

The Croydon Monitoring Report Five Year Supply of Deliverable Sites for Housing

January 2014

Croydon's five year supply of deliverable sites for housing

Introduction

This briefing note sets out the current supply of deliverable housing sites in the London Borough of Croydon in compliance with the National Planning Policy Framework. The Council keeps a rolling list of housing sites which is reviewed regularly. Information on the Council's supply of housing land is normally updated twice a year: in June each year for the data as at 31st March, and in December each year for the data as at 30th September. This version covers the 5-year period from 1st April 2014 to 31st March 2019. The data is mainly extracted from the London Development Database as at 30th September 2013. Please note that throughout this briefing note all numbers have been rounded to the nearest integer.

Housing land is simply land for future residential development. The government sets out guidance for Local Planning Authorities on planning for residential development in the National Planning Policy Framework.

The National Planning Policy Framework (paragraph 47) requires all Local Planning Authorities in England to identify a five-year supply of housing land on **deliverable** sites plus an additional 5% supply brought forward from later years to provide choice and competition in the market for land. However any local planning authority that has persistently undersupplied (not met its housing targets) must identify an additional 20% supply (and not 5%), again brought forward from later years. To be deliverable a site must be **available** to develop now, be **suitable** for residential development in terms of location and sustainability terms, and be **achievable**, in that there is a reasonable prospect that housing will be delivered (completed) on the site within five years. In the event of not being able to demonstrate a five-year supply of deliverable housing sites then the Council would be required to consider favourably planning applications for housing, having regard to the policies in National Planning Policy Framework.

Summary of housing land supply in Croydon

What is Croydon's Conventional Housing Target?

The five-year housing supply target for Croydon is derived from the revised London Plan target for the period 2011/12-2020/21, which is 1,221¹ net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery within the period. The surplus prior to the adoption of London Plan in 2011 cannot be carried forward into the new London Plan period².

¹ The annual monitoring target for Croydon is comprised of 3 elements: (a) *new build homes or conversions of existing buildings*; (b) *Non Self-contained units* and (c) *Long Term Vacant Dwellings brought back to use*. The overall target is 1,330 new homes and the target for new build is 1,221 dwellings.

In addition the five-year supply must be measured from the end of the current financial year, so a five-year supply should be measured from 1st April 2014 to 31st March 2019.

	Croydon Conventional Housing Provision Target	Calculation	Units
A	London plan annualised target for conventional housing	n/a	1,221
B	Total 10 year housing target	A x 10	12,210
C	Housing already completed between 01/04/2011 and 30/09/2013	n/a	2,451
D	Remaining housing required in 10 year period	B – C	9,759
E	No. of remaining years (2013 – 2020 inclusive)	n/a	7.5
F	Annual Target for number of new homes required in the remaining period	D / E	1,301
G	5 year target (01/04/2014- 31/03/2019)	F x 5	6,506
	5 year target (01/04/2014 – 31/03/2019) plus new homes required between 01/04/13 and 31/03/14	= F * 6	7157

The calculation of the 5 year target is set out in the above table. Croydon has a 10 year target for conventional housing of 12,210 units. The London Plan target came into effect on 1st April 2011 and in the following 2½ years a total of 2,451 new homes were built in Croydon against a target of 3,053. It is not permitted to carry forward the previous surplus against past London Plan target. Croydon is, therefore, required to build an additional 9,759 homes in order to meet our total 10 year London Plan target. This means that Croydon needs to build 6,506 units for the 5 year period (1st April 2014 – 31st March 2019) plus an additional 651 homes in the remaining six months of 2013/14 (as the five year target period starts on the 1st April 2014).

What is Croydon’s 5-year Deliverable Housing Supply made of?

We have derived the housing supply of Croydon from a number of sources and each is evaluated for its likelihood of being delivered within the next five years. The calculation of the Croydon 5-year deliverable housing supply is summarised in the following table.

² It is advised by Greater London Authority. Historic surplus has been taken into account in the London Plan housing targets.

