# Contents

1. **Introduction**  
   Highlights of 2006/7  
   9

2. **The Context for Planning and Development in Croydon**  
   A place which is safer…  
   A place which is healthier…  
   A place which is more prosperous…  
   A place which is sustainable…  
   A place where people choose to live…  
   A place where people choose to work…  
   A place where people choose to visit and socialise…  
   And a place which is addressing the needs of the future.  
   11

3. **Preparing the Local Development Framework – a progress report**  
   Statement of Community Involvement (SCI)  
   Development Plan Documents (DPDs)  
   Supplementary Planning Documents (SPDs)  
   23
4. Monitoring the implementation of the Croydon Plan 2006

Sustainable Development Indicators

Urban Design and Conservation Indicators
- **Indicator 1:** Design quality
- **Indicator 2:** Impact on views and landmarks
- **Indicator 3:** Improvements to the Public Realm
- **Indicator 4:** Protection and enhancement of the borough’s historic environment

Outdoor Land and Outdoor Recreation Indicators
- **Indicator 5:** Integrity of the Green Belt and Metropolitan Open Land
- **Indicator 6:** Protection of the borough’s open spaces
- **Indicator 7:** Provision of new and enhanced open space and recreation facilities in the borough
- **Indicator 8:** Protection of agricultural land

Nature Conservation Indicators
- **Indicator 9:** Changes in areas and populations of biodiversity importance

Environmental Protection Indicators
- **Indicator 10:** Flood prevention and water quality
- **Indicator 11:** Managing waste
- **Indicator 12:** Production of minerals
- **Indicator 13:** Getting energy from sustainable sources

Transport Indicators
- **Indicator 14:** Encouraging the use of more sustainable forms of transport
Economic Activity Indicators

Indicator 15: Development of employment land in the borough
Indicator 16: Development of employment land in the borough
Indicator 17: Protection of employment uses on non-designated sites
Indicator 18: Development of Cane Hill Major Developed Site

Housing Indicators

Indicator 19: Supply of housing land (Housing Trajectory)
Indicator 20: Residential development on previously-developed land
Indicator 21: Making the best use of land (density of residential developments)
Indicator 22: Encouraging mixed-use developments
Indicator 23: Providing affordable homes and providing a range of homes to meet the needs of everyone in the borough
Indicator 24: Retaining existing housing stock
Indicator 25: Developing existing residential allocations
Indicator 26: Returning vacant homes to use

Shopping Indicators

Indicator 27: The vitality and viability of retail centres

Tourism, Leisure and Indoor Recreation Indicators

Indicator 28: Provision of visitor accommodation in the borough
Indicator 29: Development of visitor attractions in the borough
Indicator 30: Leisure development in the borough

Community Services Indicators

Indicator 31: Protection of existing community facilities and provision of new community facilities

Croydon Metropolitan Centre Indicators

Indicator 32: Providing homes in Croydon Metropolitan Centre
Indicator 33: Development of Croydon Metropolitan Centre allocations
Indicator 34: Improving the pedestrian access to Croydon Metropolitan Centre

5. Monitoring of sustainability objectives and of the significant effects of plan proposals and policies

6. Implications for Croydon Plan (UDP) policies

- Sustainable Development
- Urban Design
- Urban Conservation and Archaeology
- Open Land and Outdoor Recreation
- Nature Conservation
- Environmental Protection
- Transport
- Economic Activity
- Housing
- Shopping
- Hotels and Tourism
- Leisure and Indoor Recreation
- Community Services
Croydon Metropolitan Centre 87

Summary 88

7. Commenting on the Annual Monitoring Report 2006/7 89

Appendix 1 – Revised timetable for producing the LDF A1

Appendix 2 – Designated Views and Landmarks A3

Croydon Panorama
  CP1 – From Addington Hills A3
  CP2 – From Pollards Hill A4
  CP3 – From Purley Playing Field A4
  CP4 – From Norwood Grove A5
  CP5 – From Farthing Downs A5
  CP6 – From Ross Road A6
  CP7 – From Biggin Wood A6

Local View
  LV1 – Crown Hill to Parish Church A7
  LV2 – High Street, Thornton Heath to Pumping Station A7
  LV3 – Brighton Road to Cane Hill A7
  LV4 – Farthing Downs to Cane Hill A7
  LV5 – Portnalls Road to St. Andrew’s Church A8
  LV6 – Selsdon Road to St. Peter’s Church A8
  LV7 – New Addington to Addington Palace A8
  LV8 – North End to Clock Tower A8
  LV9 – George Street to NLA Tower A9

Appendix 3 – Floorspace data for Employment Areas by Use Class A11
Appendix 4 – Croydon’s Five-Year Supply of Land for Housing and Housing Trajectory Data

What is housing land?  

Why does Croydon Council have to identify a five-year supply of housing land?  

How is the five-year supply made up?  

Summary and Housing Trajectory  

Details of large sites (25+ units) with planning permission but not yet started (as of 31st March 2007)  

Details of large sites (25+ units) with planning permission pending the signing of a S.106 Agreement (as of 31st March 2007)  

Croydon Plan (Replacement UDP) Proposals Sites
Appendix 5 – Data for Residential Developments completed in 2006/7

- Data for completed residential schemes (net)
- Data for completed residential units (gross)
- Summary Statistics

Appendix 6 – Data on Individual Retail Frontages in the Borough

- Croydon Metropolitan Centre
- Town Centres
- District Centres
- Local Centres
- Parades

Appendix 7 – Implications for Croydon Plan (UDP) policies

- Sustainable Development
- Urban Design
- Urban Conservation and Archaeology
- Open Land and Outdoor Recreation
- Nature Conservation
Environmental Protection A97
Transport A102
Economic Activity A104
Housing A104
Shopping A106
Hotels and Tourism A111
Leisure and Indoor Recreation A113
Community Services A114
Croydon Metropolitan Centre A117
1. Introduction

1.1 This is the third Annual Monitoring Report (AMR) for the Croydon Local Development Framework (LDF). It covers the period from April 2006 to March 2007 and looks at:

- the context for planning and development in the London Borough of Croydon;
- the progress that has been made in preparing the Local Development Framework and changes that need to be made to the timetable for producing the LDF;
- whether policies and targets contained in the Croydon Plan 2006 (the Replacement Unitary Development Plan (UDP) are being met, and if they are not, why not;
- whether policies and targets in the UDP are helping the borough to meet national and London targets; and
- the impact of policies and targets on sustainability objectives as set out in Sustainability Appraisals of the constituent parts of the LDF.

1.2 The Croydon Plan was adopted in July 2006 during the period covered by this AMR. As it has only recently been adopted work on the LDF which will replace the Croydon Plan is still in the early stages of production and as yet it has no policies or sustainability objectives to monitor. Therefore this AMR concentrates on the monitoring of policies and targets contained within the adopted Croydon Plan and in terms of the LDF only considers the progress in its preparation with regard to the Local Development Scheme (the Council's project plan for producing the LDF).

1.3 This AMR suggests possible changes to existing policies based on the evidence presented within the AMR. It also is the document within which possible changes to the Local Development Scheme are presented.

Highlights of 2006/7

1.4 Plan making highlights of 2006/7 include:

- The adoption of the Croydon Plan in July;
• Submission to the Secretary of State and examination of the Statement of Community Involvement ready for its adoption in July 2007;
• Adopting our SPD on Residential Extensions and Alterations; and
• Consulting on draft SPDs on Designing for Community Safety and a Local List of Buildings of Architectural Historical or Landscape Importance.

1.5 Plan implementation highlights during the year include:
• Exceeding both the old and the new London Plan targets for net additional “conventional” dwellings
• Achieving the target of 50% of all new homes being affordable
• 274,132m² less vacant floorspace in Croydon’s designated Industrial Areas

1.6 Points of concern raised in this AMR include:
• The fact that 21 out of 30 of the main retail frontages in the borough have less that the target 65% occupied A1 (retail) units, the remainder being either vacant or a non-retail occupier
• That 87.8% of all the new homes provided in the borough in 2006/7 were either one or two-bedroom properties. It is not known whether this is making up for a previous shortfall of smaller properties or whether the need for larger homes in the borough is no longer being met
• The fact that although the borough met the 50% affordable homes target, 83.2% of all the affordable homes completions were on 100% Housing Association developments meaning that our Affordable Homes policy is not functioning as it should and that it is unlikely that this performance will be repeated in future AMRs.
2. The Context for Planning and Development in Croydon

2.1 Croydon’s Local Development Framework is just one of the plans produced by Croydon Council and it aims to deliver the spatial and land-use elements of Croydon’s Sustainable Community Strategy (SCS). The SCS is produced by our Local Strategic Partnership, which brings together the Council, community and voluntary groups and other agencies working in Croydon including the Metropolitan Police and the Primary Care Trust. They have set out the vision for Croydon which the LDF is now working towards fulfilling. This vision is:

"To create a place which is safer, healthier, more prosperous and sustainable – a place where people choose to live, work, visit and socialise, and which is addressing the needs of the future."

2.2 In order to place our Vision into context a selection of statistics covering different aspects of the Vision are presented overleaf:
A place which is safer…

2.3 Overall recorded crime is decreasing in Croydon (see Fig 2.1 below) and it is now ranked as the 10th safest borough in London. Only recorded levels of drug related crime increased between 2005/6 and 2006/7.

Figure 2.1: Recorded Crime in the London Borough of Croydon (source: Metropolitan Police)
A place which is healthier…

2.4 The state of Croydon’s health is varied (Fig 2.2). Rates of Infant Mortality have fallen so that now they are around the national average but the number of low birthweight live births has remained relatively static compared to a large fall in London as a whole and a slight decline nationally. Incidences of Coronary Heart Disease appear to be rising, as do cases of asthma involving a hospital admission. The incidence of Cancer remains relatively static.

Figure 2.2: Indicators of the Health of Croydon’s population (sources: ONS, DoH)
A place which is more prosperous...

