Windfall or ‘Small Sites’ Evidence Base
Croydon Local Plan Partial Review 2019

November 2019

Produced by: Croydon Spatial Planning Service and submitted as an evidence base for the Local Plan Partial Review – Issues and Options Consultation.
‘Windfall’ or Small Sites Evidence Base

1.1

The National Planning Policy Guidance February 2019 introduces the various ways that councils can promote the development of a good mix of development sites. One of the recommendations is to “support the development of ‘windfall’ sites through policies and decisions, giving great weight to the benefit of using suitable sites within existing settlements for homes”. Windfall sites are “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

1.2

This report has been produced by Croydon Council’s Spatial Planning Department to provide an evidence base for the potential density changes outlined through ‘windfall’ or small scale suburban housing development across the borough over the plan period. It aims to understand the level of change that will occur across an area based on a planned rate of windfall. This evidence base is used to support the development of a set of strategic growth options put forward in the Local Plan Review – Issues and Options Consultation 2019.

1.3

In line with the Council’s recently adopted Suburban Design Guide, or Supplementary Planning Document 2, and changes to the London Plan focussing on further delivery of homes through windfall development, this report analyses the likely areas of change across the borough based on the prevailing character previously mapped through the Borough Character Appraisal, which can be found online here: https://www.croydon.gov.uk/sites/default/files/articles/downloads/Borough%20Character%20Appraisal.pdf

1.4

Windfall development, also known as small scale suburban development, is expected to deliver approximately one third of Croydon’s housing target. Areas identified to have more capacity to accommodate additional housing have been outlined based on the predominant housing and land use typology of the area, and their proximity to train or tram stops and district centres.

1.5

As well as industrial, retail and other land uses across Croydon, there are 8 main residential typologies including:

- Planned Estates of Semi-detached Houses,
- Detached Housing on Relatively Large Plots,
- Compact Houses on Relatively Small Plots,
- Cottages, Terraced Houses and Close Knit Semi-Detached Houses
- Low Density Scattered Housing on Large Plots
- Large Housing on Relatively Small Plots
1.6

Some of the land uses listed above have more capacity and ability to provide housing, and an enhanced position in relation to train stations, tram stops. The distribution of the eight main housing typologies across the borough can be found in the following Image 1, broken down by percentage of the borough's overall land use.

Image 1 – Predominant types of housing across Croydon
Image 2 – Predominant types of housing across Croydon, along with the percentage of the borough’s overall land use and conservation areas (in red).

1.7

The typologies of housing shown above are further differentiated into areas inside and outside of 800 metres from a train station, tram stop or district centre, alongside the percentage of the typology which sits within a conservation area.

1.8

The differentiation between areas inside and outside of this 800m zone affects their likelihood of coming forward as part of a windfall development, which we have for the purpose of this study defined as a ‘participation rate’.
1.9

Each typology is differentiated by area inside and outside of this 800m zone. An example of a single typology, ‘Detached housing on relatively large plots’ is set out below. The calculations for each typologies are then set out as part of a table which follows.
2.0

There are two scenarios for windfall delivery which are the result of three strategic options. These are explained in greater detail in the Issues and Options document, and summarised here. Option 1 plans for 16,000-18,000 windfall homes for the 20 year plan period, where there is no release of green belt and maintenance of the current allocations on the Purley Way. Options 2 & 3 plan for approximately 10,000-12,000 windfall homes, alongside either the release of some greenbelt land for development, or significantly increasing the number of homes to be built as part of the Purley Way Masterplan. The windfall homes for these options are calculated as the gap between what site allocations are able to deliver and the Strategic Housing Market Assessment figures.

2.1

In order to understand the capacity and ability of each typology to deliver housing, the Council developed a selection of case studies of current planning applications, and past developments which relate to these typologies. Some of these are demonstrated below, and the wider set is included as an addendum to this report.