Item	Source	Total no. of net additional homes from identified housing sites	Those evaluated to be likely to deliver in the 5 year period
I	Sites currently under construction	1,520	1,520
II	Sites with unimplemented planning permissions	4,592	4,524
III	Sites with planning permission pending S.106 agreement	306	306
IV	Croydon Plan (unimplemented allocation sites)	3,134	1,660
	Total	9,552	8,010

I Sites currently under construction

There were 1,520 net additional dwellings under construction as of 30th September 2013 and all of them are likely to be completed by 31st March 2019.

II Sites with unimplemented planning permissions

The National Planning Policy Framework paragraph 47 states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. Accordingly all sites with planning permission as of 30th September 2013 have been considered to be deliverable except those sites where the permission was due to expire by 31st December 2013. This yielded 4,524 net additional units. This includes prior approvals under Part J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 where by the change of use of buildings and land in Office (Class B1(a)) use to residential (Class C3) use is permitted development subject to the change of use being completed by 30th May 2016, the building being in use as an office (or vacant office) as of 30th May 2013, and prior approval being sought from the local planning authority regarding transport and highways impacts, contamination risks, and flooding risks of the site. A full list of the permissions that are considered deliverable can be found in Appendix 1 of this note.

III Sites pending a S.106 agreement being agreed (as of 30th September 2013)

Each planning permission that was awaiting completion of a S.106 agreement was also considered using the same criteria as was used for sites with an extant planning permission. This yielded 306 net additional units.

IV Croydon Plan (Replacement UDP) Proposals Sites

Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Plan was reviewed as to the prospect of the site being delivered within the next five years. Out of a total capacity of 3,134 units, 1,660 are considered likely to be developed in the next five years and do not have an extant planning permission. The remaining units either have an extant planning permission and are included under (B) above or are subject to a masterplanning exercise that has yet to be completed. Details of each undeveloped Croydon Plan allocation reviewed can be found in Appendix 2 of this note.

Supply to be brought forward from later years of the plan period

The National Planning Policy Framework (paragraph 47) requires all Local Planning Authorities in England to identify a five-year supply of housing land on deliverable sites plus an additional 5% supply brought forward from later years to provide choice and competition in the market for land. However any local planning authority that has persistently undersupplied (not met its housing targets) must identify an additional 20% supply (and not 5%), again brought forward from later years.

Croydon has a record of persistently delivering on its housing target. Over the lifetime of the previous London Plan (adopted in 2004) Croydon exceeded its housing target in every year except one and at the end of the last full financial year of the former plan (2010/11) there was a surplus of 1,047 units (nearly one year's supply) against the target. Croydon has, cumulatively over the previous three years, had the 20th highest award of New Homes Bonus out of 326 unitary and district councils in England reflecting the high levels of housing delivery in the borough.

Therefore, a 5% buffer applies in Croydon.

Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 8,010 net units which is deliverable in the forthcoming 5 year period, and therefore Croydon is able to meet the 5 year housing target of 7,157 units.

5 year housing target (01/04/2014 – 31/03/2019) plus required completions for 01/10/13 – 31/03/14	5 year housing target with a 5% buffer	Croydon deliverable housing supply	Target minus Deliverable Supply
7,157	7,515	8,010	Surplus of 853 against five year target

The surplus of 853 units equates to approximately an additional eight months of housing supply. Work is underway on preparing the Croydon Local Plan: Detailed Policies and Proposals which will allocate sites for residential development to ensure that the surplus in housing land in

the borough remains and will include the identification of sites planned to be developed later in the plan period but that could be built earlier to provide choice and competition in the market for land in Croydon. In the meanwhile the Council shall continue to consider favourably planning applications for housing, having regard to the Croydon Local Plan: Strategic Policies, the saved policies of the Croydon Replacement Unitary Plan, the London Plan and the National Planning Policy Framework in order to maintain housing supply and to protect less appropriate sites from development.