2.5 Periodically the government ranks wards and local authorities on an Index of Multiple Deprivation. In 2000 Croydon was the 164\textsuperscript{th} most deprived local authority in the Country (out of 354). By 2004 it had slipped to 140\textsuperscript{th} most deprived suggesting the Croydon is not becoming more prosperous relative to other local authorities in England. Fig 2.3 shows Croydon and its wards in comparison to other London boroughs using the 2004 rankings.

\textbf{Figure 2.3: Index of Multiple Deprivation comparing Croydon and individual wards to other London boroughs (2004)}
2.6 Sustainability encompasses environmental, social and economic factors, the latter two of which are covered by the statistics on crime, health and deprivation. A selection of environmental statistics looking at public transport usage and pollution are presented below.

Figure 2.4: Ticket Sales for Tramlink 2000 - 2005 (by Four Weekly Periods) (source: TFL)
2.7 Fig 2.4 above shows passenger levels on Croydon Tramlink (including journeys wholly outside the borough). They show that passenger levels have been relatively constant since 2003. Fig 2.5 shows how people travelled to work in Croydon (and in London as a whole) at the time of the 2001 Census. It shows that at that time 55% of Croydon’s residents who worked used public transport, cycled or walked to work, compared to 51% of the people who work in Croydon and 62% of all London residents. The difference between Croydon’s residents and London residents may be due to the fact that the London Underground does not extend as far as Croydon as the level of bus usage is the same, and train usage in Croydon is higher than London as a whole.

Figure 2.5: How people travel to work (source: ONS Census 2001)
2.8 Whilst Fig 2.6 above does not show a general fall in pollution levels around the borough (although there is a slight decline in PM10 particulates), it does show that Croydon is meeting all the targets each year quite comfortably. Sulphur Dioxide emissions in particular are significantly less than the level set as the maximum level to be tolerated. Nitrogen Dioxide levels are rarely exceeding the maximum tolerable level.
A place where people choose to live…

2.9 The Office of National Statistics current population estimate for the London Borough of Croydon (as of 2005) is **342,697**, a rise of 12,110 over the 2001 Census figure and 7,597 above the ONS revised estimate for the borough’s population in 2001. It is currently the largest London borough in terms of population. However changes being made to way population estimates are derived (in particular to the way international migrants are divided up between local authorities) will result in a new revised population estimate for the borough of around 336,600 being published later in 2007. This is more in line with the Greater London Authority’s (GLA) forecast population of the borough. Overall over the next 20 years the population of the borough is forecast to increase as shown in Fig 2.7.

**Figure 2.7: Population Projections for Croydon (source: GLA 2006)**
A place where people choose to work…

2.10 The working population of Croydon in 2001 was 128,227. 79% of the people who work in Croydon travel less than 10km from home to work (Fig 2.8). To put this into context only a few places in the south of the borough lie more than 10km from the Whitgift Centre in central Croydon. In London as a whole only 63% of all the people who work in London travel less than 10km to work.

Figure 2.8: Distance travelled to work (source: ONS Census 2001)
A place where people choose to visit and socialise…

2.11 There is very little data available on how many people visit Croydon and come to the borough to socialise. The London Development Agency has developed a model (the Local Area Tourism Impact (LATI) model) that estimates the tourist income in Croydon based on data collated from the International Passenger Survey, the UK Tourism Survey, and the Great Britain Day Visits Survey.

2.12 The LATI model estimates that:

- Croydon is reliant on international, and in particular, domestic overnight visitors as the mainstay of its tourism income relative to London as a whole.
- Domestic overnight visitors spend on average £202 and stay for 2.8 nights.
- International visitors spend on average £444 and stay 8.1 nights.
- On average both domestic and international visitors stay longer in Croydon than the average for London as a whole.
- Day visitors spend on average £28 in Croydon. Croydon is much less reliant on day visitor income than London as a whole.

Figure 2.9: Visitor numbers to the London Borough of Croydon (source: London Development Agency - Local Area Tourism Impact model, Sept 2006)
And a place which is addressing the needs of the future

2.13 Croydon Council aims to address the needs of the future through many different mechanisms of which the LDF is one. The LDF does this through the development and implementation of planning policies that ensure that new development is appropriate, is needed, and is sustainable in environmental, social and economic terms. In the remainder of this AMR we will look at how the London Borough of Croydon is addressing the needs of the future through the development and implementation of its planning policies...
3. Preparing the Local Development Framework – a progress report

3.1 The Local Development Scheme (LDS) setting out the timetable for the production of the LDF was submitted to the First Secretary of State (SoS) in September 2006.

3.2 The charts on the following pages show the project timetable and then the progress that has been made towards achieving these targets. As the LDS was revised during the period covered by this AMR, the project timetable only shows the period from July 2006 onwards. In the period before this the major milestone was the target for adopting Croydon’s Replacement Unitary Development Plan, the Croydon Plan by July 2006. This milestone was successfully achieved and the Plan now forms the planning policy framework for the borough.

Statement of Community Involvement (SCI)

3.3 The Statement of Community Involvement was submitted two months late and was delayed subsequently to this whilst the appointed Planning Inspector had to spend time dissuading one objector from using their right to have their objection heard at a public hearing. This resulted in the delay to the date on which the Planning Inspectorate could consider the representations and therefore the date on which the SCI could be adopted.

Development Plan Documents (DPDs)

3.4 The LDS shows details of four DPDs, the Croydon Metropolitan Centre Area Action Plan, the Core Strategy, Site Allocations and Local Development Control Policies. None of these DPDs is currently being prepared in line with the timetable set out in the LDS.

3.5 The reasons for the delay in publishing the Issues and Options for the Croydon Metropolitan Centre Area Action Plan are as follows:

• It took longer for consultants to undertake studies needed to compile the Issues and Options report than was anticipated and it took longer to assimilate the information contained in the reports than was planned for;
• The Issues and Options report is dependant on the results of SMC Alsop’s visioning exercise, the results of which were not available to the Council until June. Therefore the Issues and Options report was delayed in order to incorporate the options that came out the Alsop’s visioning exercise;
• It was not possible to allocate the level of staff resources to the Area Action Plan project that the LDS project plan anticipated due to other conflicting work priorities for the Policy and Strategy, and the Urban Design teams;
• Due to problems encountered by other planning authorities in England over issues of Soundness of the DPDs, the Government Office for London would now like to see final draft Issues and Options reports before they go out for consultation. This was not factored into the project plan for the LDF; and
• The Council is on a steep learning curve for producing the LDF and some of the timescales for producing parts of the LDF were optimistic.

3.6 The remaining DPDs have all been delayed as a consequence to the delays to the Croydon Metropolitan Centre Area Action Plan and there have been no staff resources to devote to these projects. However in light of the experiences in preparing the Area Action Plan so far, the opportunity is being taken to review the LDS and prepare a new, more realistic project plan. A revised programme was submitted to the Secretary of State for agreement in October 2007. Subsequent discussion with the Regional Office suggests that further revision may be necessary before the SoS is prepared to sign off the new programme. The revised programme can be found in Appendix 1.

Supplementary Planning Documents (SPDs)

3.7 The Supplementary Planning Documents contained within the LDS were either programmed to be prepared by the Urban Design team at Croydon Council or the Policy and Strategy team. Several SPDs prepared by the Urban Design team have progressed as timetabled. However resources of both teams are stretched and so some SPDs have had to be ‘returned’ for the Policy and Strategy team to prepare. Work on these SPDs and others originally assigned to the Policy and Strategy team has not started due to the resources that needed to be assigned to the Croydon Metropolitan Centre Area Action Plan project and other on-going commitments of the Policy and Strategy team.
# LDF project timetable

<table>
<thead>
<tr>
<th>Year</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CMCAAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Core Strategy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Allocations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local DC Policies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposals Maps</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extensions/ Alterations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Safety</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local List</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide for Everyone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standards / Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Croydon</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carne Hill</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Norwood</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Webb Estate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Cons Areas Strategies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Pre-production & Evidence Base Assembly | Project and SAS/SEA Scoping | Prepare Issues and Options Report and Draft SAS/SEA Report | Issues & Options Consultation | Prepare Preferred Options | Preferred Options Consultation | Preparation of Submission DRFD / SPD | Submission to SoL incl. Submission Consultation | C/C | Consideration of rep. | Examination in public (start date only) | E | Latest anticipated adoption date (to be confirmed) |
|-----------------------------------------|-----------------------------|---------------------------------------------|-------------------------------|--------------------------------|-----------------------------------|-----------------------------------------------|------|---------------------|------------------------------------------|----|---------------------|
|                                          |                             |                                             |                               |                                |                                   |                                               | C/C             | Consideration       | Examination in public (start date only) | E  |                     |

Croydon Council - Annual Monitoring Report 2006/7 | 25
## Progress in achieving LDF project timetable

<table>
<thead>
<tr>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>Progress on implementing the LDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCI</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Plan Documents</td>
<td></td>
<td></td>
<td>Examination 3 months late ?</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption 4 months late ?</td>
</tr>
<tr>
<td>CMCAAP</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Issues and Options Report 3 months late ?</td>
</tr>
<tr>
<td>Core Strategy</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Allocations</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local DC Policies</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplementary Planning Documents</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extensions/ Alterations</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption 1 month early ?</td>
</tr>
<tr>
<td>Community Safety</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption on target ?</td>
</tr>
<tr>
<td>Local List</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption on target ?</td>
</tr>
<tr>
<td>Provide for Everyone</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standards/Housing</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Croydon</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cane Hill</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Norwood</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption 2 months late ?</td>
</tr>
<tr>
<td>Webb Estate</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adoption 3 months late ?</td>
</tr>
<tr>
<td>Other Cons Areas Strategies</td>
<td>Proposed Actual</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:
- C: Completed
- A: Action to be taken
- ? : Target not achieved

---

### Project and SAS/SEA Scoping
- Consideration of reps.
- Examination in public (start date only)
- Submission to SoS incl. Submission Consultation
- Remaining options
- Preparation of Submission DPD/SPD
- Issues & Options Consultation
- Prepare Preferred Options
- Prepare Options
- Issues & Options Report and Draft SAS/SEA Report
- Production & Evidence Base Assembly

---

26 | Croydon Council - Annual Monitoring Report 2006/7
4. Monitoring the implementation of the Croydon Plan 2006

4.1 For the purposes of the AMR a set of indicators have been devised for monitoring the implementation of the Croydon Plan 2006 (the UDP). These indicators are largely based around the Part I policies of the UDP in order to encompass each of strategic aims of the Croydon Plan. This section of the AMR sets out each of these indicators and comments on the effectiveness of the associated policy/policies.