<table>
<thead>
<tr>
<th>Predominant Housing Types</th>
<th>% of borough</th>
<th>&lt;800m area</th>
<th>% area</th>
<th>&gt;800m area</th>
<th>% area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Planned estates of semi-detached houses with garages</td>
<td>0.14</td>
<td>6790372</td>
<td>0.55</td>
<td>5470418</td>
<td>0.45</td>
</tr>
<tr>
<td>2  Detached houses on relatively large plots with minimal public realm</td>
<td>0.11</td>
<td>6515055</td>
<td>0.66</td>
<td>3385617</td>
<td>0.34</td>
</tr>
<tr>
<td>3  Compact housing - small plots</td>
<td>0.05</td>
<td>3279862</td>
<td>0.70</td>
<td>1380273</td>
<td>0.30</td>
</tr>
<tr>
<td>4  Cottages, terraced houses and close knit semi-detached houses</td>
<td>0.11</td>
<td>8345035</td>
<td>0.92</td>
<td>674395</td>
<td>0.67</td>
</tr>
<tr>
<td>5  Low density, scattered houses on large plots</td>
<td>0.017</td>
<td>1201053</td>
<td>0.57</td>
<td>911339</td>
<td>0.43</td>
</tr>
<tr>
<td>6  Large houses on relatively small plots</td>
<td>0.018</td>
<td>1509675</td>
<td>0.97</td>
<td>50765</td>
<td>0.63</td>
</tr>
<tr>
<td>7  Medium rise blocks with associated grounds</td>
<td>0.032</td>
<td>2305769</td>
<td>0.82</td>
<td>573527</td>
<td>0.26</td>
</tr>
<tr>
<td>8  Public housing with public realm</td>
<td>0.044</td>
<td>3089099</td>
<td>0.81</td>
<td>709814</td>
<td>0.19</td>
</tr>
</tbody>
</table>

Image 5 – Breakdown of housing types across the borough, differentiated by areas within and beyond 800m from a train station, tram stop, or district centre.

Image 6 – Example of a suburban intensification scheme for a House Type 1: Planned estates of semi-detached houses with garages.
For this study, the expected rate that windfall homes will come forward for development is known as a ‘participation rate’. The participation rate varies based on the capacity and likelihood of a type of housing to come forward. For example, it is much more likely that ‘Detached Houses on Relatively Large Plots’ will come forward for development than ‘Cottages, Terraced Houses and Close Knit Semi-Detached Houses’. The participation rate is calculated based on the following equation:

\[
\text{Number of new homes} = \text{Participation Rate} \times \left( \text{Uplift in Density (u/ha)} \times \text{Area (ha)} \right)
\]

The equation is used across all typologies, broken down by area within and beyond 800m from train stations, tram stops and district centres, to calculate the amount of existing dwellings that would be expected to come forward as windfall sites during the plan period. These base figures for uplift in density calculations are demonstrated in image 8, and resulting participation rates required to meet these figures are demonstrated in images 9 & 10.
Proposed maximum increased densities for areas inside and outside of 800m based on the predominant housing type.

<table>
<thead>
<tr>
<th>Predominant Housing Types**</th>
<th>Current Ave. Density &lt;800m</th>
<th>Max New density &lt;800m</th>
<th>Current Ave. Density &gt;800m</th>
<th>Max New density &gt;800m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>20</td>
<td>140</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Detached houses on relatively large plots with minimal public realm*</td>
<td>8</td>
<td>160</td>
<td>8</td>
<td>70</td>
</tr>
<tr>
<td>Compact housing - small plots</td>
<td>20</td>
<td>80</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>Cottages, terraced houses and close knit semi-detached houses</td>
<td>10</td>
<td>200</td>
<td>30</td>
<td>100</td>
</tr>
<tr>
<td>Low density, scattered houses on large plots</td>
<td>12</td>
<td>30</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Large houses on relatively small plots</td>
<td>15</td>
<td>130</td>
<td>12</td>
<td>48</td>
</tr>
<tr>
<td>Medium rise blocks with associated grounds</td>
<td>80</td>
<td>200</td>
<td>18</td>
<td>48</td>
</tr>
<tr>
<td>Public housing with public realm</td>
<td>20</td>
<td>10</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

Expected participation rates for Option 1: 16,000-18,000 windfall homes. Strategic Option 1 Map shown.
Image 10 – Expected participation rates for Option 1: 16,000-18,000 windfall homes. Strategic Option 2 Map Shown.
Addendum
Croydon Local Plan Review - Issues and Options 2019

