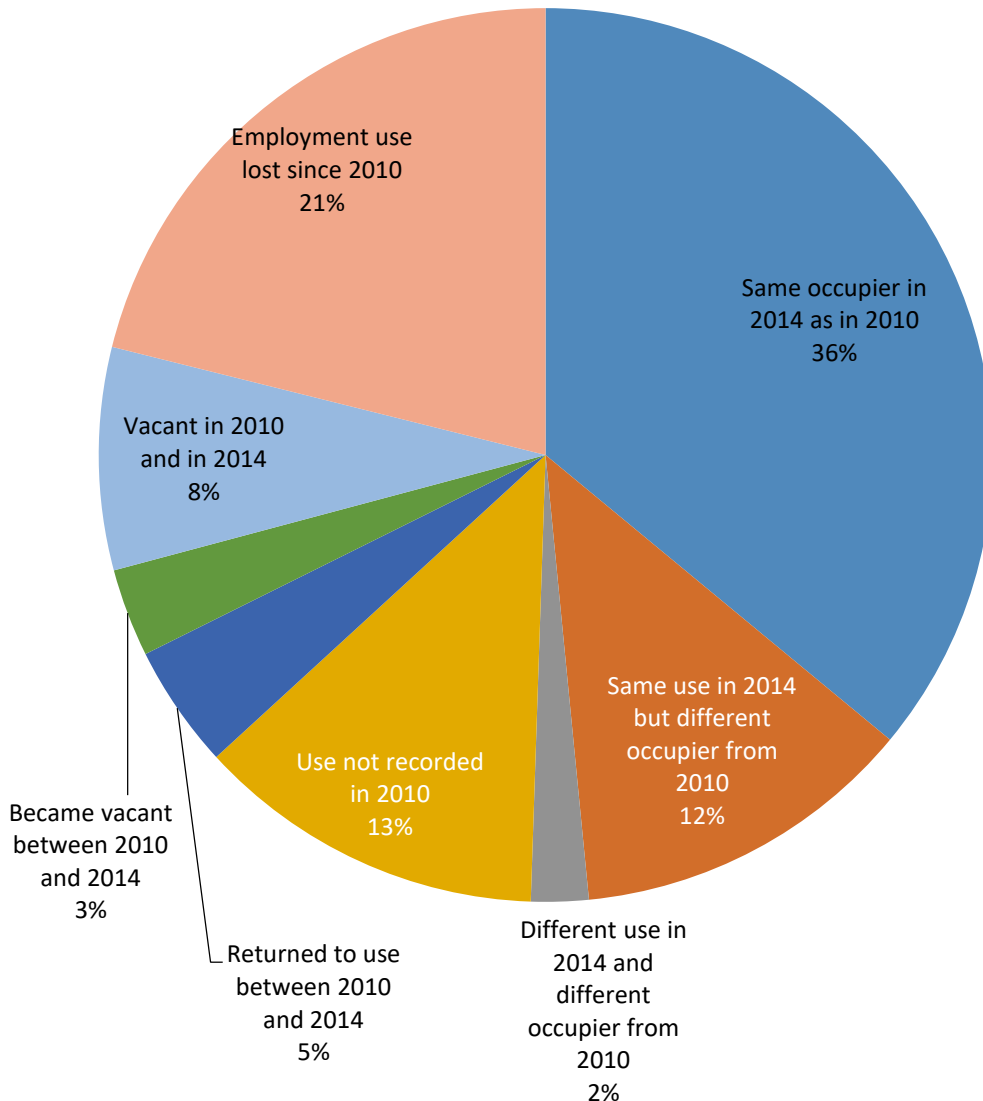


Since 2006 the amount of occupied Class B floor space in Tier 1 and Tier 2 locations has gradually been decreasing