4.2 The indicators are presented in the same order as is used in the UDP for the policies to which they relate. They are subdivided under UDP chapter headings (or a combination of UDP chapter headings).

4.3 Each indicator includes details of the policies to which it relates, how the indicator is measured, the performance for 2006/7 and a commentary on what the results mean and possible implications for future policy development in Croydon. Every indicator is either classified as a Core Indicator or a Local Indicator.

Sustainable Development Indicators

4.4 Indicators covering Croydon Plan Policy SP1 (Sustainable Development) will be developed when preparing the Sustainability Appraisal of the new LDF, which will contain measures on how to monitor what effect the LDF is having on the “sustainability” of the borough.

---

1 A Core Indicator is one which is suggested in Government Guidance and should be comparable to any other AMR produced by a Local Planning Authority in England
2 A Local Indicator is one which may only be used in Croydon and the results of which can not be compared with other Local Planning Authorities
## Urban Design and Conservation Indicators

### INDICATOR 1: DESIGN QUALITY

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP3, SP20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To encourage high standards of design</td>
</tr>
<tr>
<td>Measure:</td>
<td>Quality of Design and Access Statements received with planning applications</td>
</tr>
<tr>
<td>Outcome:</td>
<td>The quality of Design and Access Statements is not currently monitored. If resources permit the monitoring of Design and Access Statements is something which may be implemented.</td>
</tr>
<tr>
<td>Commentary:</td>
<td>The quality of design is important and the use of Design and Access Statements should help in monitoring design standards in the borough in future AMRs.</td>
</tr>
<tr>
<td>Indicator Type:</td>
<td>Local</td>
</tr>
</tbody>
</table>

### INDICATOR 2: IMPACT ON VIEWS AND LANDMARKS

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>UD11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To protect important views and landmarks</td>
</tr>
<tr>
<td>Measure:</td>
<td>Changes to designated views each year</td>
</tr>
<tr>
<td>----------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Outcome:</td>
<td>Some of the views are poorly defined and encompass a much smaller area than indicated on the Croydon Plan Proposals Map. Other views are obscured entirely by trees. Photographs of the views can be found in Appendix 2.</td>
</tr>
<tr>
<td>Commentary:</td>
<td>This policy appears to have been poorly defined and will need to be reviewed so that the important views, deserving of being protected, are protected in future in the LDF.</td>
</tr>
<tr>
<td>Indicator Type:</td>
<td>Local</td>
</tr>
</tbody>
</table>

**INDICATOR 3: IMPROVEMENTS TO THE PUBLIC REALM**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>UD16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To improve the public realm</td>
</tr>
<tr>
<td>Measure:</td>
<td>The amount of new public art in new developments completed in Croydon</td>
</tr>
</tbody>
</table>
Two public art schemes related to planning permissions were completed in 2006/7. These were:

- **Selsdon Clock** – The functional clock sculpture by the artist Jon Mills takes the shape of a tree featuring ‘car leaves’ and ‘roads branches’ alongside decorative railings in the same style. This was installed at the Triangle, a junction between the Old Farleigh Road and Addington Road, Selsdon; and

- **Pillars at 2-4 Parchmore Road, Thornton Heath** – The developer chose to meet the planning condition to deliver public art by transferring the funds for the commission to the council, although this was not a 106 agreement. This has allowed the council greater control over the artistic quality, the commissioning process as well as better cooperation between the parties involved. The work celebrates the aspirations of Thornton Heath as well as it is dedicated to the achievements of the Mackenzie Brothers – champion boxers.

In addition, the following two public art schemes were also completed but they are not related to the planning process:

- **South Norwood Library mosaic** (at the forecourt); and

- **Mayday Hospital mosaic** (this project is to be expanded on – funding application is submitted to ACE by the hospital)

It is pleasing to note that two schemes were completed in 2006/7 enhancing two different areas of the borough.

**INDICATOR 4: PROTECTION AND ENHANCEMENT OF THE BOROUGH’S HISTORIC ENVIRONMENT**

**UDP Policy:** SP4

**Objective of policy or policies:** To preserve and enhance the borough’s historic environment
<table>
<thead>
<tr>
<th>Measure</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Number of Conservation Area Appraisals conducted.</td>
<td>1. Two Conservation Area Appraisals were conducted in 2006/7, one for the South Norwood Conservation Area and one for the Webb Estate Conservation Area.</td>
</tr>
<tr>
<td>2. Number of Repairs Notices issued</td>
<td>2. No Repairs Notices were issued in 2006/7</td>
</tr>
<tr>
<td>3. Number of Article 4 directions issued.</td>
<td>3. One Article 4 direction was issued in 2006/7 for Mitchley Hill, Sanderstead</td>
</tr>
<tr>
<td>4. Number of Listed Buildings at Risk (end of year change)</td>
<td>4. There are currently six buildings in Croydon (all Grade II) on English Heritage’s Listed Buildings at Risk Register. Five of these were on the List in 2004/5 and one is new.</td>
</tr>
<tr>
<td>5. Number of Locally Listed Buildings lost through granting of planning permission</td>
<td>5. It is not known how many Locally Listed Buildings have been lost through the granting of planning permission.</td>
</tr>
<tr>
<td>6. Changes to designations protecting historic environment</td>
<td>6. Amendments were made to the boundaries of the South Norwood and Webb Estate Conservation Areas as shown on the maps (figs 4.1 and 4.2) overleaf:</td>
</tr>
</tbody>
</table>
Figure 4.1: Changes to South Norwood Conservation Area
Figure 4.2: Changes to Webb Estate Conservation Area

Commentary:
The two Conservation Area Appraisals conducted in 2006/7 are the first of a number of appraisals to be carried out on the twelve conservation areas in the borough. Overall there has been no change, positive or negative to the borough’s historic environment during 2006/7.

Indicator Type: Local
## Outdoor Land and Outdoor Recreation Indicators

### Indicator 5: Integrity of the Green Belt and Metropolitan Open Land

**UDP Policy:** SP5  

**Objective of policy or policies:** To protect the open character of the Green Belt and Metropolitan Open Land  

**Measure:** Loss of land (ha) to development in Green Belt and Met Open Land  

**Outcome:** No land in Green Belt or designated as Metropolitan Open land was lost to development in 2006/7 either through completion of development or through the granting of planning permission  

**Commentary:** The policies protecting Green Belt and Metropolitan Open Land from development appear to be working in 2006/7 as no part of these designations was lost during the year.  

**Indicator Type:** Core

### Indicator 6: Protection of the Borough's Open Spaces

**UDP Policy:** SP6  

**Objective of policy or policies:** To protect and enhance other areas of open space in the borough
### Measure:

1. Open space lost to development through granting of planning permission (ha)
2. Percentage decrease in area of borough that is more than 400m from a Local Park.

### Outcome:

1. Only 0.077ha of open space was lost through the granting of planning permission in 2006/7. However planning permission was granted for 1.59ha of new open space within the borough resulting in a net gain of 1.513ha of open space.
2. There was no decrease in the areas of the borough that are more than 400m from a local park.

### Commentary:

Open space in the borough would appear to be well protected by Policy SP6 and its associated Part II policies.

### Indicator Type:

Local

### INDICATOR 7: PROVISION OF NEW AND ENHANCED OPEN SPACE AND RECREATION FACILITIES IN THE BOROUGH

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To provide new open space and enhance existing provision</td>
</tr>
</tbody>
</table>
### Measure:

1. Percentage of eligible open spaces managed to green flag award standard
2. Amount of new open space and outdoor leisure facilities generated through planning permissions (either S106 agreements or permissions for such uses)
3. Amount of outdoor space and recreation facilities lost through granting of planning permission
4. Amount of new children’s playspace generated through planning permissions (either S106 agreements or permissions for such uses)
5. % of residential areas of the borough that are not within 60m of a Local Area of Play
6. % of residential areas of the borough that are not within 240m of a Local Equipped Area of Play (LEAP)
7. % of residential areas of the borough that are not within 600m of a Neighbourhood Equipped Area of Play (NEAP)

### Outcome:

1. 101.37ha of open space is managed to green flag award standard. All of this is at Happy Valley Park in Coulsdon. Applications are being made in 2007/8 for a further five areas of open space in the borough. It is not known how much open space there is in the borough that is eligible for the green flag award scheme.
2. No additional open space or outdoor leisure facilities were completed in 2006/7.
3. No outdoor space or recreation facilities were lost through the granting of planning permission in 2006/7.
4. The amount of new children’s playspace generated through planning permissions in 2006/7 is not known.
5. At the moment the Local Areas of Play in the borough have not been plotted in our GIS (our digital mapping systems) and it is not possible to analyse this measure until they have been plotted.
6. At the moment the Local Equipped Areas of Play in the borough have not been plotted in our GIS (our digital mapping systems) and it is not possible to analyse this measure until they have been plotted.
7. At the moment the Neighbourhood Equipped Areas of Play in the borough have not been plotted in our GIS (our digital mapping systems) and it is not possible to analyse this measure until they have been plotted.

### Commentary:

The planning system did not have any effect on the provision of new open space in 2006/7 although it is pleasing to note that the borough now has one area of opens space awarded with the Green Flag Award as in 2005/6 no areas had.

