

The Croydon Monitoring Report

Employment (District Centres)

January 2014

The Croydon Local Plan aims to...

Maintain the retail vitality and viability of the borough's District Centres



Maintaining the retail vitality and viability of the borough's District Centres

Indicator

Amount of vacant Class A1 (Retail), A2 (Financial), A3 (Restaurants and Cafes), A4 (Pubs and bars not selling food) and A5 (Hot food takeaways) floor space within District Centres

Target

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



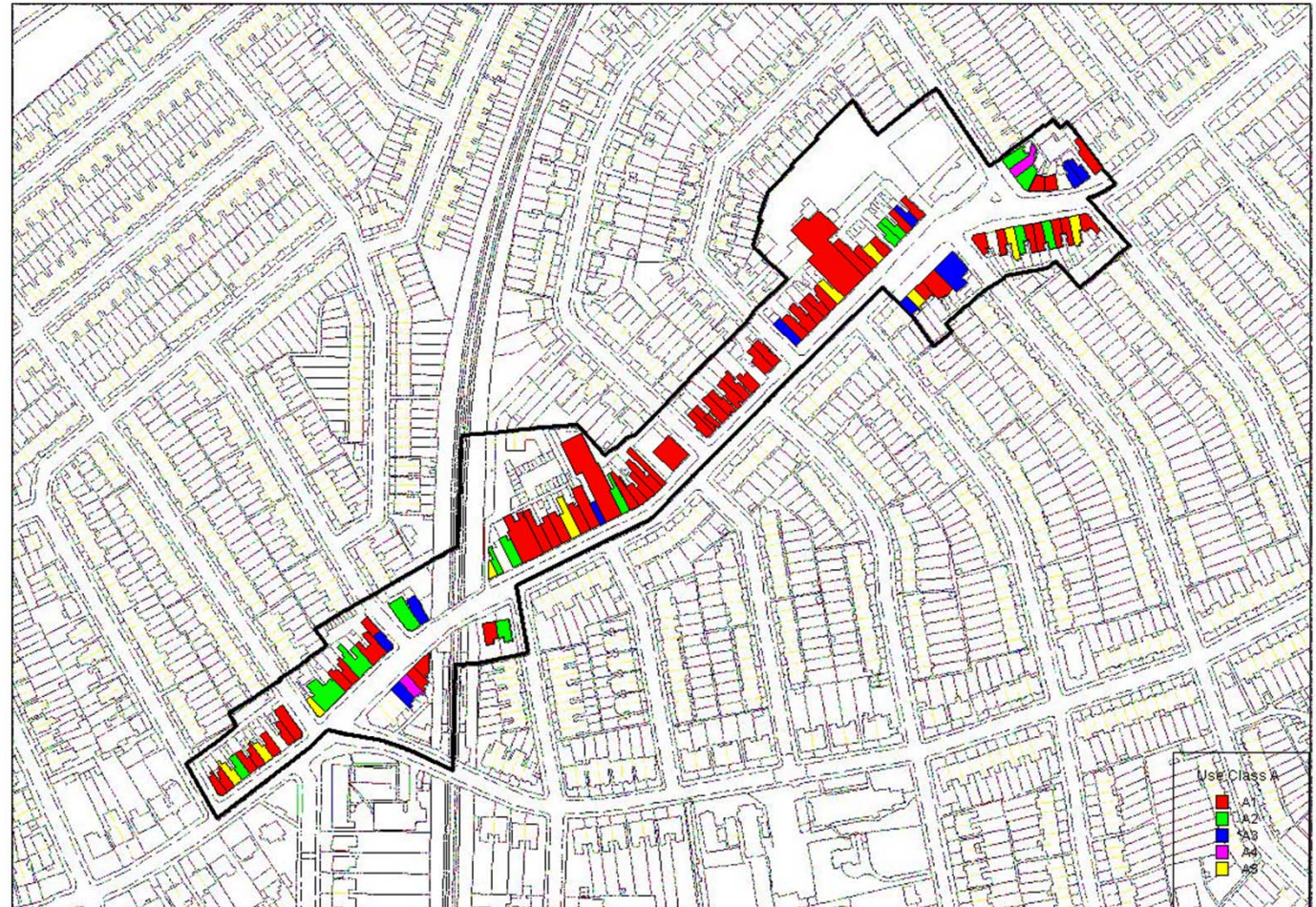
Addiscombe District Centre

Addiscombe District Centre

In 2013 there were 98 Class A units in Addiscombe District Centre

Of these units, 62 were classified as shops (Class A1)

It has a range of retailing including many independent shops

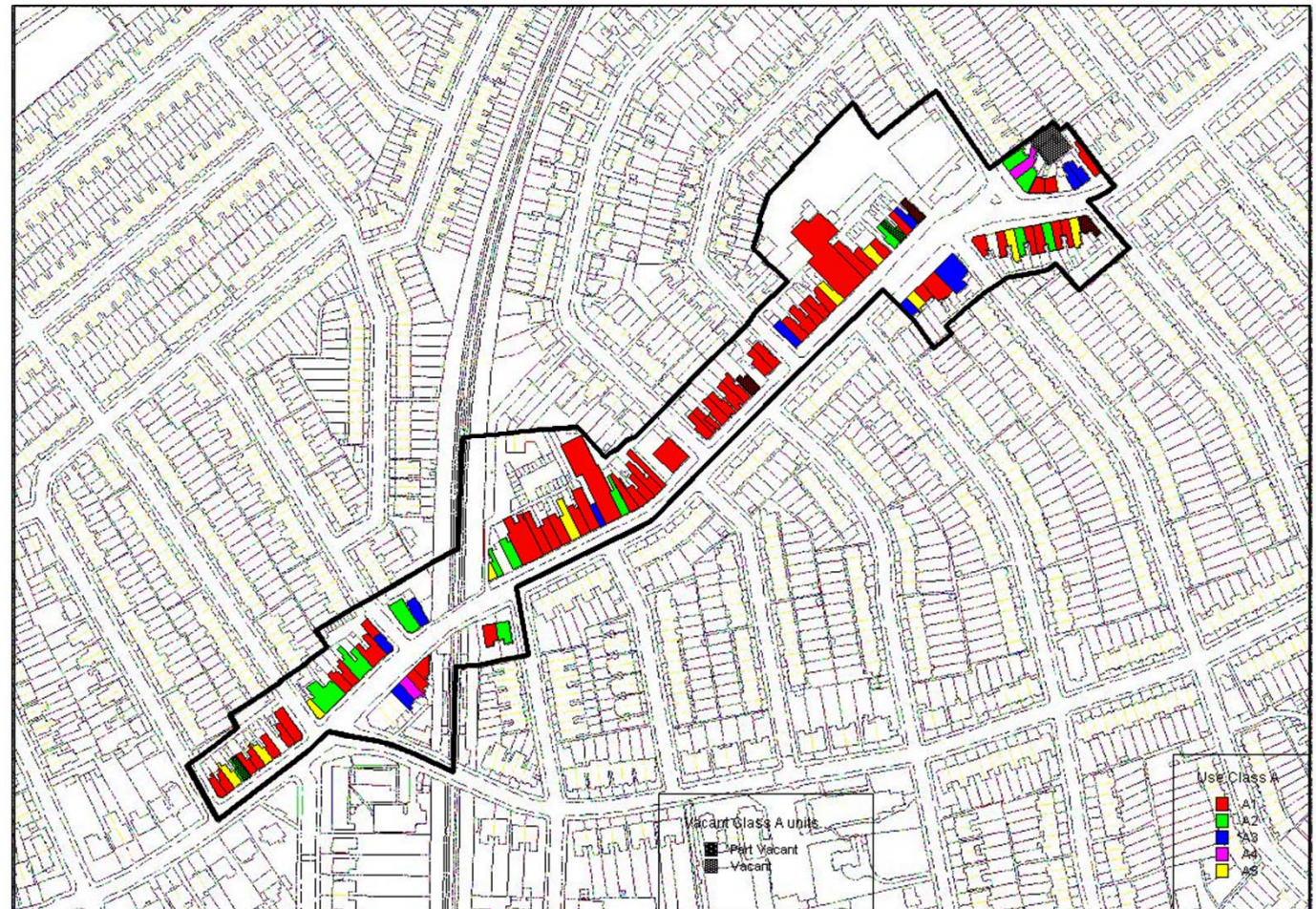


Addiscombe District Centre

The vacancy rate in Addiscombe is 5% of Class A units and 4% of Class A floor space

This is lower than in 2012 when vacancy was 5% of Class A floor space

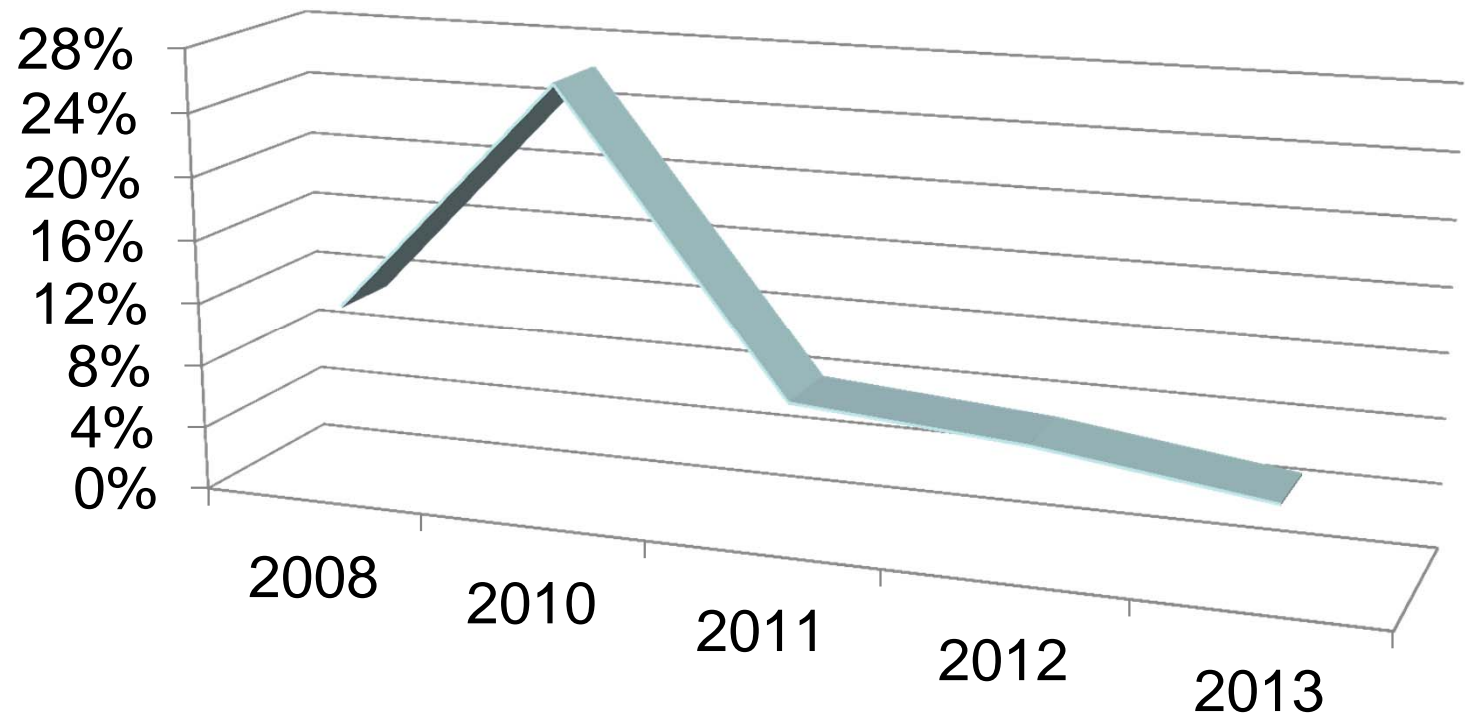
Addiscombe continues to meet both the target level of vacancy for 2021 and 2031