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

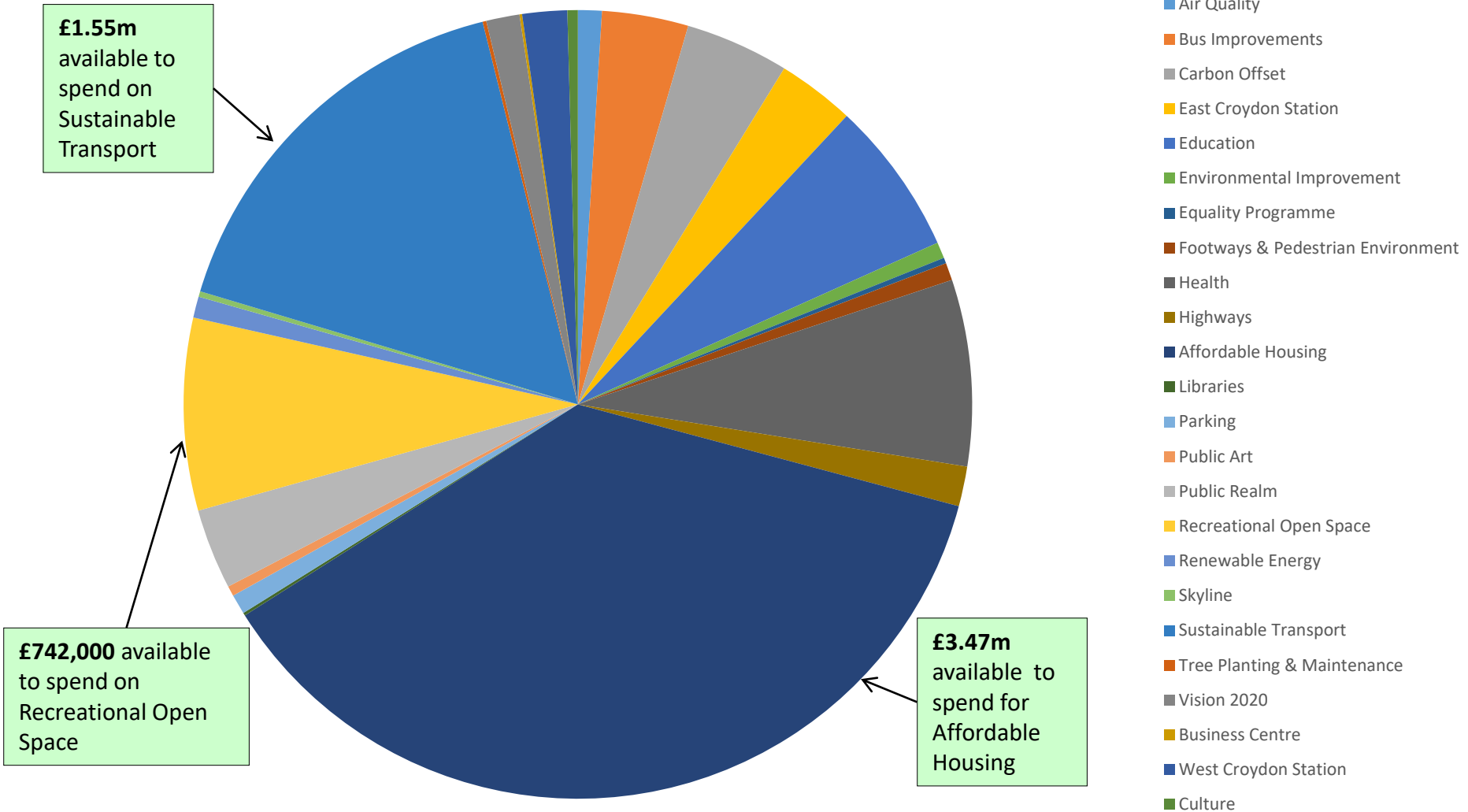
In 2017 Croydon Council worked with over 10 different other local authorities and government agencies