### Indicator Type:

- Core (Measure 1)
- Local (Measures 2 to 7)
<table>
<thead>
<tr>
<th><strong>INDICATOR 8: PROTECTION OF AGRICULTURAL LAND</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UDP Policy:</strong></td>
</tr>
<tr>
<td><strong>Objective of policy or policies:</strong></td>
</tr>
<tr>
<td><strong>Measure:</strong></td>
</tr>
<tr>
<td><strong>Outcome:</strong></td>
</tr>
<tr>
<td><strong>Commentary:</strong></td>
</tr>
<tr>
<td><strong>Indicator Type:</strong></td>
</tr>
</tbody>
</table>

**Nature Conservation Indicators**

<table>
<thead>
<tr>
<th><strong>INDICATOR 9: CHANGES IN AREAS AND POPULATIONS OF BIODIVERSITY IMPORTANCE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UDP Policy:</strong></td>
</tr>
<tr>
<td><strong>Objective of policy or policies:</strong></td>
</tr>
</tbody>
</table>
### Measure:
1. Change in priority habitats and species (by type)
2. Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

### Outcome:
1. It is not known if there have been any changes to priority habitats or species in 2006/7.
2. There have been no changes to areas designated for their intrinsic environmental value in 2006/7.

### Commentary:
Unfortunately it has not been possible to monitor this policy fully in this AMR, in part because the Council does not employ an Ecologist who might monitor priority habitats and species.

### Environmental Protection Indicators

**INDICATOR 10: FLOOD PREVENTION AND WATER QUALITY**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective of policy or policies:</strong></td>
<td>To encourage ‘good environmental practice’ in the use of land</td>
</tr>
<tr>
<td><strong>Measure:</strong></td>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</td>
</tr>
<tr>
<td><strong>Outcome:</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
Commentary: It is unusual for the Council to grant planning permission contrary to the advice of the Environment Agency or any other executive agency of central government.

**Indicator Type:** Core

### INDICATOR 11: MANAGING WASTE

**UDP Policy:** SP11

**Objective of policy or policies:** To secure the objectives of the waste hierarchy and the proximity/regional self-sufficiency principle

**Measure:**
1. Capacity of new waste management facilities (by type)
2. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

**Outcome:**
1. No new waste management facilities opened in 2006/7
2. There was 188,780 tonnes of municipal waste arising in 2006/7 of which 14.63% was recycled and 5.48% was composted.

**Commentary:** The percentage of waste recycled in Croydon in 2006/7 was below the average for London (18.4%) and the percentage composted was around the average (5.7%). However the total amount of municipal waste arising was the second highest amount in London (after the City of Westminster). (Source: [www.capitalwastefacts.com](http://www.capitalwastefacts.com))

**Indicator Type:** Core
### Indicator 12: Production of Minerals

**UDP Policy:** SP12

**Objective of policy or policies:** To meet local, regional and national mineral requirements but having regard to protecting the environment and residential amenity

**Measure:**
1. Production of primary land won aggregates
2. Production of secondary/recycled aggregates

**Outcome:**
1. There is no primary extraction of aggregates within Croydon
2. c.180,000 tonnes of secondary/recycled aggregates were produced in Croydon in 2006/7

**Commentary:** There are only two sites in the borough that produce secondary or recycled aggregates. The overall figure for secondary and recycled aggregates is 19% lower than in 2005/6.

**Indicator Type:** Core

### Indicator 13: Getting Energy from Sustainable Sources

**UDP Policy:** SP13, EP16

**Objective of policy or policies:** To reduce the energy requirements and carbon emissions of new developments and to incorporate renewable energy in major developments
### Transport Indicators

**INDICATOR 14: ENCOURAGING THE USE OF MORE SUSTAINABLE FORMS OF TRANSPORT**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP14</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective of policy or policies:</strong></td>
<td>To facilitate more sustainable forms of transport, especially in new developments, and to protect land that will be needed in future for transport related developments</td>
</tr>
</tbody>
</table>
| Measure: | 1. Percentage of completed non-residential developments complying with car parking standards set out in the UDP  
| 2. Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.  
| 3. Percentage of new travel-generating developments located in Croydon Metropolitan Centre, other Town, District and Local Centres and near to other major public transport interchanges. |

---

3 Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, D1 and D2 and also Sui Generis uses

4 For the purposes of this AMR, near to a major public transport interchange is defined as being having a PTAL score of 5, 6A or 6B. For more information on PTAL please see [http://www.london.gov.uk/london-plan-eip/submissions2003/subs-5b-parts/TfL-Annex1.rtf](http://www.london.gov.uk/london-plan-eip/submissions2003/subs-5b-parts/TfL-Annex1.rtf).
1. 26% (3,148m²) of completed non-residential floorspace did not comply with the car parking standards set out in the UDP. This represents three planning permissions or 4.8% of the total number of non-residential permissions completed in 2006/7.

2. 999 (91.5%) out of the 1,091 net additional dwellings in the borough were built in areas within 30 minutes public transport journey time of a GP, either Mayday, Purley, Beckenham or Farnborough Hospitals, a primary and secondary school and an area of employment (Croydon Metropolitan Centre or a designated Industrial Estate) and a major retail centre (Croydon, Purley, Thornton Heath or Norbury).

Figure 4.3: Residential development and access to key services by public transport
3. 4,020m² (33%) of a total 12,099m² of completed "travel-generating" floorspace was in Croydon Metropolitan Centre or one of the borough’s town, district or local centres, or located near to other major public transport interchanges. However performance on this indicator varied depending on the Use Class. No Class B2 or B8 development was located in an “accessible” location whereas the majority of Class A1 (75%), A2 (88%) and C1 (98%) floorspace was in “accessible” locations.

Figure 4.4: Employment and travel generating development and the Borough’s most accessible locations
Commentary:

- Although 26% of all completed non-residential floorspace did not comply with the UDP’s car parking standards, this was primarily because one development of Class B uses which represented 23% of all the completed floorspace did not comply with the standards. It had 27 spaces in a location where the UDP states it should have a maximum of 20 spaces. All but three developments had no additional car parking spaces within them. The car parking standards only apply to Class A1, B1, B2 and B8 developments. If only the completed floorspace for these developments is taken into account, the figure for non-compliance increases to 35.6% of all completed floorspace. This is an increase on 2005/6 but given that it has arisen from a very small number of applications it is unlikely that it represents the development of a trend.

- It is not surprising that 91.5% of residential completions are within 30 minutes public transport journey time of a range of essential facilities as the majority of existing residential areas within the borough are within 30 minutes journey time by bus, tram or train of either Mayday, Purley, Beckenham or Farnborough Hospitals. This is especially so as the majority of residential development is concentrated along the highly accessible corridor through Purley, central Croydon and to the north of the borough. This indicator has not previously been monitored effectively, it being assumed incorrectly, that all areas of the borough are within 30 minutes public transport journey time of a hospital.

- The capacity for linked trips is reduced when developments are not located in the most accessible locations such as town centres and around public transport interchanges. Therefore, whilst it would be inappropriate in most cases to locate Class B2 and B8 uses in town centres, other uses should be located within the most accessible locations. As this does not always appear to be the case at the moment this could be an area for policy review.

- It is perhaps indicative of price of land for residential and retail uses that these are the only ones that are currently locating in the more accessible locations where land prices are possibly being driven higher by planning policies limiting development elsewhere.

Indicator Type: Core (Measures 1 and 2) Local (Measure 3)
### INDICATOR 15: DEVELOPMENT OF EMPLOYMENT LAND IN THE BOROUGH

**UDP Policy:** SP15

**Objective of policy or policies:**
To provide the land needed for economic development in the borough

**Measure:**
1. Amount of land developed for Class B (excluding B1a offices) uses by type
2. Amount of land developed for Class B uses (excluding B1a), by type, which is in development and/or regeneration areas defined in the UDP
3. Percentage of land developed for Class B uses (excluding B1a) which is on previously-developed land
4. Employment land supply by type
5. Losses of employment land in development/ regeneration areas and in LB of Croydon as a whole
6. Amount of employment land lost to residential development
7. Take up rates of employment land

**Outcome:**
1. 3,400m² of land was developed for Class B uses in Croydon in 2006/7
2. 3,111m² (87.5%) of the land developed for Class B uses in Croydon was on designated Industrial Land. However this was all Class B8 development and consisted of just two completed planning applications.
3. 100% of all Class B development in Croydon in 2006/7 was on previously-developed land.
4. There is 85,177m² of vacant Class B industrial land/units in Croydon’s designated Industrial Areas (representing 11.6% of the total floorspace/area of the Industrial Areas) (see fig 4.5 overleaf). In addition there is also 61,907m² of Class B floorspace with planning permission but not in a designated Industrial Area.
5. No employment land was lost in 2006/7 in the borough.
6. No employment land was lost to residential development in 2006/7 although this is likely to change in future AMRs as the 5-year supply of land for residential development includes land that is included within the designated Purley Way Employment Area.
7. As of 31st March 2007 there was 274,132m² less vacant floorspace/undeveloped land in Croydon’s designated Industrial Areas than there was on the 31st March 2005 at the time of the last survey. Take-up of employment land across all Industrial Area is as shown in Fig 4.6 below:

Figure 4.6: Occupation of the Borough’s Employment Areas (by Use Class) (March 2007)

(Details for individual industrial areas can be found in Appendix 3.)
**Commentary:**

- Between 2004 and 2006 all of Croydon’s Industrial Areas saw increased take-up of land apart from Gloucester Road and Vulcan Way (New Addington) and at 11.6% the average vacancy rate is acceptable in terms of the likelihood of the borough being able to provide a range of industrial premises suitable for incoming businesses.
- In the borough as a whole the biggest change in the make-up of Industrial Areas appears to be an increased take-up of Class B8 properties. Overall between 2004 and 2006 this is the only employment use class that has seen any significant change in terms of its representation in Croydon’s Industrial Areas. The only other use that has seen any significant change is the increase in the level of residential usage on industrial land although none of this has occurred during 2006/7.
- The amount of land developed for Class B uses in 2006/7 was a third of the corresponding figure in 2005/6. In 2006/7 as in 2005/6 the majority of Class B development was within the B8 use class.
- Given the uptake of employment land in the borough it would be prudent to investigate the further demand for such land and if necessary commence work on a Core Strategy DPD and Site Allocations DPD in order to ensure there is adequate supply of employment land in the future.