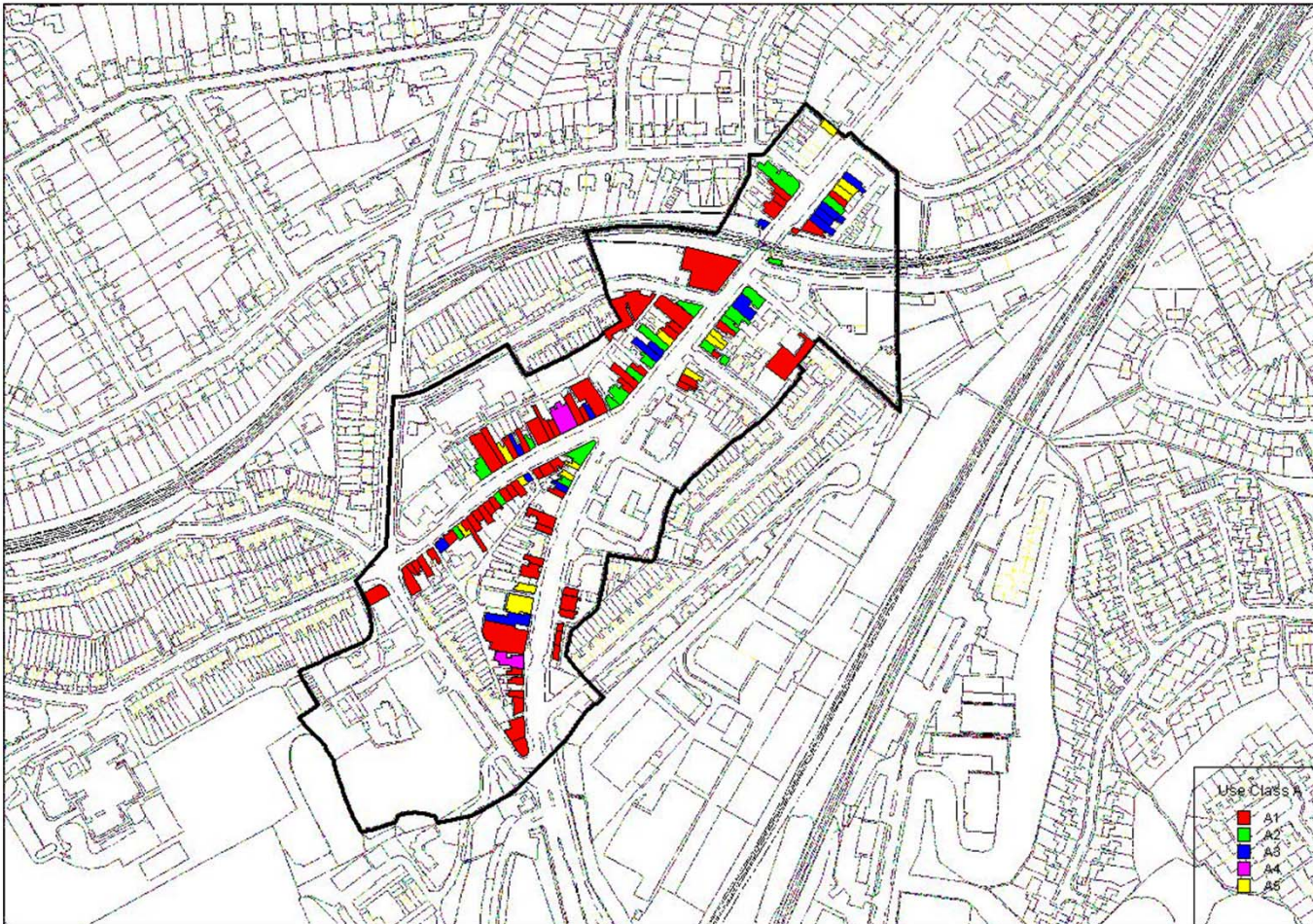
Addiscombe District Centre

Since 2008 the vacancy rate in Addiscombe has generally been decreasing

The peak in 2010 was caused by the completion of a new building on the site of the Black Horse pub that was subsequently occupied by a non-retail use



Coulsdon District Centre

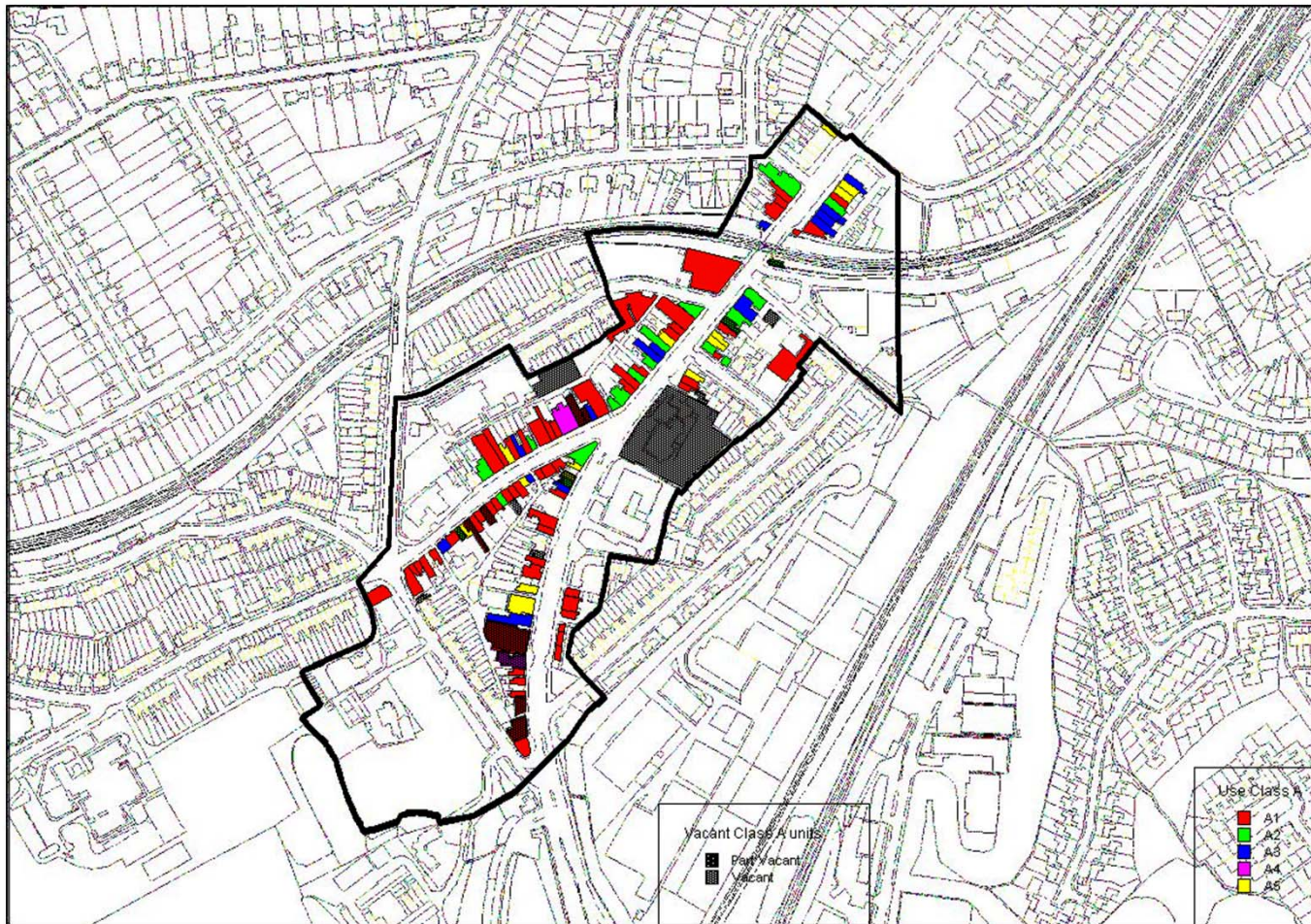


In 2013 there were 95 Class A units making it a large District Centre

Of these units, 57 were classified as shops (Class A1)

It has a range of retailing including many independent shops

Coulsdon District Centre

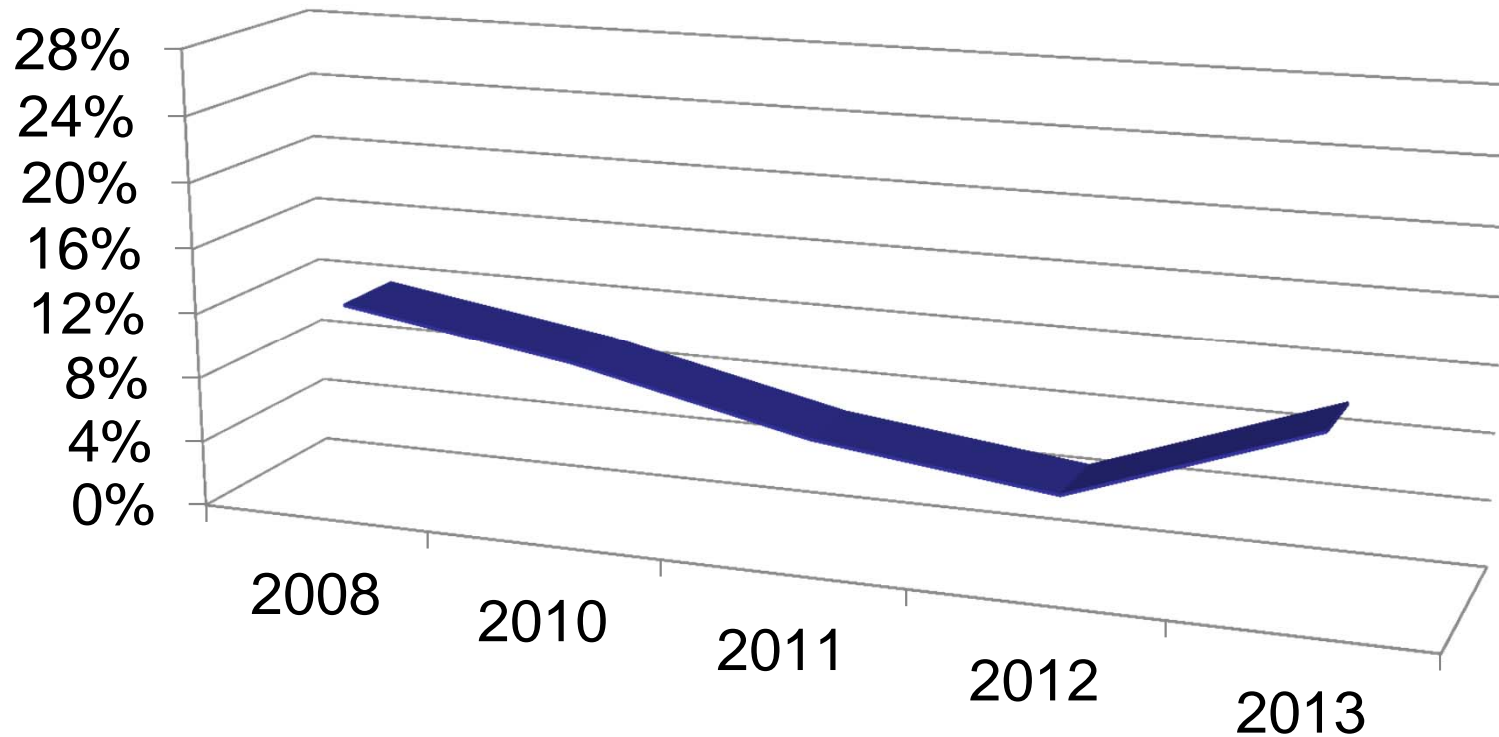


The vacancy rate in Coulsdon is 14% of Class A units and 10% of Class A floor space