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

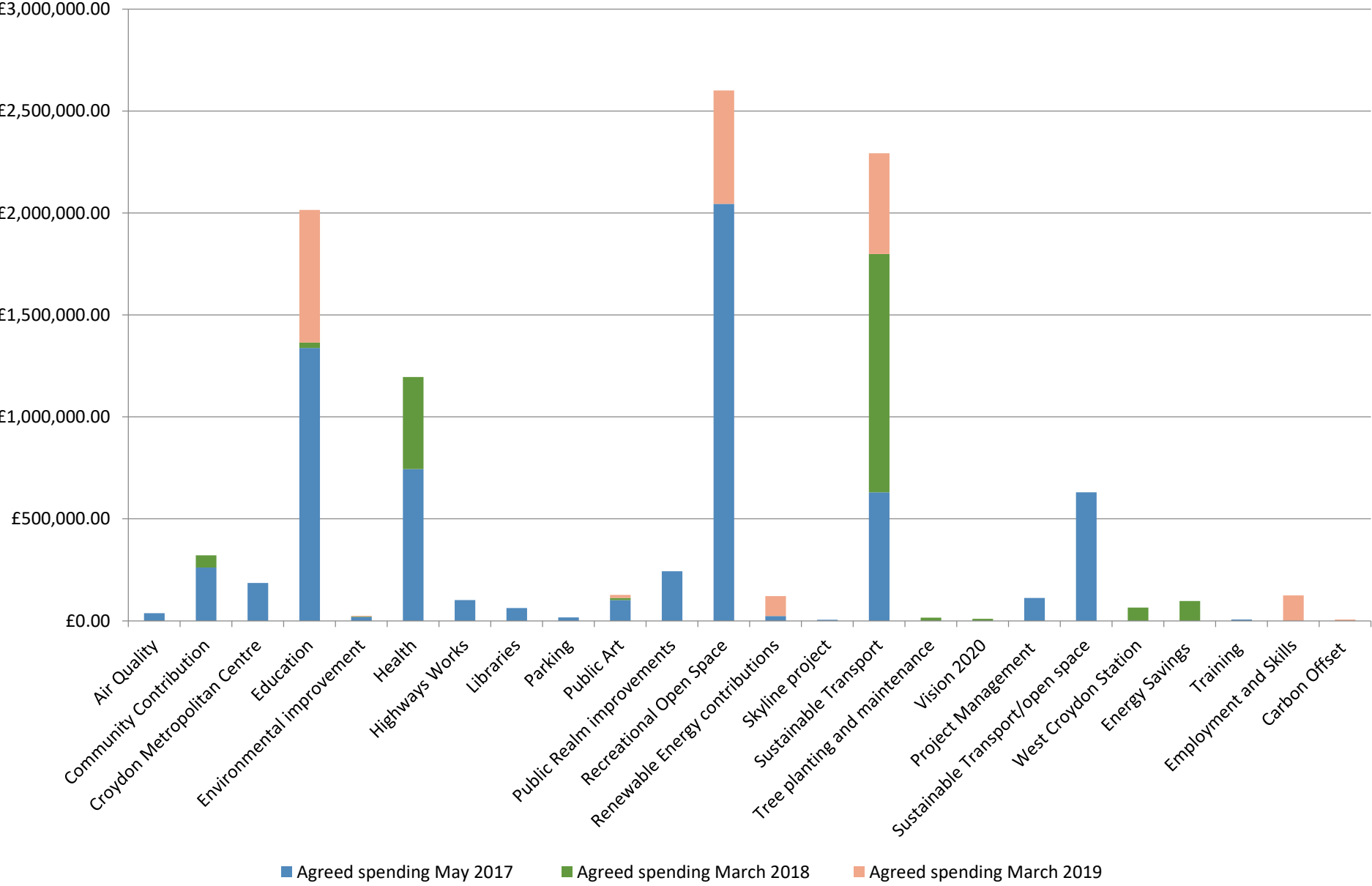
Croydon Council also goes above the requirements of Duty to Corporate, especially at a sub-regionally level, playing an active role in the South London Partnership

