

QUESTIONS TO CABINET MEMBERS

Question Number	Question asked by Councillor:	Subject
CABINET MEMBER FOR HOMES, REGENERATION AND PLANNING Councillor Alison Butler		
CQ031-17	Creatura, M	Affordable Housing
CABINET MEMBER FOR ECONOMY AND JOBS Councillor Mark Watson		
CQ030-17	Mohan, V	Surrey Street Market

CQ031-17 from Councillor Mario Creatura

The 2014 Labour manifesto included a pledge to 'increase the proportion of affordable housing as a planning requirement of developers to a minimum of 30%'.

You will be aware that Croydon Council's own strategic policy document sets a target of 50% affordable housing in any development.

Could the Cabinet member please provide figures for the following:

- How many housing developments have been approved by the planning department and committee since the new administration took office in May 2014?
- How many of those developments have had affordable housing of between 30 per cent and 50 per cent?
- What percentage of those development have an affordable housing provision of between 30 per cent and 50 per cent?
- How many developments approved since May 2014 have had any formal condition put upon them stipulating that 30-50 per cent affordable housing is required of them?

Reply

To clarify, this Council's planning policy on affordable housing;

In 2014 the affordable housing policy in the Croydon Local Plan: Strategic Policies (adopted in 2013) was to negotiate up to 50% affordable housing on sites of 10 or more units, not all developments with a minimum requirement calculated using a financial model. This policy is being revised in the Croydon Local Plan: Strategic Policies – Partial Review as the original policy and underlying model are not fit for purpose and as a result the Council is not currently able to maximise affordable housing. The new policy will still negotiate for up to 50% affordable housing on sites of 10 or more units but will also apply a fixed minimum requirement on sites across the borough of either 30% on site provision or 15% with either off-site provision or a commuted sum captured via a review mechanism.

- How many housing developments have been approved by the planning department and committee since the new administration took office in May 2014? 737 (of which only 28 were required to provide affordable housing as policy only requires affordable housing provision on developments with 10 or more units). The 737 applications includes 51 prior approvals where affordable housing could have been secured if permitted development rights had not been introduced that allowed offices to be converted to residential use without planning permission or

a requirement for affordable housing.

- How many of those developments have had affordable housing of between 30 per cent and 50 per cent?

25 applications have provided over 30% affordable housing.

- What percentage of those development have an affordable housing provision of between 30 per cent and 50 per cent?

50% of applications required to provide affordable housing provided over 30% affordable housing.

- How many developments approved since May 2014 have had any formal condition put upon them stipulating that 30-50 per cent affordable housing is required of them?

None. Where affordable housing is secured it is done through a legal agreement called a s106.

CQ039-17 **from Councillor Vidhi Mohan**

Councillor Mark Watson

You recently announced plans to begin Sunday and evening trading at Surrey Street Market. However residents of Fellmongers yard are concerned that this will mean restricted access to their road during these times, as there is now when the weekday/daytime market is on. How are these residents expected to get goods, parcels and other services delivered to their homes if access to Fellmongers yard will now be restricted during evenings and Sundays as well?

Reply

The Sunday market has been in operation for 6 months now and we are not aware of anyone having difficulty with access. Although the hours that the market is in operation are proposed to be extended we do not anticipate this causing significant additional issues for local residents with regards to deliveries and there is currently no proposal to change the current process for gaining access. Deliveries can be made by prior arrangement via parking services and the market inspector but these are restricted when the market is in force and deliveries can be made using the nearby loading bays.