This is higher than in 2012 when vacancy was 5% of Class A floor space

Coulsdon now only meets the target level of vacancy for 2021 and not 2031

Coulsdon District Centre



Since 2008 levels of vacancy have broadly stayed close to 10% of floor space

The increase in 2013 is the largest change in vacancy levels since 2008 with the overall level of vacancy twice that of 2012 when it was at its lowest

Crystal Palace District Centre

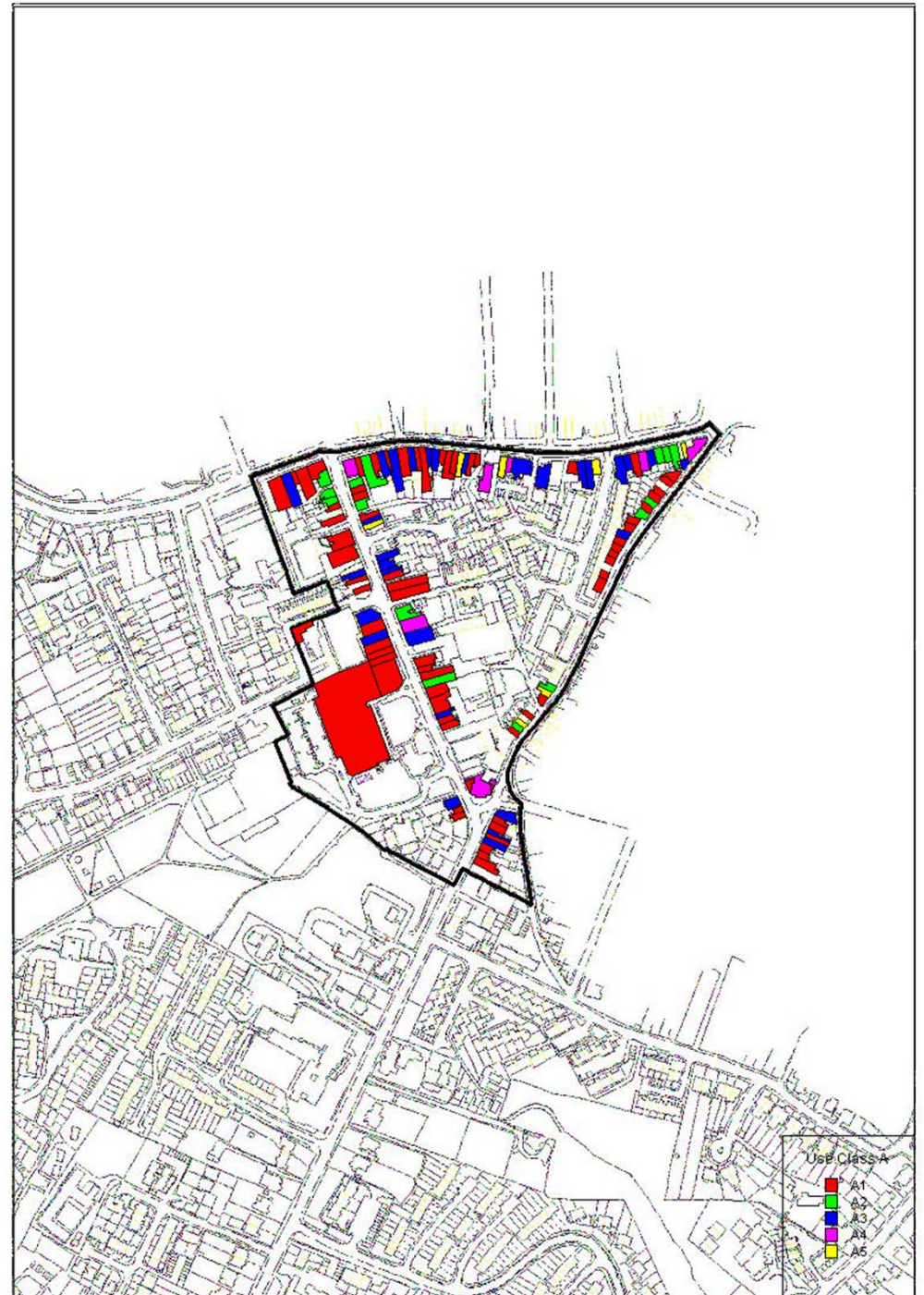


Crystal Palace District Centre

In 2013 there were 71 Class A units in Crystal Palace District Centre

Of these units, 42 were classified as shops (Class A1)

It has a range of retailing including many independent shops and restaurants

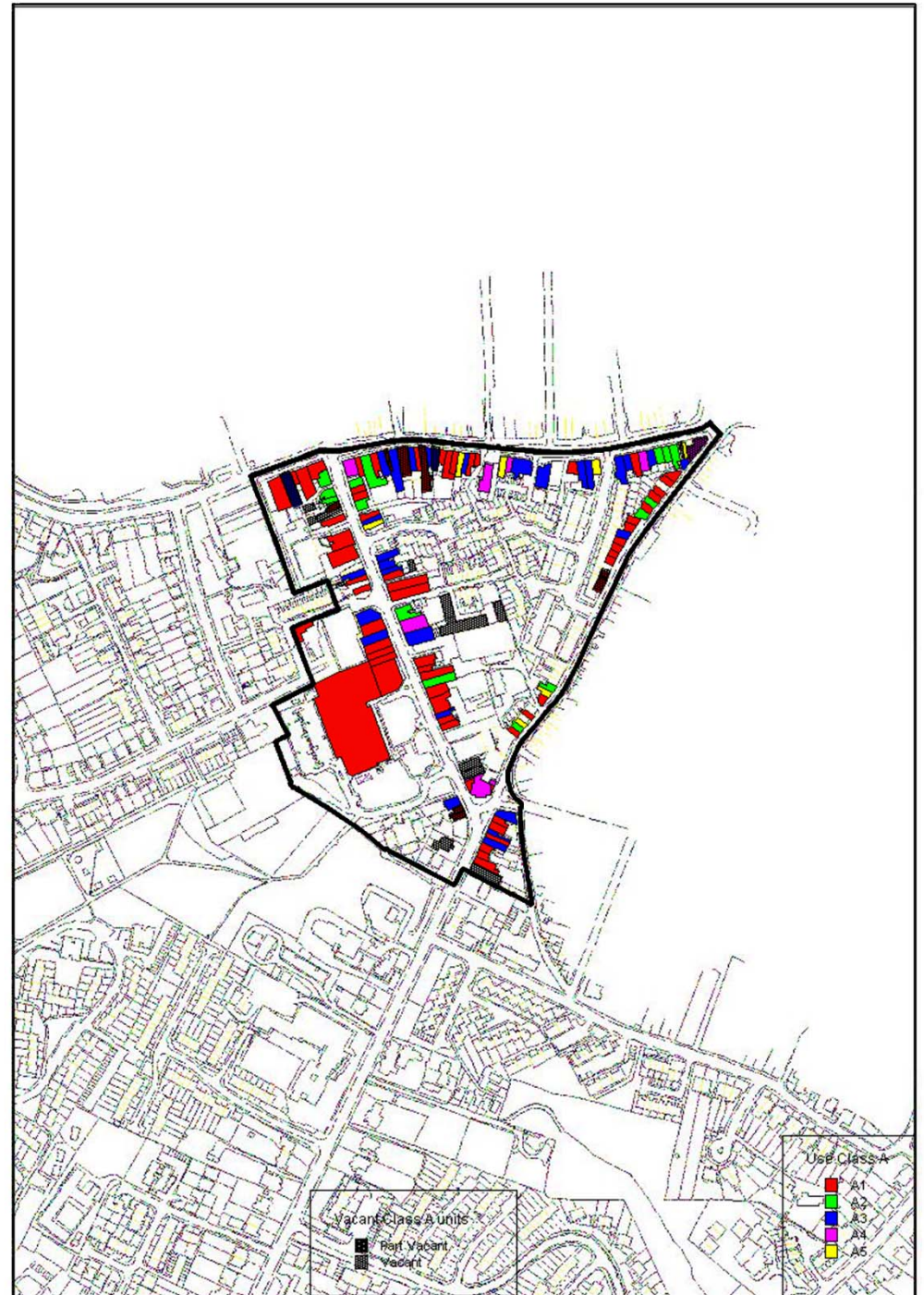


Crystal Palace District Centre

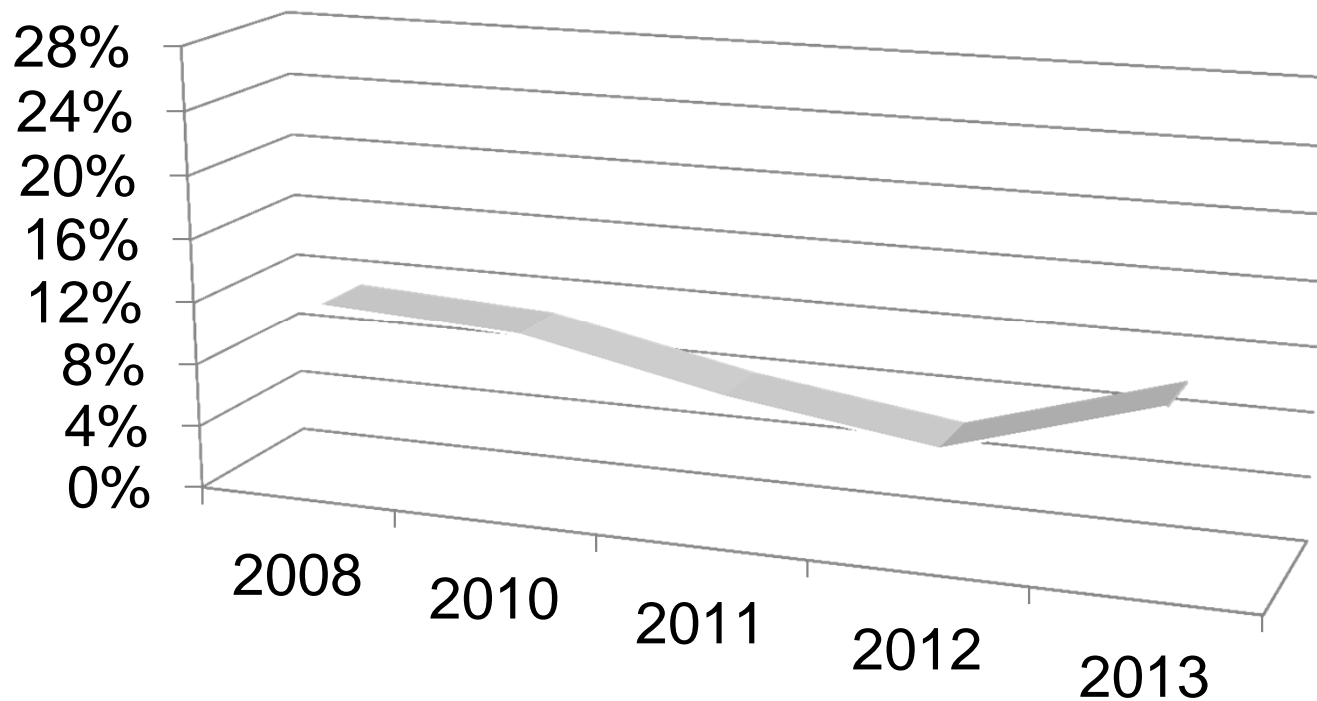
The vacancy rate in Crystal Palace is 8% of Class A units and 10% of Class A floor space

