

For General Release

REPORT TO:	CABINET 20 January 2014
AGENDA ITEM:	7
SUBJECT:	The Croydon Monitoring Report 2012/13
LEAD OFFICER:	Mike Kiely, Director of Planning
CABINET MEMBER:	Councillor Jason Perry Cabinet Member for Planning, Regeneration and Transport
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT: It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report	

FINANCIAL IMPACT There are no financial implications arising from this report that are not accounted for in the current Spatial Planning budget.
KEY DECISION REFERENCE NO.: Not a key executive decision.

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below

1. RECOMMENDATION

1.1 Note that the borough has met its percentage targets for the provision of affordable homes in 2012/13;

1.2 To continue to work on the Croydon Local Plan: Detailed Policies and Proposals to address the requirement to maintain a supply of housing land in Croydon; and

1.3 Continue to work on the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document to ensure the Council has an up to date development plan in terms of detailed policies as the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document will supersede the saved Unitary Development Plan (2006) saved policies.

1.4 Agree the Croydon Monitoring Report 2012/13 for publication;

2. EXECUTIVE SUMMARY

- 2.1. This report highlights the findings of the Croydon Monitoring Report 2012/13 (the Monitoring Report) which monitors progress in preparing the Croydon Local Plan and associated documents. It monitors the Croydon Local Plan's policies including whether Croydon is meeting planning targets set by the Local Plan and by the London Plan. The Monitoring Report also makes recommendations on how to develop Detailed Policies and Proposals to increase the effectiveness of the Croydon Local Plan: Strategic Policies.
- 2.2. The Monitoring Report highlights the following:
 - Our District and Local Centres are generally resilient to the current economic climate with stable or falling levels of vacancy.
 - In the first six months of 2013/14 over 800 new homes have been completed, which is more than had been completed in the first six months of the previous two financial years.
 - Croydon has a five year supply of housing land.
 - Our Employment Areas have seen an increase in the number of units occupied.
- 2.3. The Monitoring Report outlines how the Council is undertaking the Duty to Co-operate under its statutory plan making function in accordance with the Localism Act 2011.
- 2.4. The Monitoring Report indicates the Council's current position regarding Section 106 planning obligations and the amount of the borough's Community Infrastructure Levy collected since its introduction in April 2013.
- 2.5. The Monitoring Report comprises the following individual papers:
 - Croydon Metropolitan Centre
 - Employment (District Centres)
 - Employment (Local Centres)
 - Employment (Industry)
 - Homes
 - Five Year Supply of Deliverable Sites for Housing
 - Planning Obligations and Community Infrastructure Levy
 - Working with other local authorities and government agencies
 - Preparing the Croydon Local Plan

3. THE CROYDON MONITORING REPORT

The statutory context

- 3.1 It is a requirement of s.35 of the Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) that every local planning authority must prepare a monitoring report and publish it to begin at the end of the period covered by the authority's last monitoring report (which monitored the period April 2011 to March 2012) and cover a period not longer than twelve months from the date on which the previous monitoring report was published (which was in March 2013).

- 3.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 made under the 2004 Act require that the Monitoring Report includes:
- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
 - (b) in relation to each of those documents—
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- 3.3 The Monitoring Report must identify any policy in the Local Plan not being implemented and if so the reasons why and any steps that are intended to be taken to implement it.
- 3.4 The Monitoring Report must also include a housing trajectory detailing the Council's performance against London Plan/Croydon Local Plan targets for new homes in the borough and the predicted future supply of new homes in the borough.