Windfall Evidence Base
Typology Case Studies
<table>
<thead>
<tr>
<th>Type</th>
<th>Proximity</th>
<th>Place</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (ha)</th>
<th>Current homes</th>
<th>Intended homes</th>
<th>Uplift</th>
<th>Current homes (ha)</th>
<th>New density (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>Inside 600m</td>
<td>Purley</td>
<td>141 Brancaster Lane</td>
<td>64004659F UL</td>
<td>0.05</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>20</td>
<td>120</td>
</tr>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>Inside 800m</td>
<td>Purley</td>
<td>9 Woodcote Valley Road CR0 1EE</td>
<td>64001681P RE</td>
<td>0.07</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>14</td>
<td>112</td>
</tr>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>Inside 800m</td>
<td>Purley</td>
<td>101 Fossey Lane</td>
<td>64005629P RE</td>
<td>0.44</td>
<td>6</td>
<td>87</td>
<td>14</td>
<td>14</td>
<td>130</td>
</tr>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>Inside 800m</td>
<td>Purley</td>
<td>1 Chiswick House CR0 2EZ</td>
<td>64005475F UL</td>
<td>0.05</td>
<td>1</td>
<td>7</td>
<td>7</td>
<td>20</td>
<td>100</td>
</tr>
<tr>
<td>Planned estates of semi-detached houses with garages</td>
<td>Outside 800m</td>
<td>Shirley</td>
<td>49 Woodham Avenue, Croydon CR0 0TY</td>
<td>64227459F UL</td>
<td>0.07</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>14</td>
<td>20</td>
</tr>
</tbody>
</table>
1. Planned estates of semi-detached houses with garages inside 800m

Previous density: 20 u/ha
New density: 140 u/ha
Housing uplift: from 1 to 7 units

19/00547/FUL
1 Christchurch Road CR8 2BZ

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse.
1- Planned estates of semi-detached houses with garages outside 800m

Previous density: 15 u/ha
New density: 30 u/ha
Housing uplift: from 1 to 2 units

18/02734/FUL
48 Wickham Avenue Croydon CR0 8TY

Erection of two-storey three bedroom detached dwelling, formation of vehicular access and provision of associated bin store.
| Detached houses on relatively large plots with minimum public realm | Proximity to Local Centre | Plane | Address | Application Reference | Area (m²) | Current homes | Total New homes | Uplift | Current homes (mh) | New density (mh) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Inside 90m | Coulsdon | 13 South Drive CR5 1EU | 1/0/6/5/0/FUL | 0.09 | 1 | 0 | 6 | 17 | 55 |
| Inside 90m | Coulsdon | 40 Woodcote Grove Road CR5 2AB | 1/0/21/0/1/FUL | 0.07 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Coulsdon | 7 South Drive CR5 1EU | 1/0/11/0/FUL | 0.09 | 1 | 0 | 6 | 17 | 55 |
| Inside 90m | Coulsdon | 76 Reddown Road CR5 1AL | 1/0/5/0/7/FUL | 0.12 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Coulsdon | 2 Portraits Road CR5 3DD | 1/0/0/0/5/FUL | 0.09 | 1 | 0 | 6 | 17 | 55 |
| Outside 90m | Coulsdon | 24 Coulsdon Court Road CR5 2LL | 1/0/2/2/4/FUL | 0.29 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 122 Pamphill Road South Croydon | 1/0/0/0/2/FUL | 0.07 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 37 Pamphill Road Purley CR6 2HG | 1/0/1/0/5/FUL | 0.07 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 104 Pamphill Road South Croydon CR2 6DA | 1/0/7/0/5/CONF | 0.09 | 1 | 0 | 6 | 14 | 45 |
| Outside 90m | Purley | 150 Pamphill Road | 1/0/1/0/5/FUL | 0.10 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 15 Purley Rise | 1/0/2/0/5/FUL | 0.08 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 16 Purley Rise | 1/0/3/0/4/FUL | 0.09 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 1 Hl Road CR5 3AT | 1/0/0/0/5/FUL | 0.09 | 1 | 0 | 6 | 14 | 45 |
| Outside 90m | Purley | Southend | 1/0/6/0/0/FUL | 0.13 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 20 Manor Way CR6 0BH | 1/0/3/0/0/FUL | 0.15 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 10 Hl Road CR5 3AT | 1/0/0/0/5/FUL | 0.09 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Purley | 140 & 142 Pamphill Road Purley CR6 2HG | 1/0/5/0/3/FUL | 0.10 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Sanderstead | 50 Victoria Park CR2 0JR | 1/0/5/0/3/FUL | 0.10 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | Sanderstead | 12 The Ridge CR2 0LE | 1/0/5/0/0/FUL | 0.14 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | South Croydon | 26 Hasling Park Rd | 1/0/4/0/3/FUL | 0.10 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | South Croydon | 27 Hasling Park Rd CR6 0NJ | 1/0/0/0/5/FUL | 0.14 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | South Croydon | 50 Graham Road, South Croydon, CR2 0PA | 1/0/0/0/3/FUL | 0.09 | 1 | 0 | 6 | 14 | 45 |
| Inside 90m | South Croydon | 24 Orford Gardens, South Croydon, CR2 0BA | 1/0/0/0/5/FUL | 0.15 | 1 | 0 | 6 | 14 | 45 |
2- Detached Houses on Relatively Large Plots inside 800m