This is higher than in 2012 when vacancy was 6% of Class A floor space

Crystal Palace now only meets the target level of vacancy for 2021 and not 2031



Crystal Palace District Centre



Since 2008 levels of vacancy have broadly stayed close to 10% of floor space

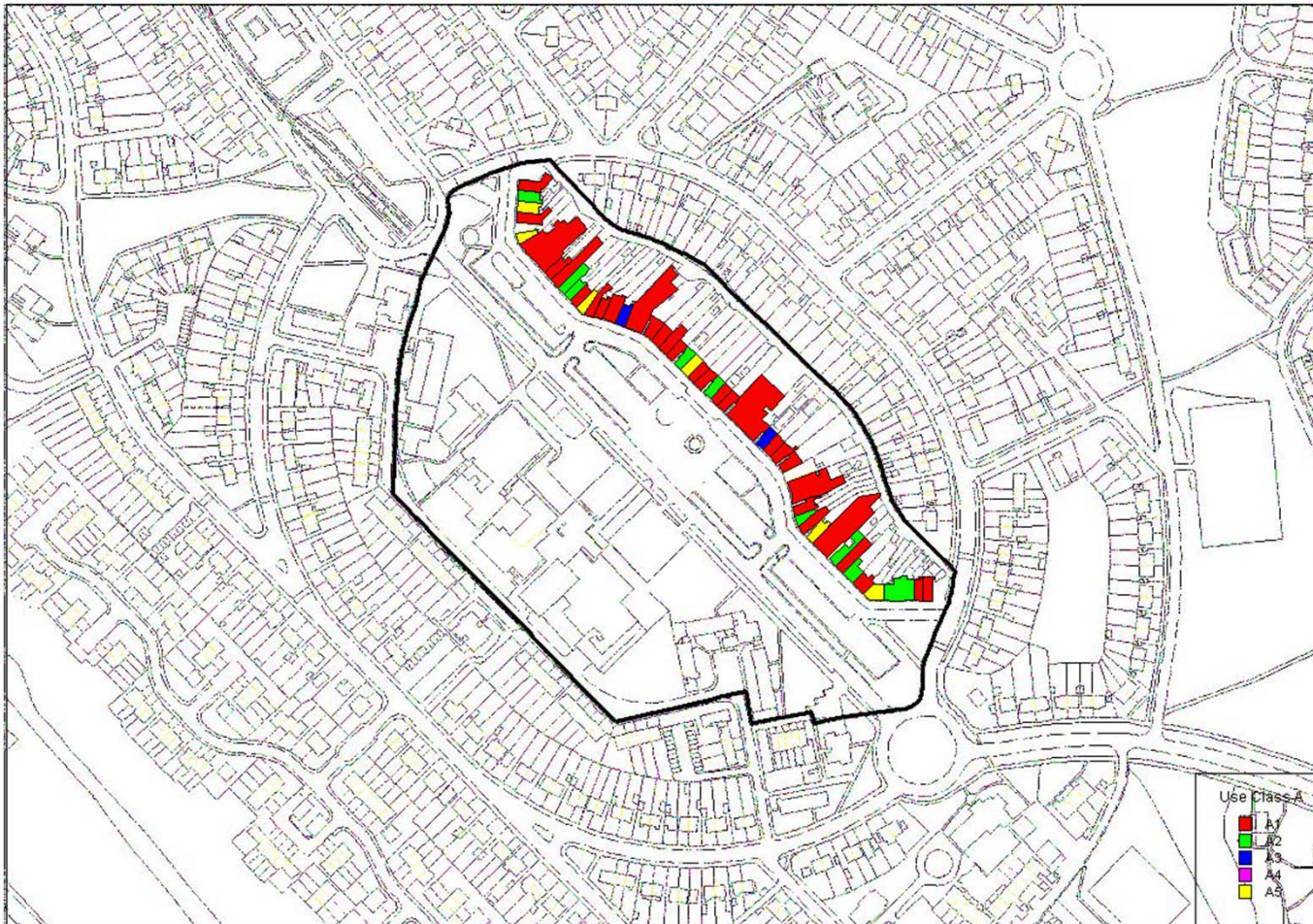
Vacancy in Crystal Palace in 2013 remains at the 10% level consistent with the general trend in the area



New Addington District Centre

New Addington District Centre

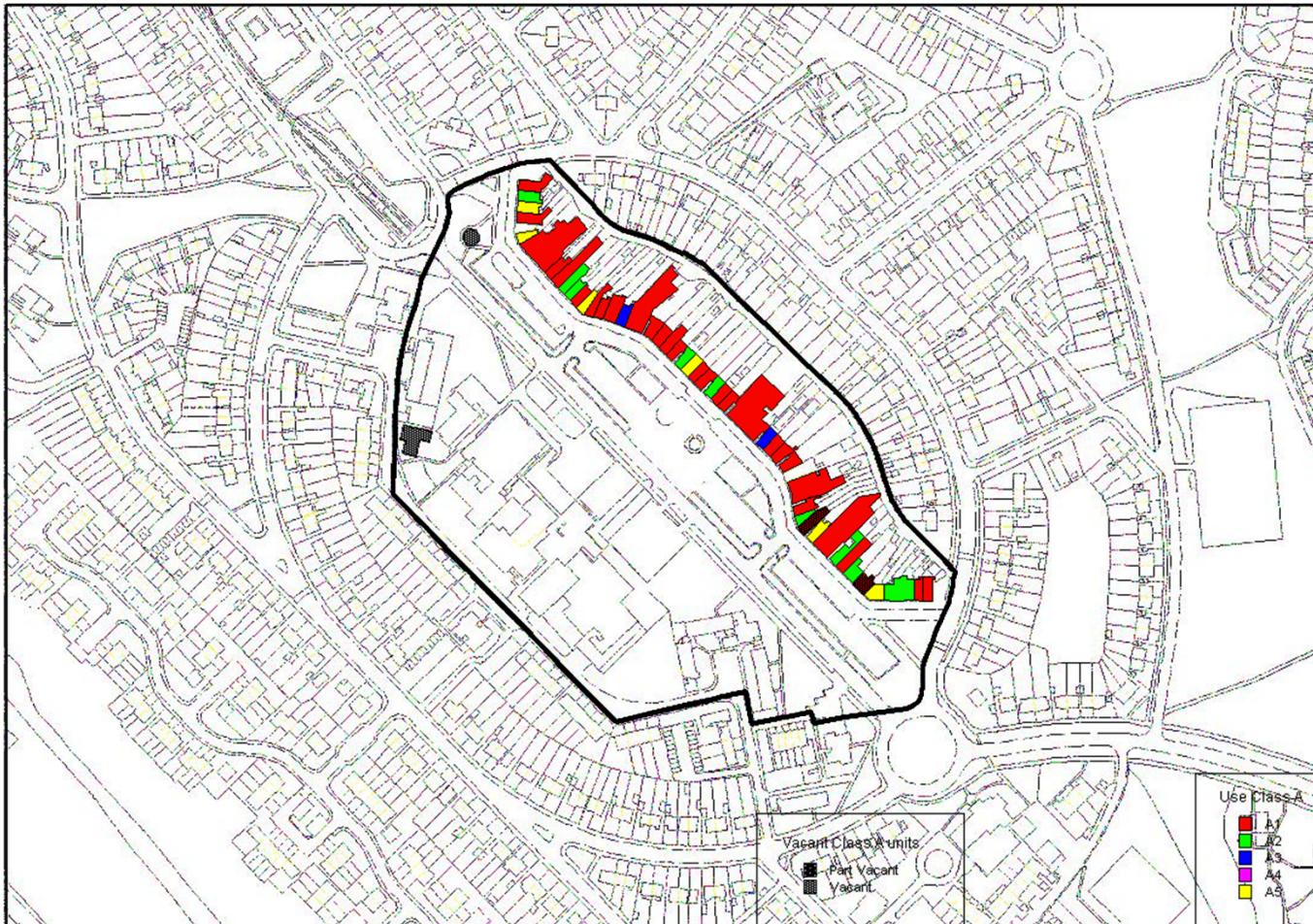
A small District Centre which in 2013 had 48 Class A units



Of these units, 31 were classified as shops (Class A1)

The District Centre has recently had a makeover and has one of only two markets in Croydon

New Addington District Centre

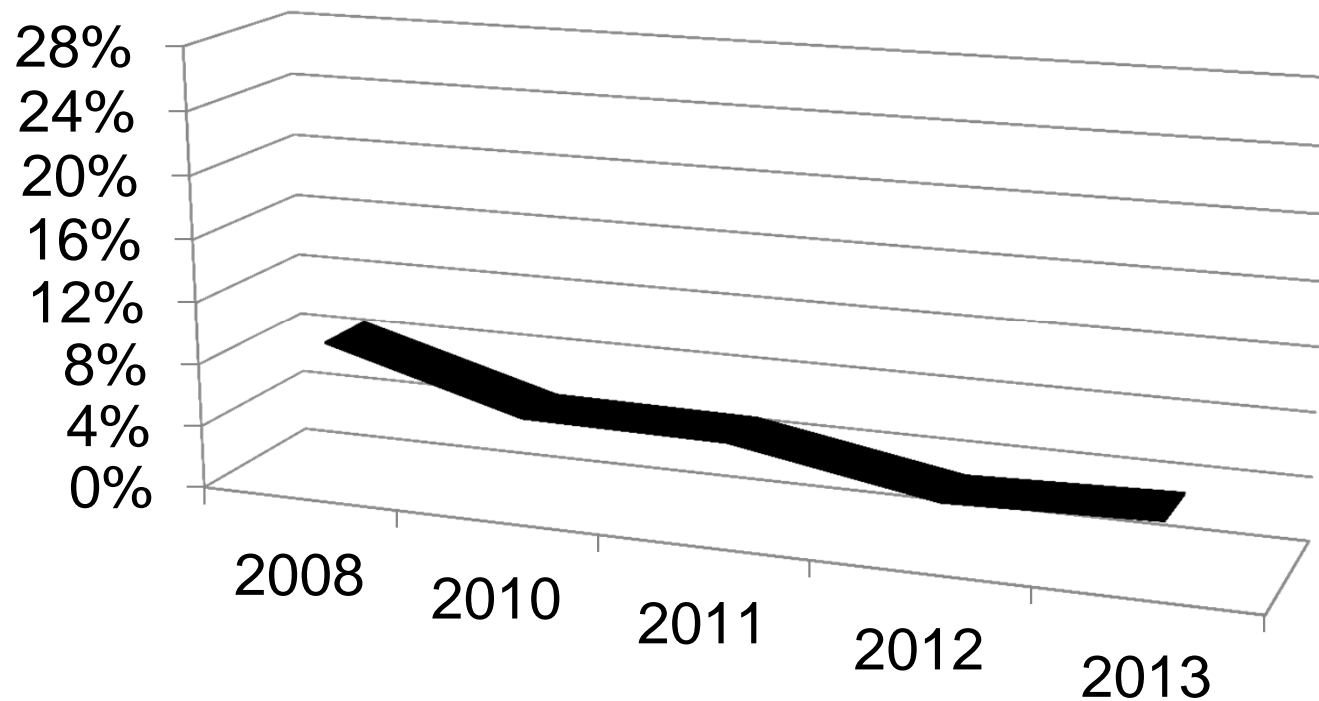


The vacancy rate in New Addington is 4% of Class A units and 3% of Class A floor space, with the percentage of vacant units being the lowest rate of all the District Centres in Croydon