Key findings of the Monitoring Report

- 3.5 The Monitoring Report highlights the current vitality and viability of retailing in Croydon Metropolitan Centre (CMC) and the borough's district and local centres. It also considers office provision in CMC and the vitality of the borough's designated employment areas. On these matters it notes that:
- In CMC the amount of vacant retail floor space increased from 14% to 24% (reflecting that at that at the time of the survey for this Monitoring Report the former Alders store was vacant);
 - However, vacancy rates in the borough's District Centres are either decreasing or stable (except in South Norwood and Purley District Centres with the former having variable levels of vacancy and the latter showing vacancy levels increasing). With the exception of Purley all the District Centres have a level of vacancy that is within the target set by the Croydon Local Plan: Strategic Policies;
 - Vacancy rates in the borough's Local Centres are stable with all Local Centres (except Brighton Road (Sanderstead Road)) being within the Croydon Local Plan: Strategic Policies target;
 - Office vacancy is increasing in CMC with the amount of vacant floor space now standing at over 50% compared to 37% twelve months previously; and residential conversion and office refurbishment are actively reference Renaissance
 - Across the borough's designated employment areas there are more occupied industrial and warehousing units and fewer vacancies.
- 3.6 To address these matters and ensure the borough maintains a robust approach the Monitoring Report recommends that:

- The Croydon Local Plan: Detailed Policies and Proposals will need to should focus on consolidation and improvement of the retail core in the Croydon Metropolitan Centre (CMC) and promote greater flexibility in the use of retail units in fringe areas to enhance the vitality and viability of the centre;
 - In District and Local Centres continued monitoring is required as new policies in the Croydon Local Plan: Detailed Policies and Proposals evolve to ensure vacancy rates continue to stay low;
 - A pro-active approach to encourage change of use and redevelopment of surplus office floor space to other uses is required to stimulate the provision of new floor space granted permission in 2011/12; and
 - Continued protection of industrial and warehousing land and premises across all designated employment areas is still required.
- 3.7 The Monitoring Report notes that the number of new homes built increased in 2012/13 compared to the previous year.
- 3.8 The Monitoring Report also notes that Croydon currently has a small surplus of housing land (equating to 534 homes) compared to the five year target, set by the Croydon Local Plan: Strategic Policies. This includes an additional 5% brought forward from later in the Plan period as required by the National Planning Policy Framework in order to provide choice and competition in the market for land.
- 3.9 The surplus is relatively small and heavily reliant on planning permissions. Ensuring the future supply of land for new homes will need to be addressed through the allocation of land for new homes in the Croydon Local Plan: Detailed Policies and Proposals. This will help increase the supply of affordable housing and larger homes, both of which are needed in the borough. Croydon has met its percentage targets for the provision of affordable homes in 2012/13.
- 3.10 A corporate Infrastructure Finance Group has been set up to ensure that planning obligation income is spent on essential infrastructure needed to support growth in the borough as set out in the Croydon Local Plan: Strategic Policies. Since the implementation of the borough's Community Infrastructure Levy on 1st April 2013 a total of £119,768 has been raised by the borough's Community Infrastructure Levy. A total of £3.75m is possible if all the planning permissions for which liability notices have been issued since 1st April 2013 are implemented. The large difference between the two figures reflects the fact that the Levy is only payable upon commencement of development and more development has been granted permission than has commenced. It is expected that the amount raised from the Levy will rise considerably in future years. Future Monitoring Reports will publish information on both how much Community Infrastructure Levy has been collected by the authority and what it was spent on, as these are statutory requirements of a Monitoring Report. The first allocation of money raised by the borough's Community Infrastructure Levy will take place in 2014.
- 3.11 The Monitoring Report looks at the amount of money raised by planning obligations (also known as s.106 agreements) that is available to spend. A total of £7.9 million was available as of October 2013. Planning obligations are

agreed with developers when determining planning applications. They are legal agreements that ensure that unacceptable harm that could be caused by new development is mitigated against. The money available is, therefore, restricted to particular types of project depending on the particular mitigation required for specific developments from which the funding was raised. As Croydon now charges the Community Infrastructure Levy (from April 2013) on new development most planning obligations will no longer raise funding for infrastructure (except for sustainable transport and highway works) as this function will be performed by the Community Infrastructure Levy. The Community Infrastructure Levy will enable borough wide focussed investment in infrastructure to meet the needs of development set out in the Croydon Local Plan.

- 3.12 The Monitoring Report also highlights joint working with other local authorities and government agencies on strategic planning matters, largely to do with the preparation of the Croydon Local Plan: Detailed Policies and Proposals and the council's Infrastructure Delivery Plan. This is further evidence to demonstrate the Council undertaking its Duty to Co-operate under the Localism Act 2011.

