

The Croydon Monitoring Report

Five Year Supply of Deliverable Sites for Housing

July 2020

Croydon's five year supply of deliverable sites for housing

Introduction

This section of the Croydon Monitoring Report 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 updated annually. This version covers the 5-year period from 1st January 2020 to 31st March 2025. The data is mainly extracted from the London Development Database as at 31st December 2019. 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 73) 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 Local Plan target for the period 2016/17-2025/26, which is 1,645 net additional new homes (new build and conversion of existing buildings) per annum, taking into account the previous housing delivery within the period.

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 2021 to 31st March 2026.

	Croydon Housing Provision Target	Calculation	Units
A	Local plan annualised target for conventional housing	n/a	1,645
B	Total 10 year housing target	A x 10	16,445
C	Housing already completed between 01/04/2016 and 31/12/2019	n/a	7,292
D	Remaining housing required in 10 year period	B – C	9,153
E	No. of remaining years (2016 – 2026 inclusive)	n/a	6.25
F	Annual Target for number of new homes required in the remaining period	D / E	1,464
G	5 year target (01/01/2020 – 31/03/2026)	F x 6.25	9,153

The calculation of the 5 year target is set out in the above table. The Croydon Local Plan 2018 was adopted on 27th February 2018 and is therefore the most up to date planning document to derive the housing target from. Croydon has a 10 year target for conventional housing of 16,445 units. This means that Croydon needs to build 9,153 units for the 5 year period (1st January 2020 – 31st March 2026).

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.

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	5,218	5,218
II	Sites with unimplemented planning permissions	5,297	5,240
III	Sites with planning permission pending S.106 agreement	0	0
IV	Croydon Plan (unimplemented allocation sites)	14,311	7,249
	Total	24,826	17,707

I Sites currently under construction

There were 5,218 net additional dwellings under construction as of 31st December 2019 and all of them are likely to be completed by 31st March 2026.

II Sites with unimplemented planning permissions

The National Planning Policy Framework paragraph 73 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 31st December 2019 have been considered to be deliverable except those sites where the permission was due to expire by 31st March 2020 (and weren't implemented in the following three months). This includes where an application for Prior Approval has been made under Part J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. This yielded 5,240 net additional units. 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 31st December 2019)

This source of supply was not included this year for technical reasons.

IV Croydon Local Plan 2018 Proposals Sites

Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Local Plan 2018 was reviewed as to the prospect of the site being delivered within the next five years. Out of a total capacity of 14,311 units, 7,249 are considered likely to be developed in the next five years and do not have an extant planning permission (as of 31st December 2020). The remaining units either have an extant planning permission and are included under (B) above or are no longer expected to be developed for housing or the site is not considered to be available in the next five years. 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 73) 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. Under the current London Plan (adopted in 2011), Croydon has already met its minimum target for conventional homes to be built by March 2021. Therefore, the 5% buffer applies in Croydon.

Can Croydon meet the 5-year housing target?

The above sections demonstrate that Croydon has a projection of 17,707 net units which are deliverable in the forthcoming 5 year period. Therefore, Croydon is able to meet the 5 year housing target of 9,153 units, achieving a surplus of 8,096 units. The Council will continue to consider favourably planning applications for housing, having regard to the Croydon Local Plan 2018, the London Plan and the National Planning Policy Framework in order to maintain housing supply and to protect less appropriate sites from development.

5 year housing target (01/01/2020 – 31/03/2026)	5 year housing target with a 5% buffer	Croydon deliverable housing supply	Target minus Deliverable Supply
9,153	9,611	17,707	Surplus of 8,096 against five year target

Appendix 1. Sites with unimplemented planning permissions (including Prior Approvals)

The permissions listed below were unimplemented as of 31st December 2020 and were due to expire after 31st March 2020 (or were implemented prior to expiring). They are therefore considered to be deliverable housing sites.

Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference	Borough Reference
16/05578/FUL	16/06275/FUL	17/00663/FUL	17/01596/FUL	17/02565/FUL	17/03179/FUL
17/00260/FUL	16/06276/FUL	17/00687/FUL	17/01602/FUL	17/02641/FUL	17/03222/FUL
15/01462/P	16/06329/FUL	17/00719/FUL	17/01668/FUL	17/02651/GPDO	17/03235/GPDO
16/00180/P	16/06384/FUL	17/00720/FUL	17/01778/FUL	17/02696/FUL	17/03287/FUL
16/01163/P	16/06394/FUL	17/00818/FUL	17/01809/FUL	17/02749/FUL	17/03296/FUL
16/02577/P	16/06405/FUL	17/00824/FUL	17/01883/FUL	17/02795/FUL	17/03457/FUL
16/02965/P	16/06483/FUL	17/00907/FUL	17/01929/FUL	17/02815/FUL	17/03464/FUL
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Appendix 2. Croydon Plan Proposals Sites

The sites listed below are the remaining unimplemented allocations in the Croydon Plan as of 31st December 2019.