Vacancy rates are the same as in 2012

New Addington District Centre continues to meet both the target level of vacancy for 2021 and 2031

New Addington District Centre



New Addington District Centre has had low levels of vacancy since 2010

Vacancy rates are the same as in 2012 and at their lowest level since 2008



Norbury District Centre

Norbury District Centre

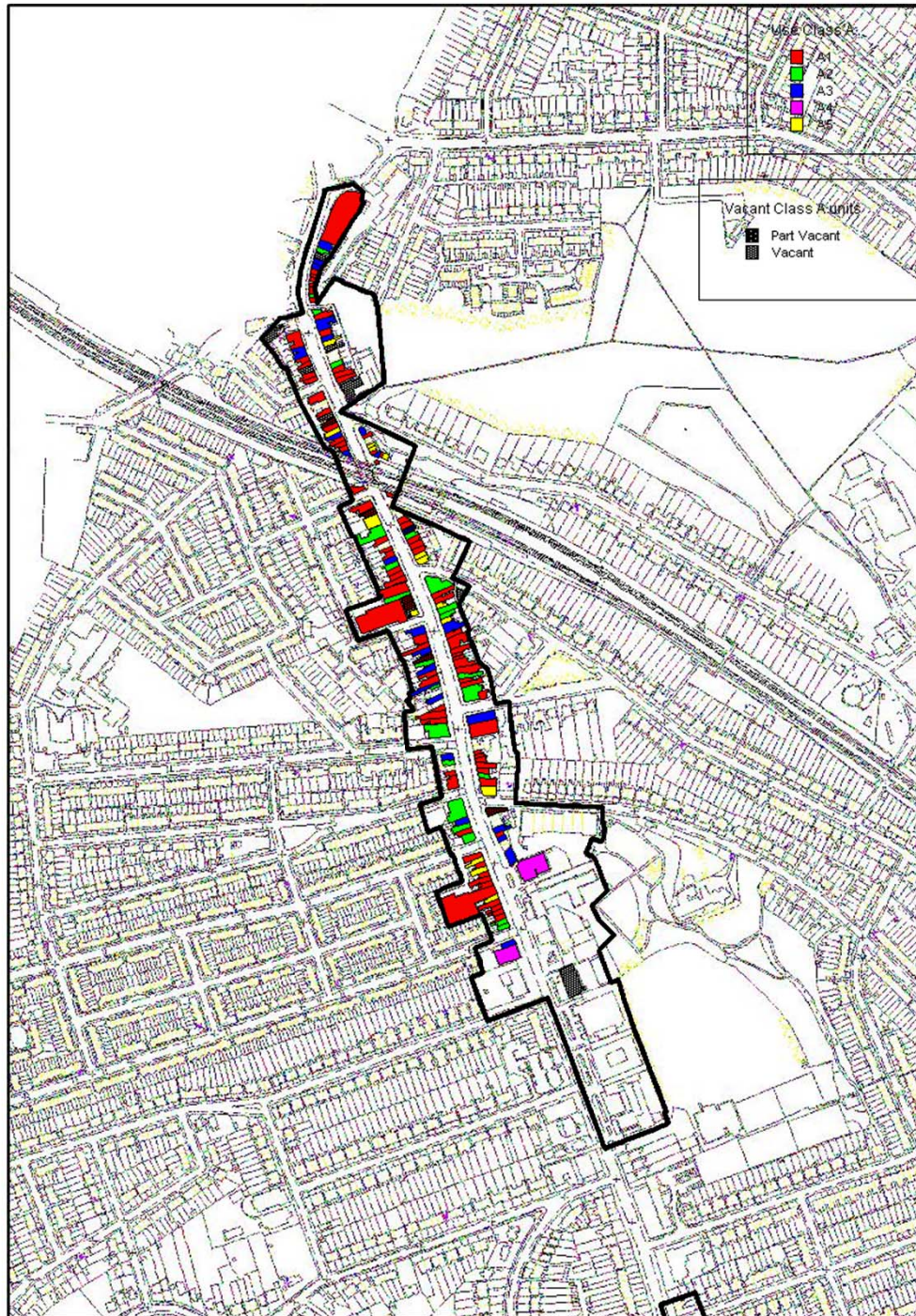
A large District Centre which in 2013 had 104 Class A units

Of these units, 62 were classified as shops (Class A1)

The District Centre is home to a wide variety of businesses, reflecting the diversity of the local population



Norbury District Centre



The vacancy rate in Norbury is 5% of Class A units and 3% of Class A floor space

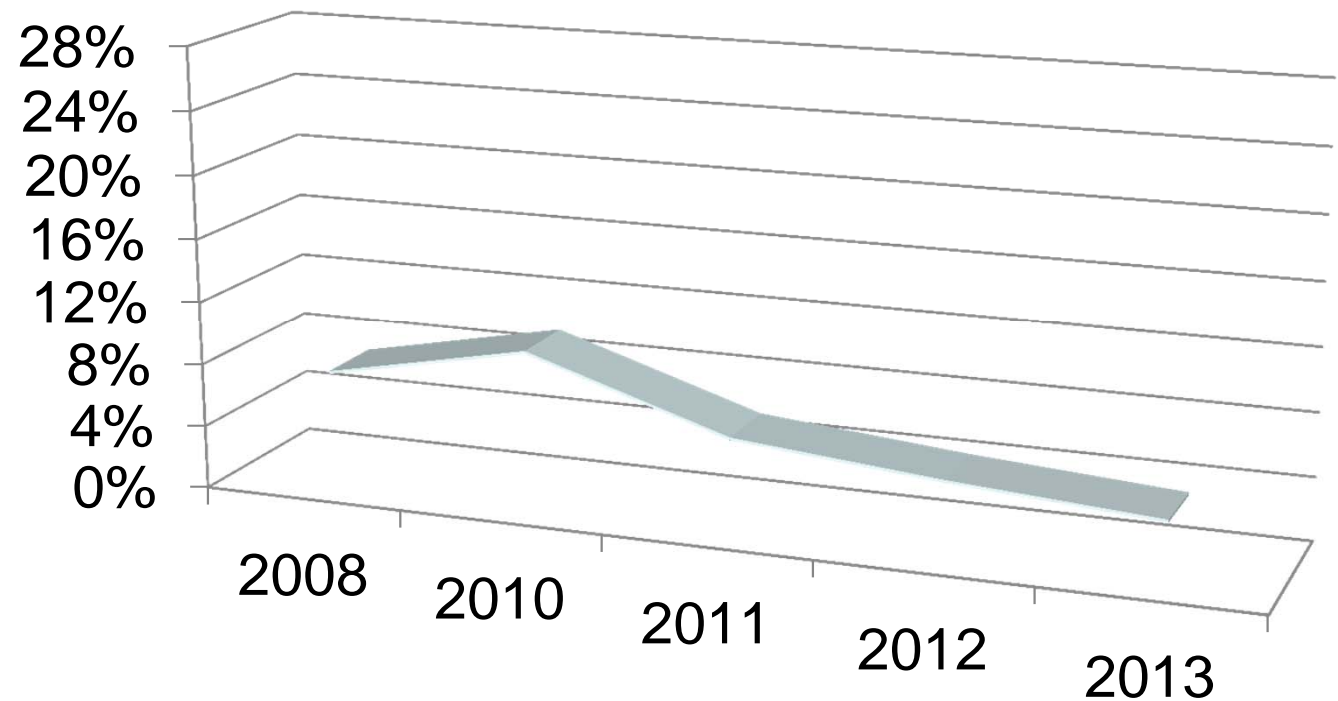
This is lower than in 2012 when vacancy was 4% of Class A floor space

Norbury District Centre continues to meet both the target level of vacancy for 2021 and 2031

Norbury District Centre

Since 2008 the vacancy rate in Norbury has generally been decreasing

The level of vacancy in the centre in 2013 is now at its lowest since 2008



Purley District Centre

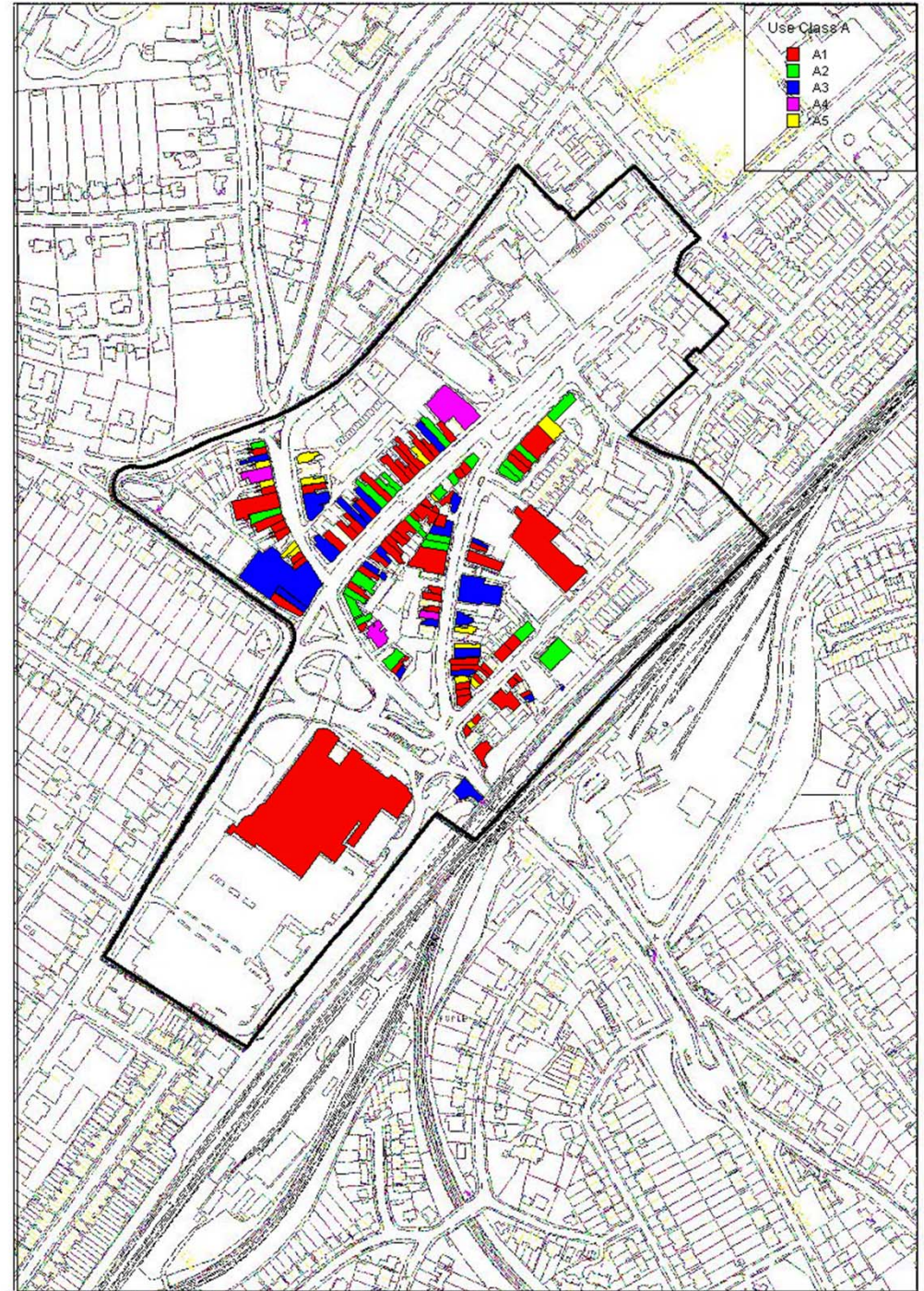


Purley District Centre

In 2013 there were 109 Class A units in Purley District Centre

Of these units, 54 were classified as shops (Class A1)

