

# **The Croydon Monitoring Report**

## Five Year Supply of Deliverable Sites for Housing

*March 2023*

# Five year housing land supply Statement

- The London Plan 2021 sets the housing target for the 10-year period 2019/20-2028/29 of 20,790 new homes in Croydon, which equates to 2,079 units per annum.
- This 5-year housing land supply statement covers the period 2022/23-2026/27, equating to a London Plan target of 10,395 units for the period.
- In addition to covering the London Plan Housing Target for these five years, the statement also shows how the shortfall of 272 units from the period 2019/20-2021/22, increasing the target amount to 10,667 units will be made up.
- A buffer of 5% has been applied in line with NPPF Para 74 (to provide choice and competition in the market for land)
- Overall, this creates a 5-year housing land supply target of **11,200 units**.
  
- As of 1st April 2022, the Council has a housing land supply totalling **11,893 units**. This equates to a 5.3 year housing land supply. This is comprised of the following components, which are set out in the itemised housing land supply section below:
  - I. 5,859 units on sites with permission that are under construction;
  - II. 2,509 units on sites with extant planning permission;
  - III. 134 units on large sites allocated for housing with agreement in principal but awaiting s106 agreements;
  - IV. 2,008 units of forecast windfall to be delivered on sites of less than 0.25ha; and
  - V. 1,383 units on deliverable allocated sites.

## Itemised housing land supply

### *I Sites with planning permission that are currently under construction*

There are 293 sites with 5,859 units under construction at the time this report was produced and all of them are considered likely to be completed by 31<sup>st</sup> March 2027.

### *II Sites with extant planning permission that are not under construction*

The National Planning Policy Framework 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. A lapse rate of 4.48% has been calculated using historical data comparing levels of permissions from 2014/15-2018/19 and lapsed permissions from 2017/18-2021/22.

<b>Year of permission</b>	<b>Units Granted</b>	<b>Lapsed Year</b>	<b>Units on Lapsed Permissions</b>	<b>Lapse Rate</b>
2014/15	4033	2017/18	164	4.1%
2015/16	3074	2018/19	184	6.0%
2016/17	2764	2019/20	49	1.8%
2017/18	4454	2020/21	153	3.4%
2018/19	3982	2021/22	271	7%
<b>2014/15-18/19</b>	<b>18,307</b>	<b>2017/18-21/22</b>	<b>821</b>	<b>4.48%</b>

As of 1<sup>st</sup> April 2022 there were 2,627 units with unimplemented planning permission. A lapse rate of 4.48% has been applied resulting in a total of 2,509 units.

### *III Sites pending a S.106 agreement being agreed*

When this report was being composed in Autumn 2022 there were 26 applications that have been approved but are subject to the signing of a Section 106 agreement, totalling 140 units of capacity. Once agreed, the sites will have detailed planning permission and will be considered deliverable. Noting their current planning status and the likelihood of the agreements being signed shortly after the publication of this document, all the sites have been included within the trajectory. The details of the sites approved subject to agreement of a S106 agreement

sites were checked against unimplemented planning permissions, sites under construction and allocations, to avoid double counting. The lapse rate of 4.48%, as applied to the unimplemented planning permissions, has also been applied in this case, which resulted in a total of 134 units.

#### *IV Windfall Sites*

Paragraph 71 of the NPPF (2021) outlines that where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends.

The table below shows housing completions on sites below 0.25Ha in size over the period 2016/17-2021/22 average 1,004 units p.a. Completion on allocations below 0.25Ha in size have been excluded. This has been applied to years 4 & 5 of the 5 year period, with this source of supply following on from the completion of the extant small permissions identified in part I, so as to avoid potential double-counting.

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Average
<b>Windfall units</b>	1,184	1,019	576	877	1,044	1,323	<b>1,004</b>

#### *V – Deliverable Allocations*

130 sites were allocated in the Local Plan 2018. Of these 68 are undeveloped, or part undeveloped. Each undeveloped residential (or mixed-use incorporating residential use) allocation in the Croydon Local Plan 2018 was reviewed to understand the prospect of each site being delivered within the next five years. Out of 68 allocated sites, 10 sites are expected to be developed in the next five years,

Two sites were part-developed;

- Site 172 (Ruskin Square and surface car park and 61 Dingwall Road and Lansdowne Road ) has extant planning permission for 625 homes, out of which 161 units were completed before 1<sup>st</sup> April 2022, 303 units were under construction as of 1<sup>st</sup> April 2022 (and thus included in Part I of this statement) and 161 remain to be completed in the five year period.

- An increase in the capacity of Site 16 (Heath Clark, Stafford Road) was permitted on appeal in November 2022 which brought the total capacity to 266 units. 126 units were under construction as of 1<sup>st</sup> April 2022 (and therefore included in section I of this statement), with 140 units expected to come forward within the next three years.

The remaining 8 sites do not have extant planning permission but have specific developer interest and are expected to be delivered over the 5 year period. A brief justification of their deliverable status is set out in the table below. Together they contain capacity for 1,082 units. When future capacity from Sites 16 and 172 are added, the deliverable capacity on allocated sites can be measured at 1,383 units.

Site number	No of units	Site Address	Remarks
11	94	Croydon Garden Centre, 89 Waddon Way	Site is owned by a housing developer, there are multiple active applications and the Council is in active discussion with the developer. The number of units is expected to exceed the allocation, and the Council cautiously expects an appropriate planning consent to be granted in 2024.
61	119	Purley Station car park and 26-52 Whytecliffe Road South	Site is subject to developer interest and has a planning application (21/01753/FUL) which is for 247 homes – so in excess of the allocation but across a wider site area. This is a challenging site and the Council has a holding objection from TfL and GLA concerning the amount of car parking retained in the Network Rail Commuter Car Park. The Council cautiously expects an appropriate planning consent to be granted in 2024.
128	107	Land at Poppy Lane	Developer has been in discussion with the Council, there has been a delay regarding securing access to the site, but this is expected to be resolved shortly. The Council cautiously expects that planning permission will be granted in 2024.
142	441	1 Lansdowne Road	The site, including Voyager House, had planning permission that expired (17/03457/FUL). The developer remains in discussions with the Council with regard to a revised scheme. The Council cautiously expects a planning consent to be granted by early 2024.
242	234	Davis House	The site is within the Council's ownership, and is currently being marketed for sale, following November Cabinet decision. The Council therefore expects that development proposals will be forthcoming shortly, with an appropriate planning permission expected to be granted by 2024.

<b>Site number</b>	<b>No of units</b>	<b>Site Address</b>	<b>Remarks</b>
<b>306</b>	24	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Site is owned by a retailer and the Council is in active discussion with the landowner. The Council cautiously expects a planning application to be submitted in 2023 and granted by 2024.
<b>410</b>	37	100 Brighton Road	Site is subject to developer interest. The Council has been in active discussion with the landowner. The number of units is expected to exceed the allocation, and the Council cautiously expects a planning consent to be granted in 2024.
<b>948</b>	26	230 Addington Road	Site is subject to developer interest and has a current planning application (21/04116/FUL). The scheme is now out to re-consultation for 35 homes – so more than the allocation. The Council expects to determine this permission in spring/summer 2023.
<b>Total</b>	<b>1,082</b>		