**Indicator Type:**

- Core (Measures 1 to 6)
- Local (Measure 7)

**INDICATOR 16: DEVELOPMENT OF EMPLOYMENT LAND IN THE BOROUGH**

**UDP Policy:**

- EM1

**Objective of policy or policies:**

- To direct new office development to Croydon Metropolitan Centre and the town centres or other sustainable and accessible locations
|         | 2. Percentage of completed office development in Croydon Metropolitan Centre and the Town Centres.  
|         | 3. Overall provision of office floorspace in Croydon Metropolitan Centre and the Town Centres  
|         | 4. Vacancy rates of office floorspace in Croydon Metropolitan Centre and the Town Centres  
|         | 5. Percentage of borough’s total office floorspace in Croydon Metropolitan Centre and the Town Centres. |
| Outcome: | 1. 52m² (just one completed development)  
|         | 2. 0% (although the completed development was on the opposite side of Park Lane to Croydon Metropolitan Centre)  
|         | 3. Unfortunately it is not possible to ascertain the overall office floorspace in Croydon Metropolitan Centre due to the survey going beyond the boundaries of the Metropolitan Centre but not defining which properties lie within the boundary and which lie without. It is not possible to ascertain the overall office floorspace in the town centres due to inconsistencies in the survey itself as to how floorspace figures were recorded, in particular for floors above ground floor level. The overall effect is that it is not possible to interrogate the floorspace data in either the database for the Metropolitan Centre, or the database for the Town Centres.  
|         | 4. For reasons explained in 3 above it has not been possible to ascertain these figures.  
|         | 5. For reasons explained in 3 above it has not been possible to ascertain these figures. |
| Commentary: | - There were too few completions of office developments during 2006/7 for any meaningful analysis to be done on the location of office developments in the borough. The amount of completed floorspace is just 2% of the corresponding figure for 2005/6. Our recent Office Study has stated that future office development in the borough is dependent on completion of the Gateway scheme next to East Croydon station which when complete will provide between 59,472 m² and 102,193 m² of additional office floorspace in Croydon.  
|         | - It is regrettable that the overall location and amount of office floorspace cannot be recorded within this AMR. The surveys of the Metropolitan Centre and Town Centres will be updated for the 2007/8 and modifications to their design will be made to ensure that the data can be presented in the next AMR. |
| Indicator Type: | Core (Measures 1 and 2)  
|              | Local (Measures 3, 4 and 5) |
## INDICATOR 17: PROTECTION OF EMPLOYMENT USES ON NON-DESIGNATED SITES

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>EM5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To protect non-allocated employment sites in the borough</td>
</tr>
<tr>
<td>Measure:</td>
<td>Amount for former business floorspace lost on non-designated sites</td>
</tr>
<tr>
<td>Outcome:</td>
<td>It has not been possible to monitor this policy this year as it was not possible to complete a survey of industrial and warehousing uses outside designated locations.</td>
</tr>
<tr>
<td>Commentary:</td>
<td>A survey of industrial and warehousing uses outside designated locations is currently being undertaken and this policy will be monitored in the AMR for 2007/8.</td>
</tr>
<tr>
<td>Indicator Type:</td>
<td>Local</td>
</tr>
</tbody>
</table>

## INDICATOR 18: DEVELOPMENT OF CANE HILL MAJOR DEVELOPED SITE

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To develop a Science and Business Innovation Park in the borough</td>
</tr>
<tr>
<td>Measure:</td>
<td>Has development of the site commenced?</td>
</tr>
</tbody>
</table>
Outcome: Development has not yet commenced on the Cane Hill site.

Commentary: The first stage of consultation on the plans for the redevelopment of the site began in November 2007.

Indicator Type: Local

Housing Indicators

INDICATOR 19: SUPPLY OF HOUSING LAND (HOUSING TRAJECTORY)

UDP Policy: SP17

Objective of policy or policies: To provide at least 17,020 additional homes between 1997 and 2016

Measure:
1. Net additional dwellings over the previous five-year period
2. Net additional dwellings for the current year
3. Projected net additional dwellings up to 2017
4. The net additional dwelling requirement
5. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance
Figure 4.7: Croydon Housing Trajectory (1997 - 2022)
Croydon provided 1091 net additional “conventional” homes in 2006/7. However when the increase in the number of empty homes is taken into account along with the additional non self-contained units completed, the overall net increase in homes in the borough for 2006/7 is 776 new units.

The methodology for preparing Croydon’s housing trajectory has been changed for this AMR. There are a number of key changes to the methodology, namely:

1. The housing targets up to 2004/5 have been revised to reflect the fact that the London Plan was only adopted in February 2004 so prior to that date the target should be derived from Regional Planning Guidance note 3 (RPG3).
2. The housing target for the period 2004/5 to 2006/7 has been amended from 670 to 850 dwellings per annum as the figure of 670 dwellings per annum is derived from the UDP’s interpretation of the London Plan’s target of 850 dwellings from all sources.
3. As a consequence of the above the housing trajectory now includes from 2004/5 onwards, completions of non self-contained units and also the number of empty homes brought back into use. Together with the supply of conventional dwellings these form the total housing supply for Croydon.
4. In December 2006 the Early Alterations to the London Plan were adopted which means that from 2007/8 onwards the housing target for Croydon will rise to 1,100 dwellings per annum. This change is reflected in the housing trajectory.
5. However the London Plan specifically refers to the breakdown of this target between “conventional” homes, empty homes returned to use, and non self-contained units. For conventional homes the target is 903 net additional homes per annum and this is taken into account when deriving the line denoting the average annual number of net additional dwellings needed to meet the revised London Plan target (i.e. this line is based on a target of 903 homes per annum and not 1,100 new homes).
6. In this AMR no allowance has been made for sites from the London Housing Capacity Study that have no planning status (i.e. planning permission or an allocation in the UDP/LDF). In line with PPS3 it is not believed that they form any part of the housing supply for the next ten years.
7. Neither does this AMR does not make any allowance for small windfall sites. Undoubtedly many small windfall sites will be granted planning permission in the next few years whilst the LDF is being prepared. However as London Plan targets are minimum targets for development it is not considered helpful to include an allowance for small windfall sites in the AMR as they may mask the need to allocate land in the LDF for residential development.

The housing trajectory shows that in the short-term Croydon has enough new housing in the pipeline to meet its targets.
for the next five years (equating to the five-year supply of housing land required by PPS3).

- However in the second five-year period (from 2012/13 to 2016/17), the borough is reliant on several large UDP allocations in central Croydon for housing land. Should development of any one of these sites not be developed then it would increase the likelihood of the borough failing to meet its housing targets.
- By 2016/17 (the end date of the current London Plan) Croydon will have a shortfall of 259 dwellings based on current predicted completions. If the undersupply from the RPG3 period (pre-London Plan) is taken into account then this shortfall is actually over 4,300 units.
- Therefore given the reliance on large allocations for the bulk of the supply between 2012/13 and 2016/17 it would be prudent to start work on the new Core Strategy shortly, given the 3-year timescale needed from starting evidence collection to adoption of a Core Strategy. This will mean that is place by 2010 ready for subsequent adoption of the Site Allocations DPD to cover the period from 2012/13 to 2022/23
- Full details on how the five-year housing supply has been worked out and the underlying data for the housing trajectory can be found in Appendix 4.

**INDICATOR 20: RESIDENTIAL DEVELOPMENT ON PREVIOUSLY-DEVELOPED LAND**

<table>
<thead>
<tr>
<th>Indicator Type:</th>
<th>Core</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP18</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Objective of policy or policies:</th>
<th>To develop new housing on previously-developed sites rather than greenfield land</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Measure:</th>
<th>Percentage of new and converted dwellings on previously-developed land</th>
</tr>
</thead>
</table>

| Outcome: | 100% - All new dwellings provided in Croydon in 2006/7 were on previously-developed land. |
Almost all residential development in Croydon is on previously-developed land. Only 29 dwellings currently under construction are on greenfield land and the remaining sites with planning permission are almost entirely on previously-developed land.

**Commentary:**

**Indicator Type:** Core

**INDICATOR 21: MAKING THE BEST USE OF LAND (DENSITY OF RESIDENTIAL DEVELOPMENTS)**

**UDP Policy:** SP19, H9

**Objective of policy or policies:** To make the best use of land in highly accessible locations and in residential developments as a whole

**Measure:**

1. Average density of residential developments in locations accessible to public transport
2. Average density of residential developments in locations less well-served by public transport
3. Percentage of new dwellings completed at:
   - Less than 30 dwellings per hectare;
   - between 30 and 50 dwellings per hectare; and
   - Above 50 dwellings per hectare
1. In PTALs 5, 6A and 6B⁵ the average density of residential developments (of 5 or more units) was 187 dwellings/ha
2. In PTALs 1A, 1B, 2, 3 and 4⁶ the average density of residential developments (of 5 or more units) was 91 dwellings/ha

Overall in the borough the average density of residential developments of 5 or more units was 99.6 dwellings/ha.

Outcome:

Figure 4.8: Density of Residential Developments completed in 2006/7 and Public Transport Accessibility
3. Percentage of new dwellings completed at...