4. CONSULTATION

- 4.1 There is no requirement to consult on the Monitoring Report as it is a report for information that simply informs the preparation of the Croydon Local Plan by monitoring the performance and effectiveness of existing planning policies.

5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

1 Revenue and Capital consequences of report recommendations

There are no Revenue and Capital consequences of the report recommendations.

2 The effect of the decision

The monitoring undertaken informs and supports the necessity for continued work on the Croydon Local Plan: Detailed Policies and Proposals to support Croydon's requirement to identify a robust future five year supply of housing land. This will mean that refusals of planning applications against London Plan, Croydon Local Plan: Strategic Policies and saved policies of the Replacement Unitary Development Plan will be less contested. In particular it will help to prevent inappropriate development on Metropolitan Green Belt, Metropolitan Open Land and Local Open Land in the borough. It also supports the Council's ability to deliver the vision and growth needs outlined in the Croydon Local Plan: Strategic Policies in accordance with development plan policy.

3 Risks

The preparation of the Croydon Local Plan: Detailed Policies and Proposals is a multi-stage process involving complex policy areas. There is inherent risk circumstances may result in additional time required to finalise the document. These risks are being mitigated to reduce their impact with a programme management approach and timely communication with key stakeholders including statutory organisations.

4 Options

There are no options. In the absence of the Croydon Local Plan: Detailed Policies and Proposals there is a little prospect that the housing supply will be maintained in the medium to long term. Furthermore, the Croydon Local Plan: Detailed Policies and Proposals will ensure the Council has an up to date development plan in terms of detailed policies as the Croydon Local Plan: Detailed Policies and Proposals will supersede the saved Unitary Development Plan (2006) saved policies.

5 Future savings/efficiencies

A sound Croydon Local Plan: Detailed Policies and Proposals will contribute indirect financial savings by assisting the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers and attract inward investment. It will also enable the compulsory purchasing of sites needed to bring forward new development in Croydon.

6 (Approved by: Dianne Ellender, Head of Departmental Finance Corporate and Planning and Environment)

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

6.1 The Council Solicitor comments that there are no additional legal considerations beyond those detailed in the body of the report.

(Approved by: Gabriel MacGregor, Head of Corporate Law on behalf of the Council Solicitor and Monitoring Officer).

7. HUMAN RESOURCES IMPACT

7.1 There are no direct Human Resources implications to consider at this stage

Approved by: Adrian Prescod, HR Business Partner, on behalf of the Director, Workforce & Community Relations

8. EQUALITIES IMPACT

8.1 There are no equalities impacts arising from the recommendations of this report.

9. ENVIRONMENTAL IMPACT

9.1 There are no environmental impacts arising from the recommendations of this report.

10. CRIME AND DISORDER REDUCTION IMPACT

10.1 There are no crime and disorder reduction impacts arising from the recommendations of this report.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

11.1 Preparation of the Croydon Local Plan: Detailed Policies and Proposals is the only way for the Planning Service to secure a five year supply of housing land in the medium to long term.

12. OPTIONS CONSIDERED AND REJECTED

12.1 There are no alternative options to the timely development of the Croydon Local Plan: Detailed Policies and Proposals.

CONTACT OFFICER: Tim Naylor, Head of Spatial Planning (ext 62615)

BACKGROUND PAPERS

- Croydon Monitoring Report 2012/13 – Croydon Metropolitan Centre
- Croydon Monitoring Report 2012/13 – Employment (District Centres)
- Croydon Monitoring Report 2012/13 – Employment (Local Centres)
- Croydon Monitoring Report 2012/13 – Employment (Industry)
- Croydon Monitoring Report 2012/13 – Homes
- Croydon Monitoring Report 2012/13 – Five Year Supply of Deliverable Sites for Housing
- Croydon Monitoring Report 2012/13 – Planning Obligations and Community Infrastructure Levy
- Croydon Monitoring Report 2012/13 – Working with other local authorities and government agencies
- Croydon Monitoring Report 2012/13 – Preparing the Croydon Local Plan

APPENDICES

None