Site Number	Site name	Site size	Net residential units	Included in five year supply as an unimplemented Croydon Plan allocation	Comments
11	Croydon Garden Centre, 89 Waddon Way	0.994ha	35 to 94	Yes	
16	Heath Clark, Stafford Road	3.24ha	62 to 128	Yes	
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	0.44ha	74 to 201	No	Brighton Mainline Upgrade project means site will not be available in the next 5 years
25	Morrisons Supermarket, 500 Purley Way	4.57ha	251 to 1028	No	Future development site (year 6 or later)

28	Bowyers Yard, Bedwardine Road	0.02ha		No	Not allocated for residential use
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	0.66ha	30 to 171	Yes	
31	Croydon College car park, College Road	0.25ha	159	No	No longer a C3 residential use
32	4-20 Edridge Road	0.23ha	180 to 220	Yes	
35	Purley Baptist Church, 2-12 Banstead Road	0.43ha	20 to 111	Yes	
44	Central Parade West, Central Parade	2.07ha	50 to 290	No	Future development site (year 6 or later)

48	294-330 Purley Way	2.55ha	17	Yes	
50	44-60 Cherry Orchard Road	0.301ha	55	Yes	
54	BMW House, 375-401 Brighton Road	0.581ha	42	No	Site under construction
61	Car park, 54-58 Whytecliffe Road South	0.46ha	21 to 119	Yes	
68	130 Oval Road	0.22ha	10 to 57	Yes	
78	114-118 Whitehorse Road	0.04ha	7 to 8	Yes	

80	Victory Place	0.27ha	33 to 70	Yes	
116	Rees House & Morland Lodge, Morland Road	0.46ha		No	Not allocated for residential use
120	Timebridge Community Centre, Field Way	2.089ha	n/a	No	Not allocated for residential use
123	Prospect West and car park to the rear of, 81-85 Station Road	0.88ha	40 to 288	Yes	
128	Land at, Poppy Lane	1.43ha	51 to 107	Yes	
129	843 London Road	0.22ha		No	Not allocated for residential use

130	1-9 Banstead Road	0.88ha	77 to 100	Yes	
136	Supermarket, car park, 54 Brigstock Road	0.44ha	25 to 55	Yes	
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	0.8ha	220 to 492	No	Unimplemented permission
142	1 Lansdowne Road	0.40ha	419 to 441	No	Unimplemented permission
157	Canterbury Mill, 103 Canterbury Road	0.10ha		No	Not allocated for residential use
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	2.7ha	550 to 625	Yes	Permission only partially implemented

174	30-38 Addiscombe Road	0.35ha	49 to 141	No	Unimplemented permission
175	Stephenson House, Cherry Orchard Road and Knolly House, Addiscombe Road	0.94	132 to 380	Yes	
182	St Mathews House, 98 George Street	0.05ha	7 to 20	Yes	
184	1-19 Derby Road	0.34ha	48 to 137	Yes	
187	28 Dingwall Road	0.11ha	16 to 44	Yes	
189	Car parks, Drummond Road	0.11ha	12 to 32	Yes	

190	Car park to the rear of Leon House, 22-24 Edridge Road	0.40ha	56 to 162	Yes	
192	Suffolk House, George Street	0.25ha	35 to 101	Yes	
194	St George's Walk, Katharine House and Park House, Park Street	1.94ha	88 to 504	Yes	
196	Stonewest House, 1 Lamberts Place	0.13ha	9 to 31	No	Brighton Mainline Upgrade project means site will not be available in the next 5 years
199	20 Lansdowne Road	0.775ha	109 to 313	No	Brighton Mainline Upgrade project means site will not be available in the next 5 years
200	Multi-storey car park, Lansdowne Road	0.95ha	133 to 384	Yes	

201	Lidl, Easy Gym and car park, 99-101 London Road	1.13ha	51 to 293	Yes	
203	West Croydon station and shops, 176 North End	1.75ha	79 to 455	Future development site (year 6 or later)	Site not available in the next 5 years
211	Poplar Walk car park and, 16-44 Station Road	0.35ha	50 to 141	No	Unimplemented permission
218	Lunar House, Wellesley Road	1.34ha	188 to 542	Future development site (year 6 or later)	Site not available in the next 5 years
220	9-11 Wellesley Road	0.15ha	21 to 60	Yes	
222	Multi-storey car park, 1 Whitgift Street	0.54ha	95 to 193	Yes	

231	Segas House, Park Lane	0.19ha	40	Yes	
234	Southern House, Wellesley Grove	0.58ha	82 to 234	Yes	
236	Apollo House, Wellesley Road	0.58ha	82 to 234	Future development site (year 6 or later)	Site not available in the next 5 years
242	Davis House, Robert Street	0.13ha	19 to 52	Yes	
245	Mondial House, 102 George Street	0.21ha	30 to 85	No	Unimplemented permission
247	Norwich Union House, 96 George Street	0.13ha	19 to 52	Yes	