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

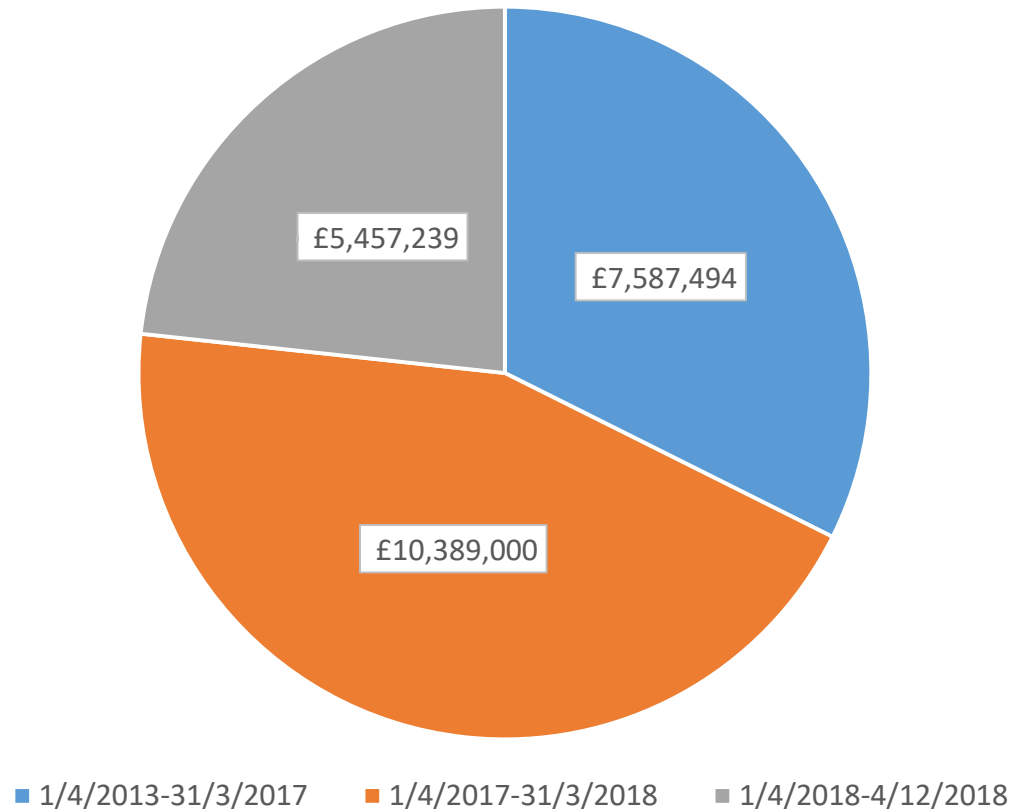
Delivering infrastructure to support the Croydon Local Plan – CIL

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

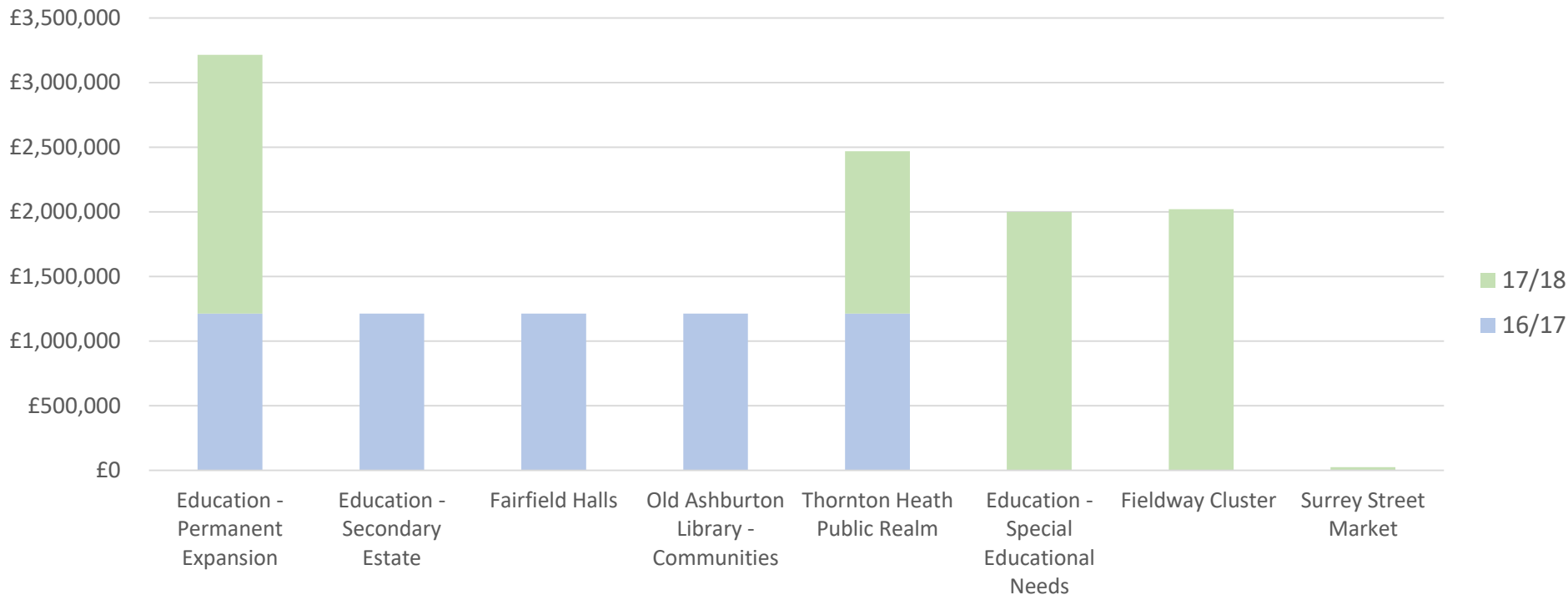
Of the total collected 76% was from inception to 31/3/2018 totalling **£17,975,346**

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

The Croydon Monitoring Report

Five Year Supply of Deliverable Sites for Housing

June 2019

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 June each year using the data as at 31st March of the same year. This version covers the 5-year period from 1st April 2019 to 31st March 2024. The data is mainly extracted from the London Development Database as at 31st March 2019. 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 Local Plan target for the period 2016/17-2025/26, which is 1,645 net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery within the period.