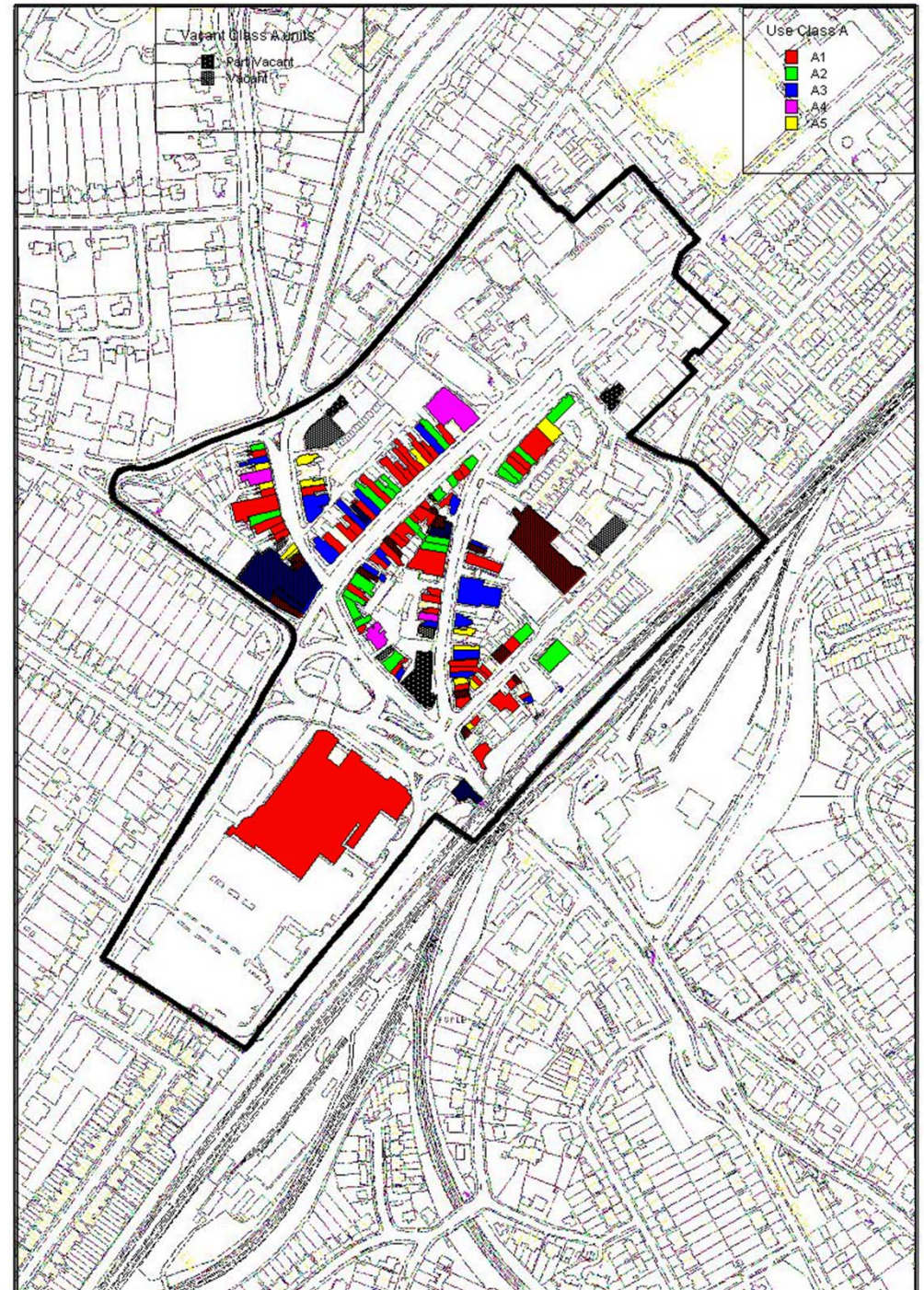
It has a range of retailing including many independent shops



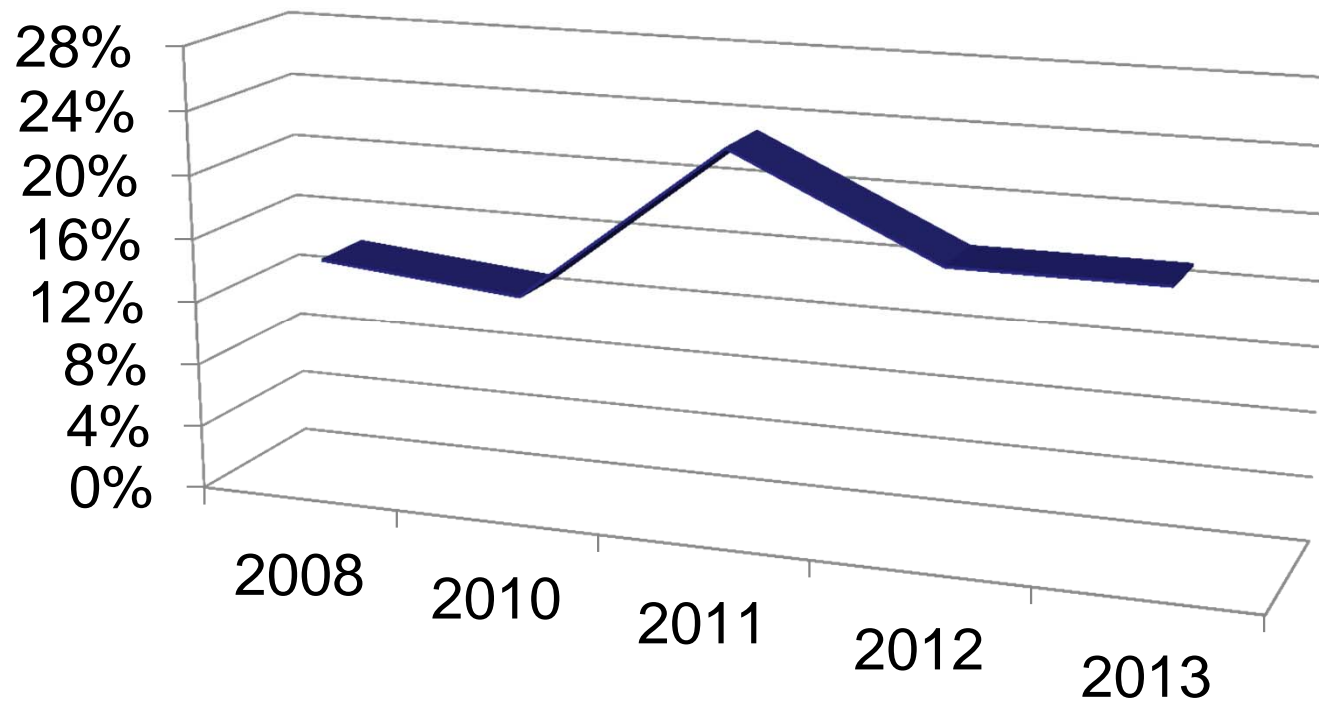
Purley District Centre

The vacancy rate in Purley is 12% of Class A units and 17% of Class A floor space, the highest rate for floor space of any District Centre in Croydon

This is unchanged from 2012, although lower than in 2011



Purley District Centre



Since 2008 the vacancy rate in Purley has generally been increasing

Purley has the highest average levels of vacancy over the period 2008-13 of any District Centre

If the trend continues the centre will not achieve the target level of vacancy (12%) by 2021



Selsdon District Centre

Selsdon District Centre

A small District Centre which in 2013 had 62 Class A units

Of these units, 37 were classified as shops (Class A1)

The District Centre is home to a range of businesses serving the local community



Selsdon District Centre

The vacancy rate in Selsdon is 5% of Class A units and 3% of Class A floor space

This is lower than in 2012 when vacancy was 4% of Class A floor space

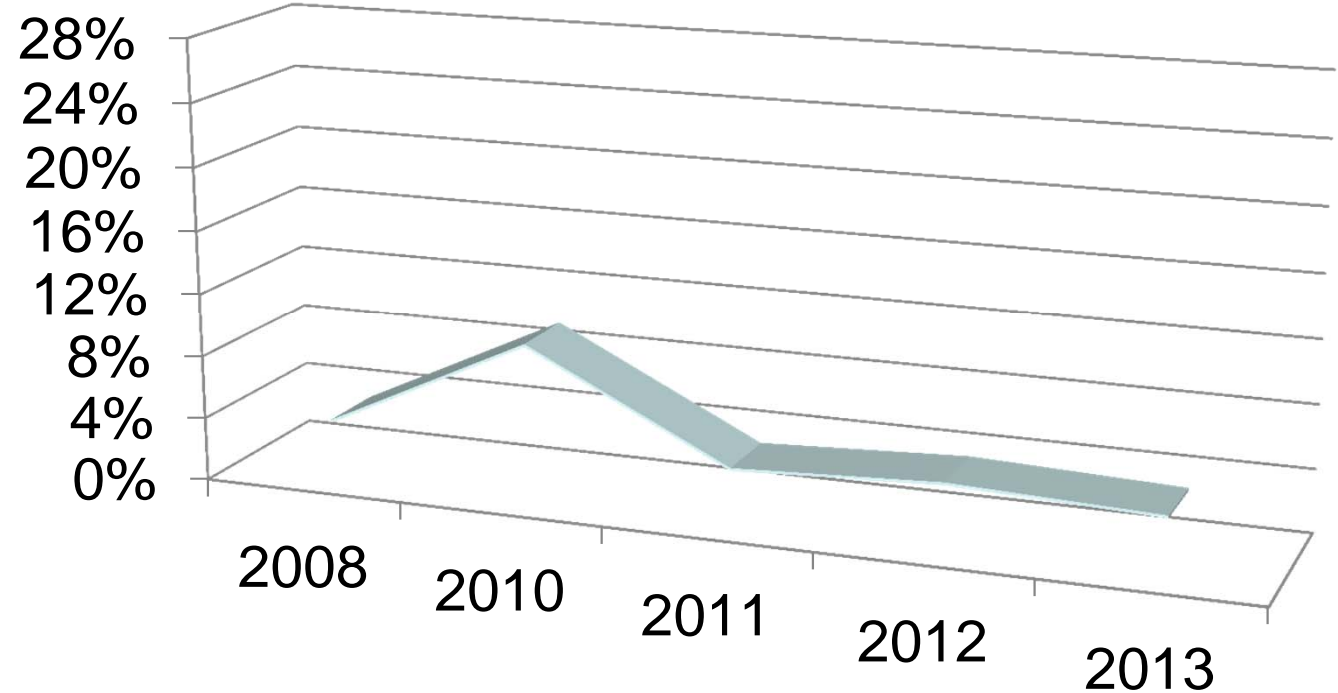
The District Centre is still meeting its the target levels of vacancy for 2021 and 2031



Selsdon District Centre

Selsdon has consistently low levels of vacancy

With the exception of one year (2010) the vacancy rate in Selsdon has been around 3 or 4%