**Figure 4.9: Density of residential developments completed in 2006/7**

- 546 dwellings/ha: 74%
- 153 dwellings/ha: 21%
- 17 dwellings/ha: 2%
- 21 dwellings/ha: 3%
- 5 dwellings/ha: 3%

**Density of completed residential developments of 10 or more units in Croydon (2006/7)...**

**... and percentage of completed residential developments of 5 to 9 dwellings in Croydon (2006/7)**

- 154 dwellings: 79%
- 546 dwellings: 34%
- 5 dwellings: 174%
- 17 dwellings: 218%
- 21 dwellings: 33%
Two-thirds of all the completed residential developments of five or more units are in the central or northern parts of the borough which already have a higher density of development compared to the “suburbs” in the south of the borough. Therefore it is relatively easy to ensure that the average density of residential developments in Croydon is significantly above the government’s minimum recommended density of 30 dwellings per hectare. The percentage of homes built at above 50 dwellings per hectare is little changed from 2005/6.

**Indicator Type:**
- Core (Measure 3)
- Local (Measures 1 and 2)

**INDICATOR 22: ENCOURAGING MIXED-USE DEVELOPMENTS**

**UDP Policy:** SP21

**Objective of policy or policies:** To increase the level of housing provision in the borough whilst maintaining or increasing the level of employment provision as well

**Measure:** Percentage of residential completions forming part of a mixed used development.

**Outcome:** 9% (98 homes) of all residential completions were on mixed-use developments.

**Commentary:** The low percentage of all new homes provided on mixed-use developments in 2006/7 suggests that this policy may be having limited effect. In addition the six completed mixed-use developments, with one exception, were all a mixture of a Class A use (retail, food and drink) and residential. There were no mixes of Class B1 and residential uses completed in the borough. However as this indicator has not been used before it will be a number of years before a meaningful trend can be identified.
**Indicator Type:** Local

### INDICATOR 23: PROVIDING AFFORDABLE HOMES AND PROVIDING A RANGE OF HOMES TO MEET THE NEEDS OF EVERYONE IN THE BOROUGH

**UDP Policy:** SP22, H8, H12, H15

**Objective of policy or policies:**
- To provide affordable homes, a range of house types and sizes for each need;
- To provide lifetime homes that can be adapted to change;
- To provide the non self-contained dwellings in the borough;
- To provide for the needs of elderly people and those with special needs who need to have 24-hour care; and
- To prevent the loss of existing provision of gypsy and travellers sites

**Measure:**
1. Affordable housing completions (% of total completions and net)
2. Completion of different house types
3. % of all completions that qualify as Lifetime Homes
4. Net additional non self-contained units
5. Net completions of residential care homes
6. Loss of Gypsy and Travellers sites

**Outcome:**
1. 547 affordable homes were completed in 2006/7 representing 50.1% of the total residential completions. This means the Council has met and exceeded the target of 50% of all homes to be affordable set by the Mayor of London in the London Plan for the first time. All the affordable homes are either Social Rented or Intermediate tenure and provided by Housing Associations operating in Croydon.
2. 87.8% of the gross number of new homes built in Croydon in 2006/7 were either one or two-bedroom homes with 50% of all new homes being two-bedroom properties as shown in Fig 4.10 overleaf with all the data provided in Appendix 5:
Figure 4.10: Number of bedrooms in new homes built in Croydon in 2006/7 (gross completions)
3. The percentage of homes that qualify as Lifetime Homes is not currently monitored but it is intended that it will be monitored in future AMRs.
4. There were 33 completions on non self-contained units in the borough in 2006/7.
5. One new care home was completed in 2006/7.
6. No gypsy and travellers sites were lost during 2006/7.

Commentary:
- Croydon Council is one of the few local authorities in England who have met their target for affordable housing completions. However this is largely due to the completion of a number of 100% Housing Association developments rather than the successful implementation of the Croydon Plan’s policies on affordable housing and so this achievement may not be continued in future years. Only 92 (16.8%) of the 555 affordable homes are actually on mixed private and housing association schemes and the remaining 455 (83.2%) of affordable homes completions are on 100% Housing Association sites.
- The predominance of one and two-bedroom homes currently being completed may simply be a reflection on the relative under-supply of these properties in the past. However a Local Housing Market Assessment needs to be carried out to ensure that any need for larger homes is not being neglected and if it is, then a Core Strategy DPD will be required to provide the necessary planning policies to ensure new developments do have an appropriate mix of dwelling types on them.

Indicator Type:
- Core (Measure 1)
- Local (Measures 2 to 6)

INDICATOR 24: RETAINING EXISTING HOUSING STOCK

UDP Policy: H1

Objective of policy or policies:
To prevent the net loss of residential units in the borough
<table>
<thead>
<tr>
<th>Measure:</th>
<th>Number of net losses of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outcome:</td>
<td>A total of nine planning permissions resulted in a net loss of residential units, overall resulting in the loss of seventeen dwellings in the borough.</td>
</tr>
<tr>
<td>Commentary:</td>
<td>The small number of net losses of residential units is relatively insignificant in relation to the number of schemes that result in a net gain of new homes. Therefore Policy H1 would appear to be assisting in the goal to prevent the loss of homes in the borough except in certain circumstances.</td>
</tr>
<tr>
<td>Indicator Type:</td>
<td>Local</td>
</tr>
</tbody>
</table>

**INDICATOR 25: DEVELOPING EXISTING RESIDENTIAL ALLOCATIONS**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>H3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To develop for housing the sites listed in the policy</td>
</tr>
<tr>
<td>Measure:</td>
<td>Completion of housing allocations</td>
</tr>
</tbody>
</table>
The following housing allocations were completed in 2006/7:
- H3: 1272, London Road, Norbury
- H16: 23-31 & land adjacent to 11, Lower Coombe Street, Croydon
- H18: 40-50 Spring Lane, SE25
- H20: 152 Thornton Heath Road, Croydon
- H21: 19 Eldon Park, SE25
- H23: 35-37 Croham Road, South Croydon
- H24: 30 Thornton Heath Road, Thornton Heath
- H25: 13-15 Wandle Road, Croydon
- H28: 11 Manor Road, SE25
- H32: 107 Albert Road, South Norwood
- H33: 16A-18 Valley Road, Kenley
- H39: 5-7 Kendra Hall Road, South Croydon
- H40: 2-4 Kendra Hall Road, South Croydon
- H45: Reedham Depot & Land adjacent to Reedham station, Old Lodge Road, Purley
- H58: 344-354 London Road, Croydon
- H61: 3-7 Campbell Road, Croydon
- H66: Black Horse Inn, 335 Lower Addiscombe Road, Croydon

30 out of 84 Croydon Plan housing allocations have now been completed. However out of a total notional 5571 dwellings allocated in the Croydon Plan, the 30 completed sites only represent 712 allocated homes (or 12.8% of the Croydon Plan's total allocation). Over half of the remaining homes (2490 out of 4859 dwellings) are located within the boundaries of Croydon Metropolitan Centre and the Croydon Metropolitan Centre Area Action Plan currently being prepared by the Council will help to deliver these dwellings and more in central Croydon.
### Indicator 26: Returning Vacant Homes to Use

**UDP Policy:** H6

**Objective of policy or policies:** To bring vacant homes back to use

**Measure:** Number of vacant units brought back into residential use

**Outcome:** On 31st March 2007 there were 348 more empty homes in the borough than there had been on the 1st April 2006.

**Commentary:** One element of the overall London Plan housing target for the borough comprises bringing empty homes back into use. From the 1st April 2007 this target will be 170 fewer empty each year. Over the past three years 709 net empty homes have been brought back into use as homes for the people of Croydon, a figure in excess of the current London Plan annual target. It is not known whether the increase in the number of empty homes in 2006/7 is a one-off event or the start of a new trend.

**Indicator Type:** Local

---

### Shopping Indicators

### Indicator 27: The Vitality and Viability of Retail Centres

**UDP Policy:** SP23

---
Objective of policy or policies: To maintain and enhance the vitality and viability of the borough's retail centres

Measure:
1. Amount of completed retail development
2. Percentage of completed retail development in Croydon Metropolitan Centre, the town centres, the district centres and the local centres.
3. The ratio of Class A1/Other Class A/Non-Class A ground floor units within centres and parades
4. The ratio of Class A1/Other Class A/Non-Class A ground floor frontages within centres and parades
5. Ground floor vacancy rates by centre/parade
6. Footfall in Croydon Metropolitan Centre and the Town Centres
7. The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre locations

Outcome:
1. In 2006/7 completion rates for the Class A use classes were as follows:
   - A1 – 864m²
   - A2 – 1,715m²
   - A3 – 2,525m²
   - A4 – no completions
   - A5 – 276m²
2. The percentage of completed Class A developments in either Croydon Metropolitan Centre, a town centre, a district centre or a local centre in 2006/7 were as follows:
   - A1 – 59.2%
   - A2 – 88.2%
   - A3 – 31.4%
   - A4 – no completions
   - A5 – 49.3%
3. Use class representation is as shown on Figs 4.11 to 4.15 on the following pages. Full details for each designated frontage can be found in Appendix 6.
Figure 4.11: Use Class Representation in Croydon Metropolitan Centre
Figure 4.12: Use Class Representation in the Town Centres (Main Retail Frontage)
Figure 4.13: Use Class Representation in District Centres (Main Retail Frontage)
Figure 4.14: Use Class Representation in the Local Centres (Main Retail Frontage and Shopping Area Frontage)
Figure 4.15: The Ratios of Class A1/Vacant A1/Other Use Class within the Borough’s Shopping Parades
4. The most recent survey of retail centres in the borough did not measure the retail frontage of buildings. This measure will be incorporated into future AMRs.
5. Included in charts for Measure 3 above.
6. It has not been possible to measure footfall in any of the retail centres for this AMR. This measure will be incorporated into future AMRs.
7. This measure requires completion of survey work that will not be finished until January 2008. It will be included within the AMR for 2007/8 next year.