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 2019 to 31st March 2024.

	Croydon Housing Provision Target	Calculation	Units
A	Local plan annualised target for conventional housing	n/a	1,645
B	Total 10 year housing target	A x 10	16,445
C	Housing already completed between 01/04/2016 and 31/03/2019	n/a	5,901
D	Remaining housing required in 10 year period	B – C	10,544
E	No. of remaining years (2016 – 2026 inclusive)	n/a	8
F	Annual Target for number of new homes required in the remaining period	D / E	1,318
G	5 year target (01/04/2019 – 31/03/2024)	F x 5	6,590

The calculation of the 5 year target is set out in the above table. The Croydon Local Plan 2018 was adopted on 27th February 2018 and is therefore the most up to date planning document to derive the housing target from. Croydon has a 10 year target for conventional housing of 16,445 units. This means that Croydon needs to build 6,590 units for the 5 year period (1st April 2019 – 31st March 2024).

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.

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	5,619	5,619
II	Sites with unimplemented planning permissions	5,482	5,425
III	Sites with planning permission pending S.106 agreement	687	687
IV	Croydon Plan (unimplemented allocation sites)	16,731	9,565
	Total	28,519	21,296

I Sites currently under construction

There were 5,619 net additional dwellings under construction as of 31st March 2019 and all of them are likely to be completed by 31st March 2024.

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 31st March 2019 have been considered to be deliverable except those sites where the permission was due to expire by 30th June 2019 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 5,425 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 31st March 2019)

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 687 net additional units.

IV Croydon Local Plan 2018 Proposals Sites

Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Local Plan 2018 was reviewed as to the prospect of the site being delivered within the next five years. Out of a total capacity of 16,731 units, 9,585 are considered likely to be developed in the next five years and do not have an extant planning permission (as of 31st March 2019), or had an extant planning permission (as of 31st March 2019) 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 or the site is not considered to be available in the next five years. 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. 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, the 5% buffer applies in Croydon.

Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 21,296 net units which is deliverable in the forthcoming 5 year period. Therefore Croydon is able to meet the 5 year housing target of 6,590 units, achieving a surplus of 14,377 units. The Council will continue to consider favourably planning applications for housing, having regard to the Croydon Local Plan 2018, the London Plan and the National Planning Policy Framework in order to maintain housing supply and to protect less appropriate sites from development.

5 year housing target (01/04/2019 – 31/03/2024)	5 year housing target with a 5% buffer	Croydon deliverable housing supply	Target minus Deliverable Supply
6,590	6,920	21,296	Surplus of 14,377 against five year target

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

The permissions listed below were unimplemented as of 31st March 2019 and were due to expire after 30st June 2019. They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
15/01419/P	15/03212/P	16/00180/P	16/01769/P	16/02577/P	16/03242/GPDO
15/01419/P	15/05286/P	16/00398/P	16/01769/P	16/02577/P	16/03368/P
15/01419/P	15/05487/P	16/00469/P	16/01880/P	16/02593/P	16/03368/P
15/01419/P	15/05487/P	16/00494/P	16/01880/P	16/02638/P	16/03368/P
15/01419/P	15/05651/P	16/00591/P	16/01880/P	16/02771/P	16/03368/P
15/01419/P	15/05724/P	16/00609/P	16/01880/P	16/02771/P	16/03368/P
15/01419/P	15/05761/P	16/00749/P	16/01880/P	16/02814/P	16/03386/GPDO
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15/01462/P	16/00180/P	16/00869/P	16/02544/P	16/02965/P	16/03454/P
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Appendix 2. Croydon Plan Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 31th March 2019.

