

For General Release

REPORT TO:	CABINET MEMBER FOR CULTURE & REGENERATION 15 January 2021
SUBJECT:	The Croydon Monitoring Report 2018/19 – Five year supply for housing land
LEAD OFFICER:	Shifa Mustafa, Executive Director Development and Environment Heather Cheesbrough, Director of Planning and Strategic Transport
CABINET MEMBER:	Councillor Oliver Lewis, Cabinet Member for Culture & Regeneration
WARDS:	All
CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON: It is a statutory requirement under s35 of the Planning and Compulsory Purchase Act 2004 (as amended) to prepare a Monitoring Report.	
FINANCIAL IMPACT None – this report is a factual report detailing housing supply in Croydon.	
KEY DECISION REFERENCE NO.: Not a key decision	

The Leader of the Council has delegated to the Cabinet Member for Culture & Regeneration the power to make the decisions (the Leader of the Council's decision reference number: 66/20/LR) set out in the recommendations below

1. RECOMMENDATION

The Cabinet Member for Culture & Regeneration is recommended to

- 1.1 Agree the Croydon Monitoring Report 2018/19 – Five Year Supply of Housing Land (attached as Appendix 1) for publication

2. EXECUTIVE SUMMARY

- 2.1. This report highlights the current position on housing supply in the borough, which is set out in the Croydon Monitoring Report 2018/19 – Five Year Supply of Housing Land

- 2.2. The Five Year Supply of Housing Land is one element of the Monitoring Report. Due to tight timescales to prepare the review of the Croydon Local Plan it has not been possible, with current resources within Spatial Planning, to prepare a full Monitoring Report for 2018/19. However, as the Five Year Supply of Housing Land is a material consideration in the determination of planning applications, it has been prepared.
- 2.3. The Monitoring Report highlights that Croydon currently has a five year supply of housing land so has enough homes with planning permission or allocated in the Local Plan to meet targets until 2026;
- 2.4. The Croydon Monitoring Report 2018/19 – Five Year Supply of Housing Land will be published as soon as practicable after approval to publish.

3. THE CROYDON MONITORING REPORT

The statutory context

- 3.1 It is a requirement of section 35 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) (as amended by section 113 of the Localism Act 2011) that every local planning authority must prepare a monitoring report and publish it to begin at the end of the period covered by the authority's last monitoring report (which monitored the period April 2017 to March 2018). This monitoring report therefore is required to monitor the period April 2017 to March 2018.
- 3.2 The Monitoring Report should also be published no later than 12 months after the date of publication of the previous Monitoring Report. As the Monitoring Report for 2017/18 was published in July 2019, the report covering 2018/19 should have been published in full by July 2020. This has not happened due to staff resource being used on preparing the review of the Croydon Local Plan, aiming at the time to publish the draft of the review of the Local Plan for consultation in November 2020.

Key findings of the Monitoring Report – Five Year Supply of Housing Land

- 3.3 The Monitoring Report notes that the number of new homes built between April 2016 and the end of December 2019 was 7,292 which is an average of 1,945 homes a year. This is 300 homes more per annum than the minimum level set by the Croydon Local Plan 2018.
- 3.4 The Monitoring Report also notes that Croydon currently has a five year housing land supply including an additional 5% brought forward from later in the Plan period as required by the National Planning Policy Framework in order to provide choice and competition in the market for land. The target (including the additional 5%) is 9,611 homes.
- 3.5 Taking into account future supply from planning permissions that are already under construction, combined with unimplemented planning permissions, and unimplemented allocations from the Croydon Local Plan 2018 that could be built within by 2026 (subject to the granting of planning permission) there is a potential supply of 17,707 homes in Croydon. This exceeds, significantly, the

five year plus 5% target of 9,611 homes. Therefore, Croydon has a five year supply of housing land.

- 3.6 As the borough has a five year supply of housing land it can continue to determine planning applications with full regard to the policies of the Croydon Local Plan 2018.

4. CONSULTATION

- 4.1 There is no requirement to consult on the Monitoring Report – Five Year Supply of Housing Land 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

5.1 Revenue and Capital consequences of report recommendations

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

5.2 The effect of the decision

The monitoring undertaken informs and supports the necessity for continued work on the Croydon Local Plan to support Croydon's requirement to maintain a robust future five year supply of housing land.

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

5.3 Risks

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

5.4 Options

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

5.5 Future savings/efficiencies

The Croydon Monitoring Report – Five Year Supply of Housing Land does not result in any future savings/efficiencies.

Approved by Felicia Wright, Head of Finance - Place

6. LEGAL CONSIDERATIONS

- 6.1 The Solicitor to the Council comments that as mentioned in the preamble to the recommendations set out in this report, the Leader of the Council has delegated to the Cabinet Member for Culture and Regeneration the authority to approve the decision set out in this report. The legislative context in which this decision is made is set out in the body of this report in paragraphs 3.1 to 3.2. Beyond that, there are no further legal comments arising directly out of the recommendations set out in the report.

Approved by: Sean Murphy, Head of Commercial and Property Law (and Deputy Monitoring Officer) on behalf of the Council Solicitor and Monitoring Officer

7. HUMAN RESOURCES IMPACT

- 7.1 There are no immediate HR impact issues arising, if any should arise these will be managed under the Council's policies and procedures.

Approved by: Jennifer Sankar, Head of HR Place, for and on behalf of, Sue Moorman, Director of HR

8. EQUALITIES IMPACT

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

9. ENVIRONMENTAL IMPACT

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

10. CRIME AND DISORDER REDUCTION IMPACT

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

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

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

12. OPTIONS CONSIDERED AND REJECTED

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

13. DATA PROTECTION IMPLICATIONS

- 14.1 **WILL THE SUBJECT OF THE REPORT INVOLVE THE PROCESSING OF 'PERSONAL DATA'?**

No

CONTACT OFFICER: Steve Dennington, Head of Spatial Planning (ext 64973)

APPENDICES *Appendix 1 - Croydon Monitoring Report 2018/19 – Five Year Supply of Deliverable Sites for Housing*

BACKGROUND DOCUMENTS: None