Appendix 1. Sites with unimplemented planning permissions

The permissions listed below were unimplemented as of 30th September 2013 and were due to expire after 31st December 2013. They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
10/03720/P	10/00480/P	11/00117/P	10/01654/P	11/02115/P	11/02774/P
08/03218/P	10/00813/P	11/01198/P	11/00893/P	11/02229/P	11/02757/P
09/03741/P	10/00433/P	11/00732/P	11/01711/P	11/02149/P	11/00152/P
10/03491/P	11/00164/P	11/00755/P	11/01677/P	11/02128/P	11/02585/P
10/02493/P	06/02756/P	11/00798/P	10/03873/P	11/00923/P	11/01590/P
10/02805/P	10/02407/P	11/00956/P	11/01779/P	11/01906/P	11/02840/P
10/02854/P	11/00084/P	10/00962/P	11/01761/P	11/02391/P	11/02898/P
10/02630/P	11/00358/P	11/01186/P	11/01800/P	11/01552/P	11/01611/P
10/03766/P	10/01843/P	11/01116/P	10/02957/P	11/00981/P	11/03023/P
10/04045/P	11/00647/P	11/01252/P	11/01789/P	11/02559/P	11/02877/P
10/04059/P	11/00367/P	10/04020/P	11/02076/P	11/02491/P	11/03068/P
10/03847/P	10/03020/P	11/01222/P	11/00613/P	11/02598/P	11/03090/P
10/04062/P	11/00737/P	11/01364/P	11/01174/P	11/00735/P	11/03198/P
10/00898/P	11/00520/P	11/00747/P	11/01890/P	11/02617/P	11/03199/P
10/04088/P	11/00987/P	11/01128/P	11/01909/P	11/01282/P	11/02007/P
10/03247/P	11/00566/P	11/01489/P	11/01929/P	11/02215/P	11/03272/P
11/00079/P	11/00999/P	11/01288/P	11/02033/P	11/02613/P	11/03294/P
11/00092/P	11/01067/P	11/01561/P	11/01787/P	11/02801/P	11/03364/P

Borough Reference
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Appendix 2. Croydon Plan (Replacement UDP) Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 30th September 2013.

Site reference	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
H6	72-74 Mitcham Road, Croydon	<0.25 Ha	10	Yes	
H41	44-60 Cherry Orchard Road, Croydon	0.29	55	No	Linked to development of 11/00981/P
CMC1 & H71	East Croydon Station (Gateway)	4.63	800	No	Included as an unimplemented planning permission (11/00631/P)
CMC2 & H68	Fairfield Halls, Park Lane, Croydon	4.28	900	Yes	Fair Field Masterplan
CMC4 & H70	West Croydon Station	6.72	450	Yes	West Croydon Masterplan
CMC7 & H73	Porter & Sorter & 1-5 Addiscombe Road, Croydon	0.44	220	Yes	
CMC8 & H74	College Road / George Street, Croydon	0.26	40	No	Planning permission for office development (11/00963/P)

Site reference	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
H64	Virgo Fidelis Convent, Central Hill, Upper Norwood	<0.25 Ha	29	Yes	
H67	Croydon General Hospital, London Road, Croydon	1.33	250	No	Not expected to be used for residential development
H76	London Road / Norbury Avenue, Norbury	<0.25 Ha	10	Yes	
H79	High Street / Woodville Road, Thornton Heath	<0.25 Ha	15	No	Included as an unimplemented planning permission (12/02695/P)
H80	Purley Memorial Hospital, Brighton Road, Purley	1.25	147	No	Included as an unimplemented planning permission (03/03834/P)
H82	Whytecliffe Rd South Car Park, Purley	0.45	70	Yes	
H84	Ex Red Lion P.H., Brighton Road, Coulsdon	0.37	38	No	Not expected to be used for residential development

Site reference	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
H85	Between Banstead Road and Russell Hill, Purley	0.63	100	No	Included as an unimplemented planning permission (06/02756/P)