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
11	Croydon Garden Centre, 89 Waddon Way	0.994ha	35 to 94	Yes	
16	Heath Clark, Stafford Road	3.24ha	62 to 128	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	0.44ha	74 to 201	No	Unimplemented permission
25	Morrisons Supermarket, 500 Purley Way	4.57ha	251 to 1028	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements

28	Bowyers Yard, Bedwardine Road	0.02ha		No	Not allocated for residential use
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	0.66ha	30 to 171	Yes	
31	Croydon College car park, College Road	0.25ha	159	No	Unimplemented permission
32	4-20 Edridge Road	0.23ha	180 to 220	Yes	
35	Purley Baptist Church, 2-12 Banstead Road	0.43ha	20 to 111	Yes	
44	Central Parade West, Central Parade	2.07ha	50 to 290	Yes	

48	294-330 Purley Way	2.55ha	17	No	Unimplemented permission
50	44-60 Cherry Orchard Road	0.301ha	55	Yes	
54	BMW House, 375-401 Brighton Road	0.581ha	42	No	Site under construction
61	Car park, 54-58 Whytecliffe Road South	0.46ha	21 to 119	Yes	
68	130 Oval Road	0.22ha	10 to 57	Yes	
78	114-118 Whitehorse Road	0.04ha	7 to 8	Yes	

80	Victory Place	0.27ha	33 to 70	Yes	
97	24 Station Road	0.05ha	12	No	Unimplemented permission
104	Former Taberner House site, Fell Road	0.36ha	440	No	Unimplemented permission
115	Cheriton House, 20 Chipstead Avenue	0.17ha	15 to 20	No	Unimplemented permission
116	Rees House & Morland Lodge, Morland Road	0.46ha		No	Not allocated for residential use
120	Timebridge Community Centre, Field Way	2.089ha	n/a	No	Not allocated for residential use

123	Prospect West and car park to the rear of, 81-85 Station Road	0.88ha	40 to 288	Yes	
128	Land at, Poppy Lane	1.43ha	51 to 107	Yes	
129	843 London Road	0.22ha		No	Not allocated for residential use
130	1-9 Banstead Road	0.88ha	77 to 100	Yes	
136	Supermarket, car park, 54 Brigstock Road	0.44ha	25 to 55	Yes	
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	0.8ha	220 to 492	No	On sites already counted as under construction

142	1 Lansdowne Road	0.40ha	419 to 441	No	Unimplemented permission
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	0.21ha	46 to 196	No	Site pending s106
157	Canterbury Mill, 103 Canterbury Road	0.10ha		No	Not allocated for residential use
162	St George's House, Park Lane	0.07ha	288	No	Site under construction
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	2.7ha	550 to 625	Yes	Permission only partially implemented
173	28-30 Addiscombe Grove	0.08ha	12 to 74	No	Unimplemented permission

174	30-38 Addiscombe Road	0.35ha	49 to 141	No	Unimplemented permission
175	Stephenson House, Cherry Orchard Road and Knolly House, Addiscombe Road	0.94	132 to 380	Yes	
178	Arcadia House, 5 Cairo New Road	0.36ha	41 to 117	No	Unimplemented permission
182	St Mathews House, 98 George Street	0.05ha	7 to 20	Yes	
184	1-19 Derby Road	0.34ha	48 to 137	Yes	
186	Jobcentre, 17-21 Dingwall Road	0.35ha	49 to 141	Yes	

187	28 Dingwall Road	0.11ha	16 to 44	Yes	
189	Car parks, Drummond Road	0.11ha	12 to 32	Yes	
190	Car park to the rear of Leon House, 22-24 Edridge Road	0.40ha	56 to 162	Yes	
192	Suffolk House, George Street	0.25ha	35 to 101	Yes	
193	100 George Street	0.21ha	30 to 85	No	Unimplemented permission
194	St George's Walk, Katharine House and Park House, Park Street	1.94ha	88 to 504	Yes	

195	Leon House, 233 High Street	0.56ha	26 to 145	No	Site under construction
196	Stonewest House, 1 Lamberts Place	0.13ha	9 to 31	Future development site (year 6 or later)	Site not available in the next 5 years
197	Emerald House, 7-15 Lansdowne Road	0.39ha	55 to 157	No	Site completed
199	20 Lansdowne Road	0.775ha	109 to 313	Future development site (year 6 or later)	Site not available in the next 5 years
200	Multi-storey car park, Lansdowne Road	0.95ha	133 to 384	Yes	
201	Lidl, Easy Gym and car park, 99-101 London Road	1.13ha	51 to 293	Yes	