248	18-28 Thornton Road	0.20ha	9 to 34	Yes	
284	Asharia House, 50 Northwood Road	0.14ha	7 to 23	Yes	
286	35-47 Osborne Road	0.37ha	17 to 62	Yes	
294	Croydon College Annexe, Barclay Road	0.14ha	20 to 56	Yes	
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	0.30ha	8 to 24	Yes	
311	Mott Macdonald House, 8 Sydenham Road	0.24ha	34 to 97	Yes	

314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	6.75ha	237 to 641	Future development site (year 6 or later)	Site not available in the next 5 years
316	PC World, 2 Trojan Way	1.03ha	47 to 175	Yes	
324	Purley Oaks Depot, 505-600 Brighton Road	1.03ha	47 to 175	No	Not allocated for residential use
325	Telephone Exchange, 88-90 Brighton Road	0.34ha	19 to 77	Future development site (year 6 or later)	Site not available in the next 5 years
326	Ambassador House, 3-17 Brigstock Road	0.56ha	26 to 145	Yes	
332	Superstores, Drury Crescent	1.45ha	66 to 246	Yes	

334	Valley Leisure Park, Hesterman Way	0.95ha	34 to 90	No	Site not available in the next 5 years
337	Zodiac Court, 161-183 London Road	0.71ha	32 to 184	Yes	
345	Normanton Park Hotel, 34-36 Normanton Road	0.40ha	14 to 38	No	Unimplemented permission
347	Tesco, 2 Purley Road	3.81ha	172 to 990	Yes	
348	Homebase & Matalan stores, 60-66 Purley Way	2.84ha	128 to 482	Yes	
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	0.46ha	21 to 78	Yes	

350	Wing Yip, 544 Purley Way	1.53ha	69 to 260	Future development site (year 6 or later)	Site not available in the next 5 years
351	Furniture Village, 222 Purley Way	0.71ha	32 to 120	Yes	
355	Decathlon, 2 Trafalgar Way	1.30ha	59 to 221	Yes	
357	Norwood Heights Shopping Centre, Westow Street	1.46ha	39 to 223	Yes	
372	Car park, Lion Green Road	1.08ha		No	Unimplemented permission
374	Reeves Corner former buildings, 104-112 Church Street	0.16ha	23 to 64	Yes	

375	7 Cairo New Road	0.91ha	128 to 368	No	Site not available in the next 5 years
393	Whitgift Centre, North End	8.8ha	400 to 1000	No	Unimplemented permission
396	Praise House, 145-149 London Road	0.25ha	9 to 52	No	Unimplemented permission
400	Day Lewis House, 324-338 Bensham Lane	0.25ha	12 to 42	Yes	
405	Capella Court & Royal Oak Centre, 725 Brighton Road	1.30ha	59 to 221	Yes	
407	797 London Road	0.15ha	7 to 25	No	Unimplemented permission

410	100 Brighton Road	0.22ha	10 to 37	Yes	
411	Palmerston House, 814 Brighton Road	0.07ha	4 to 18	Yes	
416	Challenge House, 618 Mitcham Road	0.80ha	36 to 136	Yes	
417	Stonemead House, 95 London Road	0.16ha	23 to 64	Yes	
468	Grass area adjacent to, 55 Pawsons Road	0.27ha	13 to 45	Yes	
471	Masonic Hall car park, 1- 1B Stanton Road	0.15ha	7 to 39	Yes	

486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	0.15ha	7 to 25	No	Site under construction
489	Corinthian House, 17 Lansdowne Road	0.21ha	30 to 85	Yes	
490	95-111 Brighton Road	0.40ha		No	Not allocated for residential use
493	Pinnacle House, 8 Bedford Park	0.31ha	44 to 125	Yes	
495	Dairy Crest dairy, 823-825 Brighton Road	0.45ha		No	Not allocated for residential use
499	Croydon University Hospital Site, London Road	8.17ha	77 to 290	Future development site (year 6 or later)	Site not available in the next 5 years

502	Coombe Farm, Oaks Road	3.99ha		Yes	Site partially developed with permission
504	Stroud Green Pumping Station, 140 Primrose Lane	0.72ha	26 to 68	Future development site (year 6 or later)	Site not available in the next 5 years
683	Purley Back Lanes, 16-28 Pampisford Road	0.54ha	Up to 91	Yes	
937	Kempsfield House, 1 Reedham Park Avenue	0.48ha	12	Yes	
945	Waitrose, 110-112 Brighton Road	0.265ha	55 to 90	Yes	
946	Stubbs Mead Depot, Factory Lane	2.71ha	157 to 440	Future development site (year 6 or later)	Site not available in the next 5 years

948	230 Addington Road	ha	11	Yes	
950	Norfolk House, 01-28 Wellesley Road	0.708ha	125 to 255	Yes	
951	1485-1489 London Road	0.1664ha	15 to 22	Yes	