South Norwood District Centre

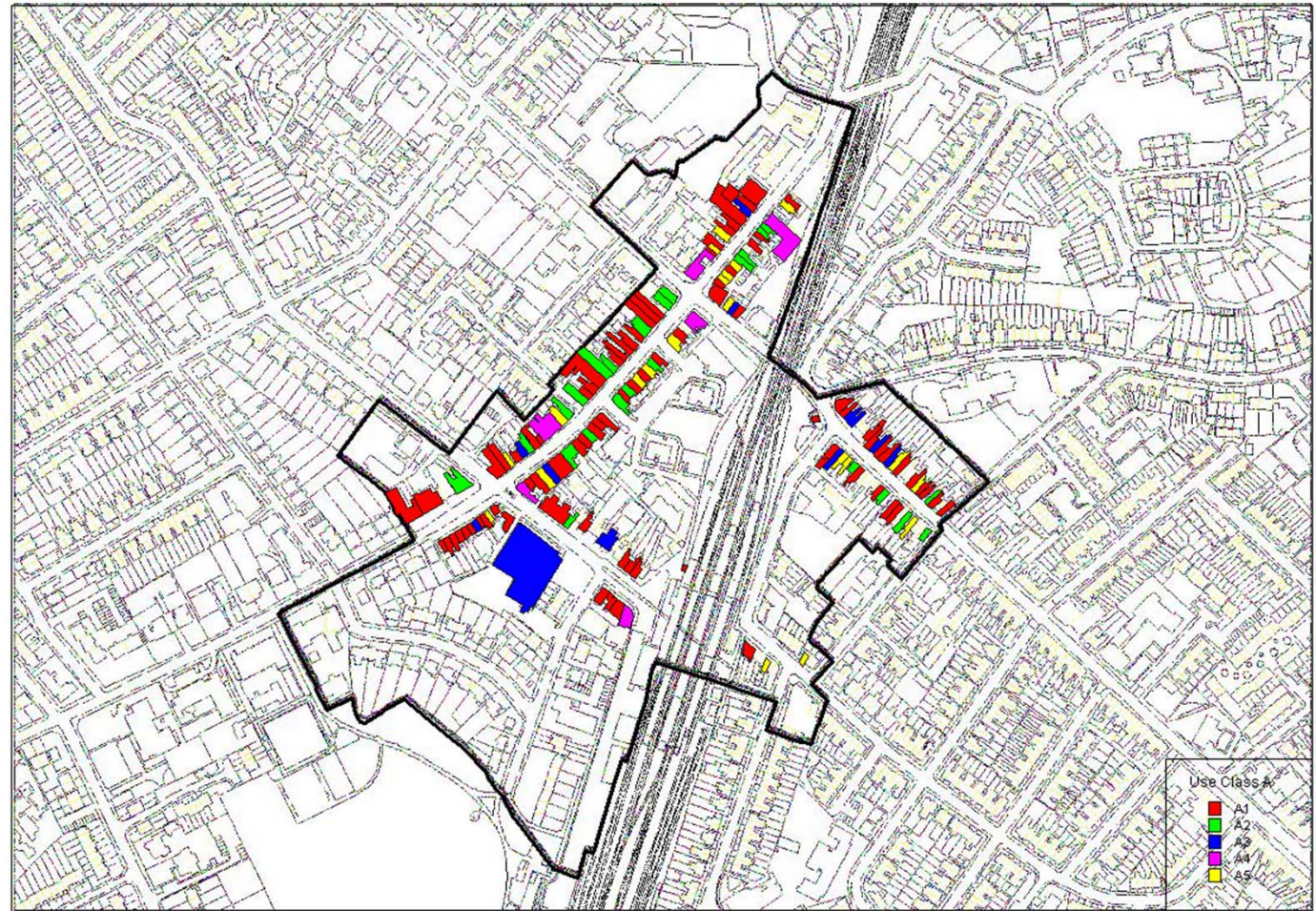


South Norwood District Centre

In 2013 there were 59 Class A units in South Norwood District Centre

Of these units, 37 were classified as shops (Class A1)

It has a range of retailing including many independent shops

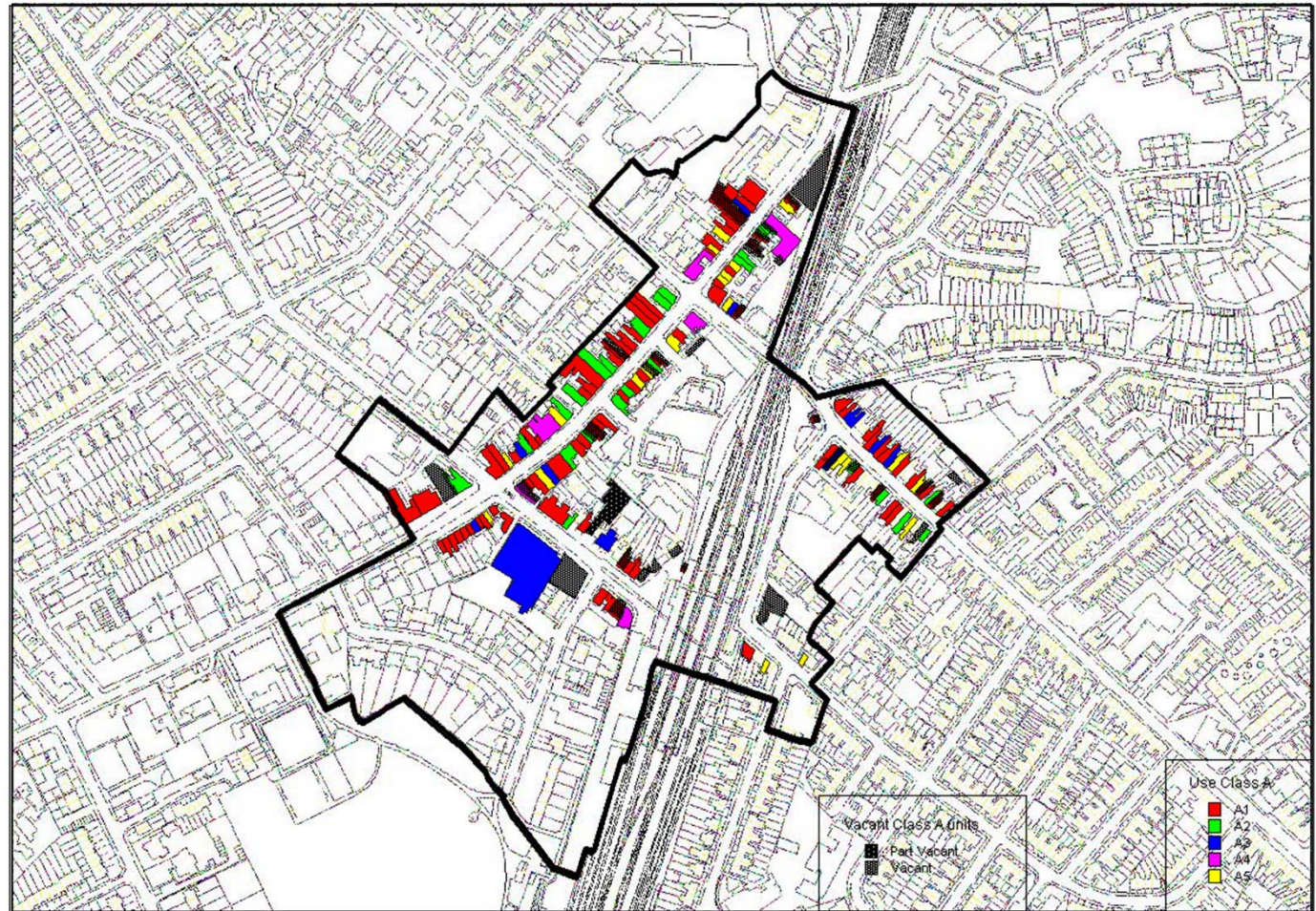


South Norwood District Centre

The vacancy rate in South Norwood is 7% of Class A units and 12% of Class A floor space

This is higher than in 2012 when vacancy was 4% of Class A floor space

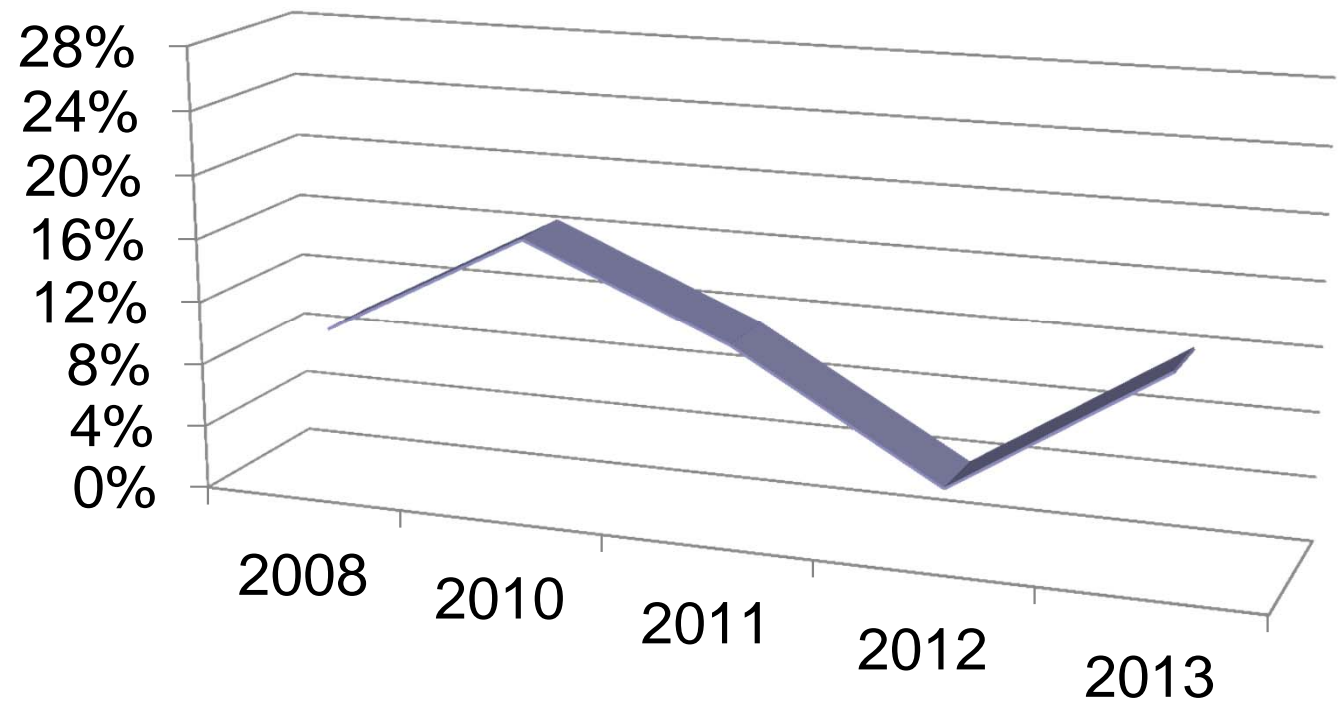
South Norwood District Centre now only meets the target level of vacancy for 2021 and not 2031



South Norwood District Centre

Vacancy rates in South Norwood have fluctuated more compared to the other District Centres with a high of 17% in 2010 and low of 4% in 2012

