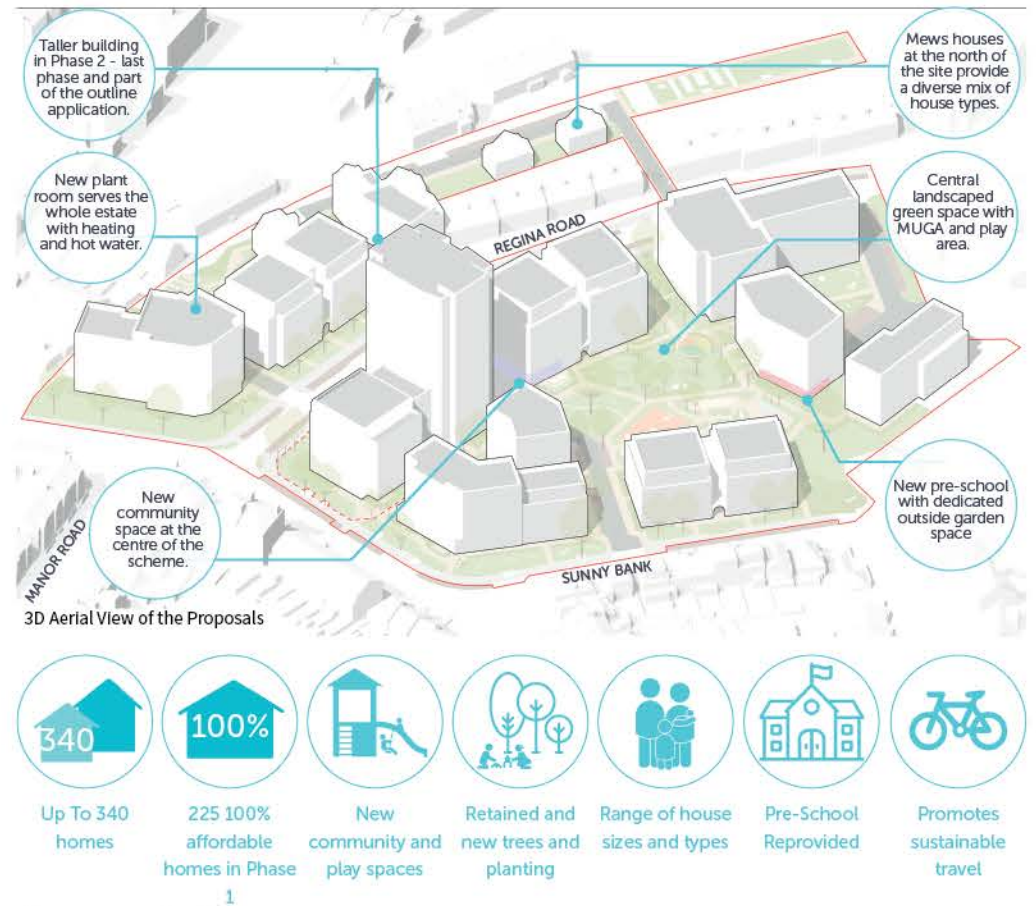


PLANNING CONSENT

Planning consent has been given for the phased redevelopment of the Regina Road site (with detailed approval given for phase one, with the detail for the Phase 2 to be agreed under an additional application). Croydon Council worked with residents to shape the plans which will provide up to 340 homes and community facilities.

Phase one includes demolition of most existing buildings within the red outline (including 1–4 Sunny Bank), to make way for 225 homes across 9 blocks and 5 houses (Blocks A–I), plus a pre-school, community space and MUGA. Phase one will include landscaping, a play space, improved public areas, refuse/recycling and car/cycle parking. Phase 2 will provide up to 115 homes in 2 blocks (Block J), with the final layout and design for these homes to be agreed later. The new buildings will generally be between 3 and 6 storeys tall, with one block on Phase 2 potentially up to 14 storeys.



Progress To Date

- 2025 - Statutory consultation period ran until the 24 of July, though this did not prevent further comments from being received and considered
- 2025 - There were a number of small updates to buildings facades, which meant the consultation period was extended to the 8th of October
- 2025 - Consultee comments continued to be received and actioned.
- 2025 - Discussions took place to agree the additional planning obligations under a Section 106 agreement.
- 16 Oct 2025 planning committee date for estate development proposals.
- 2025 - The GLA Stage 2 referral occurred in October 2025
- Nov 2025 - Council selected the preferred contractor following a procurement process that included residents.
- Jan 2026 - Full planning application consent was achieved
- Jan 2026 1-87 Regina Road demolition completed
- March 2026 - CPO was formally made and public notices were issued
- Mar 2026 - Contract award for the main contractor
- Mar 2026 - Start on Site