Commentary:

- The main statistics for this indicator are as follows:
  - Out of thirty Main Retail Frontages (MRF) in the borough, twenty-one fail to meet the policy target of 65% of all the units being Class A1 (although the figures do not include vacant A1 units).
  - Similarly three out of five of the Shopping Area Frontages fail to meet the policy target of 50% of all the units being Class A1 (although the figures do not include vacant A1 units).
  - Vacancy rates amongst Class A units are also above 10% (minimum five vacant units) in four Main Retail Frontages (Centrale, Church Street and the Whitgift Centre in central Croydon; and London Road in Norbury).
  - The highest vacancy rates are in Centrale (24%), Surrey Street (23%) and Brighton Road, South Croydon Local Centre (18%).
  - Other areas have no vacant Class A units at all.
- The fact that so many of the Main Retail Frontages in the borough fail to meet the policy target (albeit not including vacant A1 units) suggests that a review of the relevant policies may be appropriate in order to retain the retail character that still exists. This can only be done through a Core Strategy for the borough (although the Croydon Metropolitan Centre Area Action Plan will be able to address issues in Croydon Town Centre itself).
- Sixteen out of fifty-nine shopping parades have less than 50% of all units in Class A1 and occupied. One (Royal Oak) has no occupied A1 units at all.

Indicator Type:

<table>
<thead>
<tr>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core (Measures 1 and 2)</td>
</tr>
<tr>
<td>Local (Measures 3 to 7)</td>
</tr>
</tbody>
</table>
## Tourism, Leisure and Indoor Recreation Indicators

### INDICATOR 28: PROVISION OF VISITOR ACCOMMODATION IN THE BOROUGH

**UDP Policy:** SP24

**Objective of policy or policies:** To facilitate new visitor accommodation in the borough

**Measure:**
1. Number of additional visitor bedspaces in borough
2. Percentage of additional visitor bedspaces in Croydon Metropolitan Centre, the town centres, district centres and local centres

**Outcome:**
1. 165 additional visitor bedspaces were added in the borough in 2006/7.
2. The 165 additional bedspaces came from two completed developments. One of these (for 162 bedspaces (or 98% of the total)) was in Croydon Metropolitan Centre, the remaining three bedspaces being outside any designated retail centre.

**Commentary:** There is very little development of new visitor bedspaces in the borough. However it is pleasing to note that in 2006/7 almost all of the additional bedspaces provided are in Croydon Metropolitan Centre. Unfortunately this is not the start of a trend as all the remaining new hotel bedspaces currently under construction or with planning permission are located outside Croydon Metropolitan Centre.

**Indicator Type:** Local
**INDICATOR 29: DEVELOPMENT OF VISITOR ATTRACTIONS IN THE BOROUGH**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>SP25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To develop Croydon’s potential for attracting visitors, including business visitors</td>
</tr>
</tbody>
</table>
| Measure: | 1. Amount of completed D1 floorspace  
2. Percentage of completed D1 within Croydon Metropolitan Centre, the town centres, district centres and local centres  
3. Estimated additional number of visitors resulting from planning permissions for new visitor attractions |
| Outcome: | 1. 1,455m² of D1 floorspace was completed within 2006/7  
2. 43% (625m²) of completed D1 floorspace was within either Croydon Metropolitan Centre or one of the borough’s town centres, district centres or local centres.  
3. None of the D1 completions in 2006/7 or the D1 permissions under construction or with permission and with development yet to commence are for visitor attractions. |
| Commentary: | As Class D1 covers a variety of different uses, not all of which need to be located in town centre locations, the fact that 43% of all completions are in town, district or local centres is encouraging and it would be hoped that this figure would rise in the future. |
| Indicator Type: | Local |

**INDICATOR 30: LEISURE DEVELOPMENT IN THE BOROUGH**

| UDP Policy: | SP26 |
### Objective of policy or policies:
To facilitate new leisure, sport, arts, cultural facilities and protect existing facilities

### Measure:
1. Amount of completed D2 leisure development
2. Percentage of completed D2 leisure development within Croydon Metropolitan Centre, the town centres and the district and local centres.

### Outcome:
1. 446m² of D2 floorspace was “completed” in 2006/7. It comprised one application for the continued use of a number of business units on Carlton Business Park, Selsdon Road, South Croydon (one of the Croydon Plan’s allocated Industrial Sites) for D2 use.
2. 0% – As stated above, the only completed D2 floorspace was on an Industrial Estate in South Croydon and not within the Metropolitan Centre, a town centre or a district centre.

### Commentary:
As there was only one completion this year, this indicator does not say very much. However there is over 14,000m² of D2 floorspace with planning permission and either not yet started or under construction and of this floorspace, 24% is in one of the metropolitan, town, district or local centres (although none of the D2 floorspace currently under construction is in a one of these centres). There may a case for reviewing these policies in a new Core Strategy if the trend for these “Town Centre” uses to be provided in non-town centre locations continues.

### Indicator Type:
Core

---

### Community Services Indicators

**INDICATOR 31: PROTECTION OF EXISTING COMMUNITY FACILITIES AND PROVISION OF NEW COMMUNITY FACILITIES**

**UDP Policy:** SP27
Objective of policy or policies: To protect community facilities and help provide new facilities

Measure: Losses and gains of community facilities resulting from planning permissions granted.

Outcome: 1,408 m² of new community floorspace (all Class D1) was completed in 2006/7 and 1,483 m² of Class D1 floorspace was lost.

Commentary: It is not recorded in our monitoring systems what the lost Class D1 uses were so it is not clear if there was a net loss of community facilities in 2006/7. At best it would appear that the Croydon Plan’s policies on community facilities are just maintaining the status quo.

Indicator Type: Local

Croydon Metropolitan Centre Indicators

**INDICATOR 32: PROVIDING HOMES IN CROYDON METROPOLITAN CENTRE**

UDP Policy: SP28

Objective of policy or policies: To ensure Croydon Metropolitan Centre maintains its position as South London’s major metropolitan centre and one of London’s main office and employment locations.

Measure: Percentage of all completed dwellings that are in Croydon Metropolitan Centre

Outcome: 2.7% (29 dwellings) of all the residential completions in the borough in 2006/7 were in Croydon Metropolitan Centre.
### Commentary:
This indicator only looks at residential completions as Indicators 16 and 27 to 30 cover other land uses within Croydon Metropolitan Centre. Although only a very small percentage of completions in 2006/7 are within the Metropolitan Centre (as defined by the Croydon Plan) 25% of all the new dwellings currently under construction are within the Metropolitan Centre so the percentage of completions in central Croydon is likely to increase in coming years. Added to this is the fact that nearly 20% of the residential units with planning permission but not yet started are also in the Metropolitan Centre.

### Indicator Type:
Local

### INDICATOR 33: DEVELOPMENT OF CROYDON METROPOLITAN CENTRE ALLOCATIONS

**UDP Policy:** CMC1, CMC2, CMC3, CMC4, CMC5, CMC6, CMC7, CMC8

**Objective of policy or policies:** To regenerate and redevelop specific sites within Croydon Metropolitan Centre

**Measure:**
1. Has development of the Croydon Gateway site commenced?
2. Has development of the Fairfield site commenced?
3. Has development of the Park Place site commenced?
4. Has development of the West Croydon site commenced?
5. Has development of the Randolph House and Pembroke House site commenced?
6. Has development of the 11-16 Dingwall Road site commenced?
7. Has development of the Porter and Sorter PH site commenced?
8. Has development of the land at the junction of George Street and College Road commenced?
Outcome:

1. Development of the Croydon Gateway site is dependent in part on the outcome of Compulsory Purchase and Secretary of State “call-in” Inquiries being held in September 2007. It is considered that development of this site will not be completed within the next five years.

2. There are currently no development proposals for the Fairfield site although a planning application for flats on a small part of the site (currently occupied by a service yard for Croydon College) was refused by the Mayor of London in Spring 2007.

3. Park Place now has planning permission and the Council is waiting for development to commence.

4. There are currently no development proposals for the West Croydon site.

5. Development of the Randolph House and Pembroke House site (also known as “Wellesley Square” is currently pending planning permission for the development of 800 apartments.

6. There are currently no development proposals for 11-16 Dingwall Road

7. Development proposals for the Porter and Sorter PH site are in their infancy. There are proposals for a mixed-use development including approximately 700 apartments. However a planning application has yet to be submitted. It is considered that development of this site will not be completed within the next five years.

8. Development has commenced on the development of an office building on the land at the junction of George Street and College Road.

Commentary:

Although only two of the eight Metropolitan Centre allocations in the Croydon Plan currently have planning permission, there are proposals to develop a further three of the sites, and only three sites have no development proposals at all. Consultants working on behalf of Croydon Council recently reported that, in terms of the office market in Central Croydon, further development is dependent on the development of the Gateway site taking place first, which will act as a catalyst to the regeneration of other parts of the Metropolitan Centre. Work is underway on an Area Action Plan to help deliver the remaining allocations and further the regeneration of the Metropolitan Centre.
**INDICATOR 34: IMPROVING THE PEDESTRIAN ACCESS TO CROYDON METROPOLITAN CENTRE**

<table>
<thead>
<tr>
<th>UDP Policy:</th>
<th>CMC11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective of policy or policies:</td>
<td>To develop safe pedestrian friendly routes through Croydon Metropolitan Centre</td>
</tr>
<tr>
<td>Measure:</td>
<td>Have these links been created?</td>
</tr>
<tr>
<td>Outcome:</td>
<td>The links have not been created.</td>
</tr>
<tr>
<td>Commentary:</td>
<td>Work is underway on an Area Action Plan to help deliver the pedestrian links and further the regeneration of the Metropolitan Centre.</td>
</tr>
<tr>
<td>Indicator Type:</td>
<td>Local</td>
</tr>
</tbody>
</table>
5. Monitoring of sustainability objectives and of the significant effects of plan proposals and policies

5.1 Each element of the DPD and SPD forming part of the LDF will have a Sustainability Appraisal carried out on it. The Sustainability Appraisal will assess each part of the LDF against a set of sustainability objectives covering the possible environmental, social and economic effects of a plan policy or proposal. These objectives will be set out in the relevant Scoping Report for each DPD or SPD.