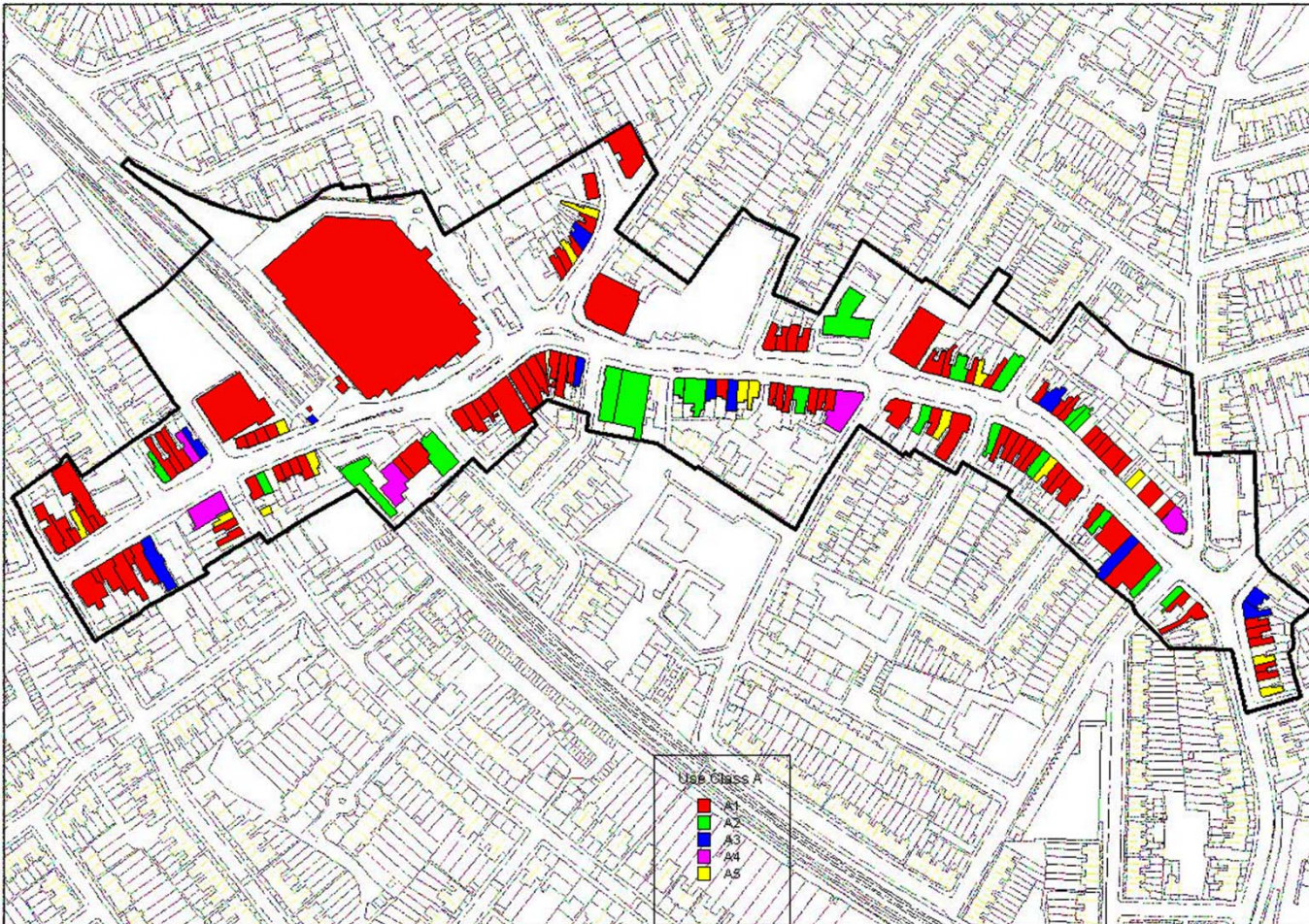
In 2013 the level of vacancy was slightly above the average for the period since 2008



Thornton Heath District Centre



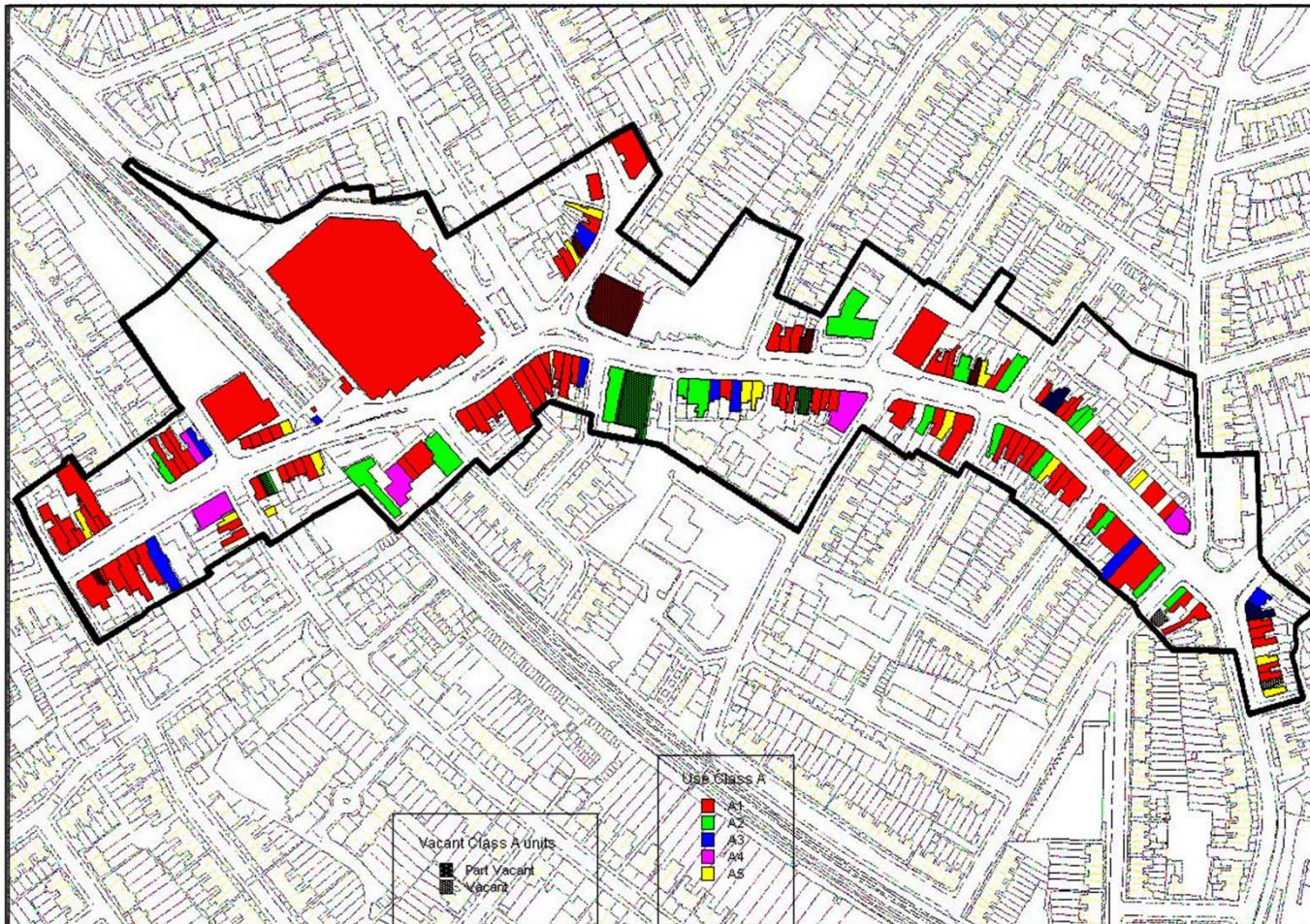
Thornton Heath District Centre



In 2013 there were 66 Class A units in Thornton Heath District Centre, making it one of the smaller District Centres in the borough

Of these units, 42 were classified as shops (Class A1), many of which are independent stores

Thornton Heath District Centre

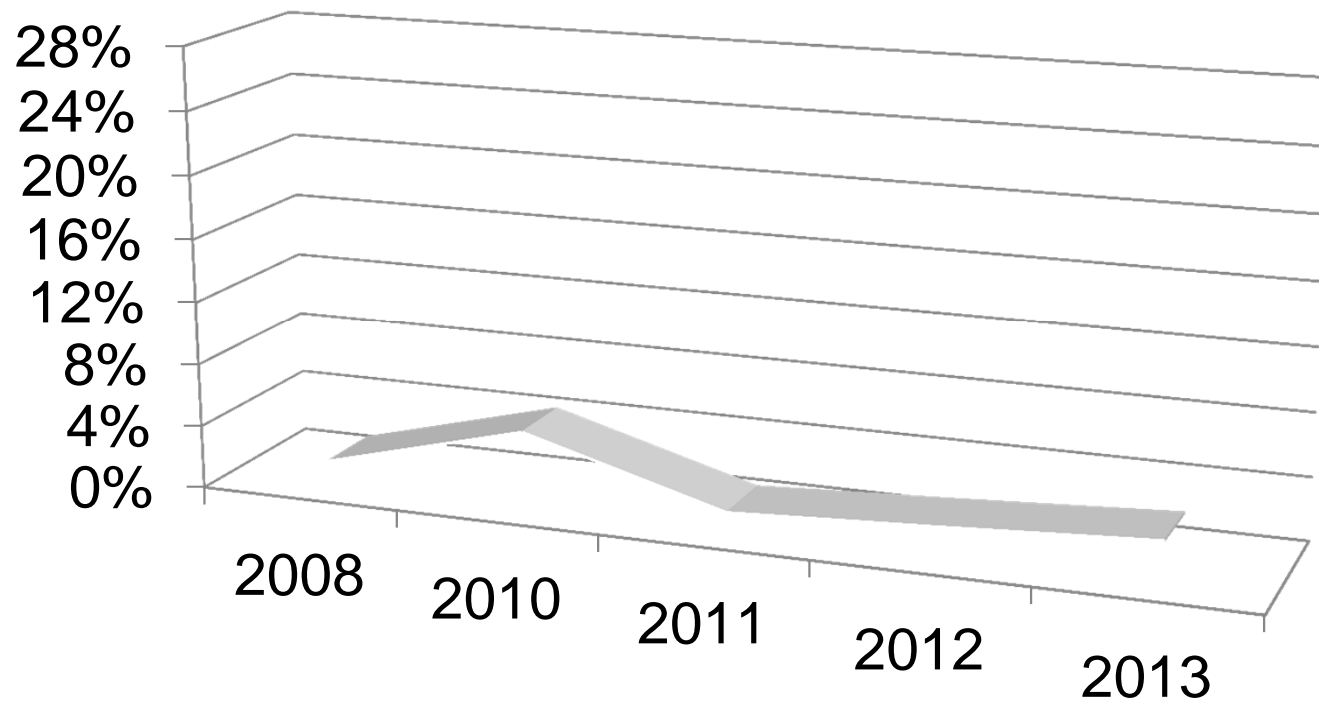


The vacancy rate in Thornton Heath is 9% of Class A units and 2% of Class A floor space, with the percentage of vacant floor space being the lowest of any District Centre in Croydon

This is unchanged from 2012

The District Centre is still meeting its the target levels of vacancy for 2021 and 2031

Thornton Heath District Centre



Thornton Heath has consistently very low levels of vacancy

It has the lowest average vacancy rate of all the District Centres over the period 2008-2013

What does this mean for planning in Croydon?

Croydon needs to maintain the vitality and viability of its District Centres so local businesses can thrive and so residents can easily access local shops and reducing the need to travel

In five District Centres the vacancy rate in 2013 is lower or unchanged from 2012

In eight District Centres over the period from 2008-2013 vacancy levels in the District Centres are stable or decreasing

Five District Centres have met the target vacancy rate (8%) for 2031 and all but one achieve the target for 2021 (12%)

The remaining centre, Purley, has an increasing vacancy rate and consideration should be given to possible policy changes to reverse this trend

Continued monitoring of vacancy across all District Centres is required as new policies in the Croydon Local Plan: Detailed Policies and Proposals evolve to ensure vacancy rates continue to stay below 12%

View all the data and download a
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at

www.croydon.gov.uk/monitoringreport