203	West Croydon station and shops, 176 North End	1.75ha	79 to 455	Future development site (year 6 or later)	Site not available in the next 5 years
211	Poplar Walk car park and, 16-44 Station Road	0.35ha	50 to 141	No	Unimplemented permission
218	Lunar House, Wellesley Road	1.34ha	188 to 542	Future development site (year 6 or later)	Site not available in the next 5 years
220	9-11 Wellesley Road	0.15ha	21 to 60	Yes	
222	Multi-storey car park, 1 Whitgift Street	0.54ha	95 to 193	Yes	
231	Segas House, Park Lane	0.19ha	40	Yes	

234	Southern House, Wellesley Grove	0.58ha	82 to 234	Yes	
236	Apollo House, Wellesley Road	0.58ha	82 to 234	Future development site (year 6 or later)	Site not available in the next 5 years
242	Davis House, Robert Street	0.13ha	19 to 52	Yes	
245	Mondial House, 102 George Street	0.21ha	30 to 85	No	Site pending s106
247	Norwich Union House, 96 George Street	0.13ha	19 to 52	Yes	
248	18-28 Thornton Road	0.20ha	9 to 34	Yes	

284	Asharia House, 50 Northwood Road	0.14ha	7 to 23	Yes	
286	35-47 Osborne Road	0.37ha	17 to 62	Yes	
294	Croydon College Annexe, Barclay Road	0.14ha	20 to 56	Yes	
295	2 Zion Place	0.15ha	7 to 39	No	Site under construction
301	Sea Cadet Training Centre, 34 The Waldrons	0.14ha	7 to 48	No	Site under construction
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	0.30ha	8 to 24	Yes	

311	Mott Macdonald House, 8 Sydenham Road	0.24ha	34 to 97	Yes	
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	6.75ha	237 to 641	Yes	
316	PC World, 2 Trojan Way	1.03ha	47 to 175	Yes	
324	Purley Oaks Depot, 505-600 Brighton Road	1.03ha	47 to 175	No	Not allocated for residential use
325	Telephone Exchange, 88-90 Brighton Road	0.34ha	19 to 77	Future development site (year 6 or later)	Site not available in the next 5 years
326	Ambassador House, 3-17 Brigstock Road	0.56ha	26 to 145	Yes	

332	Superstores, Drury Crescent	1.45ha	66 to 246	Yes	
334	Valley Leisure Park, Hesterman Way	0.95ha	34 to 90	Yes	
337	Zodiac Court, 161-183 London Road	0.71ha	32 to 184	Yes	
345	Normanton Park Hotel, 34-36 Normanton Road	0.40ha	14 to 38	No	Site pending s106
347	Tesco, 2 Purley Road	3.81ha	172 to 990	Yes	
348	Homebase & Matalan stores, 60-66 Purley Way	2.84ha	128 to 482	Yes	

349	Harveys Furnishing Group Ltd, 230-250 Purley Way	0.46ha	21 to 78	Yes	
350	Wing Yip, 544 Purley Way	1.53ha	69 to 260	Future development site (year 6 or later)	Delivery of site dependant on Fiveways Junction improvements
351	Furniture Village, 222 Purley Way	0.71ha	32 to 120	Yes	
355	Decathlon, 2 Trafaglar Way	1.30ha	59 to 221	Yes	
357	Norwood Heights Shopping Centre, Westow Street	1.46ha	39 to 223	Yes	
372	Car park, Lion Green Road	1.08ha		No	Not allocated for residential use

374	Reeves Corner former buildings, 104-112 Church Street	0.16ha	23 to 64	Yes	
375	7 Cairo New Road	0.91ha	128 to 368	Yes	
392	Carolyn House, 22-26 Dingwall Road	0.13ha	23 to 64	No	Site under construction
393	Whitgift Centre, North End	8.8ha	400 to 1000	Yes	Whilst pending s106, the actual units numbers are not on the pending s106 sheet
396	Praise House, 145-149 London Road	0.25ha	9 to 52	Yes	
398	Coombe Cross, 2-4 South End	0.26ha	37 to 105	No	Site completed