5.2 When each element of the LDF has a Sustainability Appraisal, the Appraisal should highlight the significant effects that may occur as a result of implementation of the plan and its policies. These will need to be monitored and in future Annual Monitoring Reports this will be done. However at the moment there have been no Sustainability Appraisals of submission draft DPDs (the stage at which the significant effects are confirmed) and so in this AMR there are not indicators in this section.

5.3 The indicators for monitoring the sustainability objectives and significant effects will be set out first in the Sustainability Appraisals of the relevant submission draft DPD.

5.4 Sustainability Appraisal and sustainability objectives are not being applied retrospectively to existing Croydon Plan policies.
6. Implications for Croydon Plan (UDP) policies

6.1 This section addresses the implications of findings of the Annual Monitoring Report for the topic areas covered by the Croydon Plan and whether or not they need to be reviewed through the process of preparing a Core Strategy DPD, a Site Allocations DPD, a Local Development Control Policies DPD or a Joint Waste DPD. For full details for of how the conclusions of the AMR affect individual policies please refer to Appendix 7.

Sustainable Development

6.2 The Sustainable Development chapter of the Croydon Plan is unfortunately too vague to monitor, and as such its contents will have to be reviewed through the Core Strategy, in particular whether the policy in its current form is worth retaining.

Urban Design

6.3 Many of the policies in the Urban Design chapter rely on an effective way of monitoring Policy SP3 (Design Standards). At the moment the quality of design of approved planning applications is not recorded anywhere and as such it has not been possible to monitor the majority of the Urban Design policies. As a result it is not possible to conclude whether or not a review is necessary (other then the fact that it will be necessary to consider how future policies should be monitored).

6.4 Only Policies UD11 (Views and Landmarks) and UD16 (Public Art) were therefore monitored. However as this is the first year that either of these policies has been monitored no conclusions to their effectiveness can be made other then the fact that many of the views referred to in UD11 are obscured by trees or buildings.

Urban Conservation and Archaeology

6.5 The policies in the Urban Conservation and Archaeology chapter are monitored primarily through the need to amend conservation designations. During 2007 minor amendments were made to the boundaries of two conservation area boundaries. There were no other changes to other built conservation designations. Of note is that our monitoring does not currently monitor anything to do with Listed Buildings and that we are unable to determine on an annual basis the changes to our Local List buildings.
Open Land and Outdoor Recreation

6.6 Most of the policies in this chapter are monitored through the monitoring of development in Green Belt and on Metropolitan Open Land and other open space within the borough. There was no development and no planning permissions granted in the Green Belt and only a very small area of open space was lost to development so it would appear that these policies are having an effect.

6.7 Furthermore 1.59ha of open space was gained from planning permissions granted during 2006/7 and the Happy Valley Park in Coulsdon was awarded with Green Flag award status.

6.8 There are a number of policies in this chapter that cannot be monitored, in particular Policy RO6, which refers to an undefined area of land that is “conspicuous” from the Green Belt or Metropolitan Open Land.

Nature Conservation

6.9 Unfortunately it has not been possible to monitor this policy this year as there is no one within the borough with a role that co-ordinates the collection of the information necessary to monitor this policies. It is hoped that in future it may be possible to monitor these policies.

Environmental Protection

6.10 The Environmental Protection chapter of the Croydon Plan contains policies covering General Environmental Effects, Pollution, Waste, Minerals and Energy. It has only been possible to monitor effectively the Waste and Minerals policies. Croydon Council recycled or composted 20% of its municipal waste and c.180,000 tonnes of secondary and recycled aggregates were produced in the borough in 2006/7.

6.11 It was not possible to monitor the policies on Pollution due to the fact that their implementation occurs prior to the granting of planning permission and only planning permissions are monitored.

6.12 In order to monitor effectively the policies on Energy, the database that is used to record details of installed renewable energy in the borough needs to be amended so that the Mega Wattage of energy installations is recorded properly. However from the limited
information available on this topic it is noted that fifteen out of twenty-three qualifying developments have complied with the “Merton Rule” and provided 10% renewable energy generation on site as part of the development.

**Transport**

6.13 It has not been possible to monitor many of the policies in this chapter as our monitoring systems are not capable of recording specific details of applications such as traffic generation, provision of cycle parking and loss of parking at railway stations.

6.14 However it has been possible to monitor the accessibility of new developments by public transport and there is a distinct difference between the accessibility of residential developments in terms of accessing key services, and the accessibility of non-residential developments. 91.5% of residential developments were within thirty minutes public transport journey time of key services but only 33% of employment generating developments were located in the most accessible locations in the borough. This is perhaps why all three non-residential developments that provided car parking did not comply with the UDP’s car parking standards.

**Economic Activity**

6.15 Most of the policies in this chapter have been monitored. Overall 3,400m$^2$ of land was developed for Class B uses in Croydon in 2006/7, of which 87.5% was in designated Industrial Areas and 100% was on previously-developed land. There is 85,177m$^2$ of vacant Class B$^7$ industrial units/land in Croydon’s designated Industrial Areas (11.6% of total floorspace) and there is an additional 91,907m$^2$ of Class B$^8$ floorspace with planning permission but not in a designated Industrial Area.

6.16 There was only 52m$^2$ completed in 2006/7 so it has not been possible to monitor the effectiveness of the UDP’s policies on office development. It has also not been possible to monitor Policy EM5 (Retaining Industrial and Warehousing Uses Outside Designated Locations) as a survey is still being undertaken, the results of which will be included within the AMR for 2007/8.

**Housing**

6.17 Many of the policies in this chapter have been monitored, in particular those related to the provision of new housing and its location.
6.18 1091 net additional conventional dwellings were built in 2006/7 although when the increase in the number of empty homes and the net additional number of non self-contained units is taken into account, the net total for additional dwellings for 2006/7 falls to 776. Overall the borough has provided 690 more homes than the London Plan required for the period 2004/5 to 2006/7. 100% of all residential completions were on previously-developed land with an average density of 99.6 dwellings per hectare, rising to 187 dwellings per hectare in the areas most accessible to public transport.

6.19 Of particular note is that 50.1% of the net new homes provided were affordable, thus achieving the London Plan’s overall strategic target for the borough. However 83.1% of these new affordable homes were provided on sites that were 100% Registered Social Landlord developments suggesting that the affordable housing policies in the UDP may not in themselves be helping the borough to meet the 50% target.

6.20 There are a number of policies in this chapter which unfortunately cannot be monitored. These include the policies on backland development, conversions of existing homes, and retaining small houses. It has also not been possible to monitor the provision of lifetime homes although in future our monitoring systems are being adapted so this will become an indicator in future AMRs.

Shopping

6.21 The outcomes of the monitoring of this chapter of the UDP suggest that significant review is required of these policies as twenty-one out of thirty Main Retail Frontages do not meet targets for representation of Class A1 units, as do three out of five Shopping Area Frontages and sixteen out of fifty-nine Shopping Parades. There was less than 900m² of completed Class A1 retail development in 2006/7 split roughly equally between Primary Shopping Areas and elsewhere which is not enough for any meaningful analysis to be undertaken.

Hotels and Tourism

6.22 Whilst Croydon does have a market for hotel accommodation there is little development associated with visitor attractions in the borough. In 2006/7 165 visitor bedspaces were completed, all but three of which were in Croydon Metropolitan Centre but there were no completed developments that included any visitor attractions.
Leisure and Indoor Recreation

6.23 Government guidance suggests that leisure developments should be located in town centres and this is what is required by the Croydon Plan. However the only completed Class D2 development in 2006/7 was in an employment area not a town centre, and only 24% of the Class D2 floorspace currently with planning permission is located in the metropolitan centre or a town, district or local centre suggesting that this chapter is not being implemented as it should be.

Community Services

6.24 It has been difficult to monitor this chapter of the UDP. Whilst it has been possible to monitor the loss and gain of Class D1 floorspace, it is not clear whether the floorspace is for a community service. Overall there was a slight loss of Class D1 floorspace in 2006/7 suggesting that at best the policies in this chapter are simply maintaining the status quo in the borough. None of the new D1 floorspace has been provided as part of a mixed-use development as encouraged by the UDP.

6.25 The remaining policies in this chapter covering Off-Site Service Infrastructure, Telecommunications and Surplus Land have not been monitored as either our monitoring systems are unable to record the required information, or because it is simply not possible to monitor the policy.

Croydon Metropolitan Centre

6.26 This chapter focuses on specific allocations in Croydon Metropolitan Centre and other requirements specific to this area. Overall in 2006/7 Croydon Metropolitan Centre was not a focus for new development. Just 2.7% of all residential completions and 0% of office and leisure completions were in the Croydon Metropolitan Centre. There has been no significant retail development completed in 2006/7. It is anticipated that this will change in the coming years and an Area Action Plan is being prepared to guide development in this area. Already there are development proposals for all but three of the sites allocated in the UDP and it is anticipated that development proposals for the remaining three sites will be forthcoming over the next few years.
Summary

6.27 Much of the data contained in the Annual Monitoring Report is inconclusive about a policy and its effectiveness, or the policy itself cannot be monitored. It is anticipated that future AMRs will be able to identify trends in more policies than has been possible for this AMR.

6.28 Some of the key policies in the Croydon Plan covering housing, retailing, employment and leisure are amongst that have been identified in this AMR as potentially needing to be reviewed. As such this AMR recommends that work should commence before publication of the AMR for 2007/8 on a Core Strategy for the borough and an associated Site Allocations DPD. In particular policies on Waste and Housing will need to be reviewed following the adoption of the Early Alterations to the London Plan in December 2006.
7. Commenting on the Annual Monitoring Report 2006/7

7.1 We would welcome comments on this Annual Monitoring Report. There is no formal consultation period but if you would like to comment on the choice of indicators or any other element of AMR then please send your comments to:

PlanningpolicyMIR@croydon.gov.uk

or

FREEPOST RLYG-JCCY-UELK
Planning LDF
Policy and Strategy
Croydon Council
Taberner House
Park Lane
Croydon CR9 1JT

7.2 The next AMR covering 2007/8 is due to be published in autumn 2008.