400	Day Lewis House, 324-338 Bensham Lane	0.25ha	12 to 42	Yes	
404	Vistec House & 14 Cavendish Road, 185 London Road	0.69ha	32 to 179	No	Site under construction
405	Capella Court & Royal Oak Centre, 725 Brighton Road	1.30ha	59 to 221	Yes	
407	797 London Road	0.15ha	7 to 25	Yes	
409	Beech House, 840 Brighton Road	0.14ha	36 to 45	No	Site completed
410	100 Brighton Road	0.22ha	10 to 37	Yes	

411	Palmerston House, 814 Brighton Road	0.07ha	4 to 18	Yes	
416	Challenge House, 618 Mitcham Road	0.80ha	36 to 136	Yes	
417	Stonemead House, 95 London Road	0.16ha	23 to 64	Yes	
430	Grafton Quarter, Grafton Road	0.62ha	28 to 131	No	Site under construction
468	Grass area adjacent to, 55 Pawsons Road	0.27ha	13 to 45	Yes	
471	Masonic Hall car park, 1- 1B Stanton Road	0.15ha	7 to 39	Yes	

474	Rear of The Cricketers, 47 Shirley Road	0.18ha	7 to 17	No	Has an unimplemented permission
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	0.15ha	7 to 25	Yes	
488	Canius House, 1 Scarbrook Road	0.07ha	30	No	Site completed
489	Corinthian House, 17 Lansdowne Road	0.21ha	30 to 85	Yes	
490	95-111 Brighton Road	0.40ha		No	Not allocated for residential use
492	5 Bedford Park	0.18ha	82 to 91	No	Site completed

493	Pinnacle House, 8 Bedford Park	0.31ha	44 to 125	Yes	
495	Dairy Crest dairy, 823-825 Brighton Road	0.45ha		No	Not allocated for residential use
499	Croydon University Hospital Site, London Road	8.17ha	77 to 290	Future development site (year 6 or later)	Site not available in the next 5 years
502	Coombe Farm, Oaks Road	3.99ha		Yes	Site partially developed with permission
504	Stroud Green Pumping Station, 140 Primrose Lane	0.72ha	26 to 68	Future development site (year 6 or later)	Site not available in the next 5 years
517	Milton House, 2-36 Milton Avenue	1.32ha	74	No	Site under construction

522	Surface car park, Wandle Road	0.6ha	Up to 40	No	Unimplemented permission
662	Coombe Road Playing Fields, Coombe Road	10.80ha		No	Not allocated for residential use
683	Purley Back Lanes, 16-28 Pampisford Road	0.54ha	Up to 91	Yes	
937	Kempsfield House, 1 Reedham Park Avenue	0.48ha	12	Yes	
945	Waitrose, 110-112 Brighton Road	0.265ha	55 to 90	Yes	
946	Stubbs Mead Depot, Factory Lane	2.71ha	157 to 440	Future development site (year 6 or later)	Site not available in the next 5 years

947	359-367 Limpsfield Road	ha	10 to 22	No	Site under construction
948	230 Addington Road	ha	11	Yes	
950	Norfolk House, 01-28 Wellesley Road	0.708ha	125 to 255	Yes	
951	1485-1489 London Road	0.1664ha	15 to 22	Yes	

The Croydon Monitoring Report

Working with other local authorities and government agencies

June 2019

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. 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.

March 2018 – March 2019

Who Croydon Council worked with	When we worked together	What we worked on
Lambeth Council	27/11/2018	Local Plan Reviews responding to the emerging London Plan
Horsham Council	8/03/2019	Local Plan Reviews: no significant Duty to Co-operate issues were identified
Tandridge Council	14/06/2018	Duty to Co-operate meeting: Local Plan – pre regulation 19 submission
Croydon Health and Care Estates board	23/05/2018	Health and Care Estates in Croydon
GLA	1/05/2019	Croydon Local Plan
Croydon Health and Care Estates board	7/06/2018	Health and Care Estates in Croydon

Who Croydon Council worked with	When we worked together	What we worked on
Sutton Council Kingston Council Merton Council	11/12/2018	South London Waste Plan
Sutton Council Kingston Council Merton Council	21/03/2019	South London Waste Plan
Sutton Council Kingston Council Merton Council	25/01/2019	South London Waste Plan
Croydon Health and Care Estates board	29/08/2018	Health and Care Estates in Croydon
GLA	30/11/2018	GLA tour of Croydon
South West London Care Estates	14/12/2018	Care Estates in Croydon
Croydon Health and Care Estates board	17/01/2019	Health and Care Estates in Croydon