Previous density: 17 u/ha
New density: 150 u/ha
Housing uplift: from 1 to 9 units

18/05880/FUL
13 South Drive CR5 2BJ

Demolition of the existing property and erection of new apartment building containing nine self contained apartments, car parking, refuse storage, cycle storage and associated landscaping.
2 - Detached Houses on Relatively Large Plots 
outside 800m

New density: 70 u/ha
Housing uplift: from 1 to 9 units

18/05408/FUL
20 Smil tham Bottom Lane

Demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.
### Compact housing - small plots

<table>
<thead>
<tr>
<th>Typology</th>
<th>Proximity</th>
<th>Plot</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (h)</th>
<th>Current homes</th>
<th>Post development</th>
<th>UPH</th>
<th>Current homes (h)</th>
<th>New density (h/h)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Outside 800m</td>
<td>Shirley</td>
<td>124 Edgewood Green, CR9 7PT</td>
<td>1801367/FUL</td>
<td>0.08</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>13</td>
<td>68</td>
</tr>
<tr>
<td>2</td>
<td>Inside 600m</td>
<td>Crystal Palace and Upper Norwood</td>
<td>17 Meters to the south of Harold Road and Land Adjacent To Gowerndale Gardens Upper Norwood</td>
<td>1800374/FUL</td>
<td>1.00</td>
<td>58</td>
<td>07</td>
<td>2</td>
<td>31</td>
<td>40</td>
</tr>
<tr>
<td>3</td>
<td>Inside 800m</td>
<td>Crystal Palace and Upper Norwood</td>
<td>Garages South East Of Eagle Hill Upper Norwood London</td>
<td>1800275/FUL</td>
<td>0.20</td>
<td>10</td>
<td>18</td>
<td>2</td>
<td>60</td>
<td>60</td>
</tr>
</tbody>
</table>
3- Compact housing - small plots

inside 800m

Previous density: 50 u/ha
New density: 90 u/ha
Housing uplift: from 10 to 18 units

16/06275/FUL
Garages South East Of Eagle Hill Upper Norwood
London

Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.
3- Compact housing - small plots
outside 800m

New density: 40 u/ha
Housing uplift: from 1 to 3 units

18/01397/FUL
124 Edgewood Green, CR07PT

Demolition of one existing garage; extensions to existing bungalow and conversion into 1 x three bedroom and 2 x two bedroom units with associated parking and landscaping.
4- Cottages, terraced houses and close knit semi-detached houses

<table>
<thead>
<tr>
<th>Typology</th>
<th>Proximity</th>
<th>Price</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (m²)</th>
<th>Current homes</th>
<th>Intensification homes</th>
<th>Opint</th>
<th>Current homes (Nh)</th>
<th>New density (Nh)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 *</td>
<td>inside 800m</td>
<td>Addiscombe</td>
<td>19 Outram Road Croydon CR0 6SJ</td>
<td>18/06582J/UL</td>
<td>0.058</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>17</td>
<td>52</td>
</tr>
<tr>
<td>4 *</td>
<td>inside 800m</td>
<td>Addiscombe</td>
<td>39 High Road, CR0 6XD</td>
<td>18/06583J/UL</td>
<td>0.020</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>58</td>
<td>100</td>
</tr>
<tr>
<td>4</td>
<td>outside 800m</td>
<td>Shirley</td>
<td>17 Orchard Avenue Croydon CR0 8J8</td>
<td>18/03131J/UL (to be approved)</td>
<td>0.050</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>28</td>
<td>100</td>
</tr>
</tbody>
</table>
4- Cottages, terraced houses and close knit semi-detached houses

Inside 800m

New density: 100 u/ha
Housing uplift: from 1 to 2 units

18/05980/FUL
39 Elgin Road, CR0 6XD

Erection of single storey rear extension and part single, part two storey rear extension to rear outrigger. Enlargement of rear dormer window and conversion of resulting building to provide 1 x 3-bed and 1 x 2-bed flats (further amended drawings).
4- Cottages, terraced houses and close knit semi-detached houses
outside 800m

New density: 100 u/ha
Housing uplift: from 1 to 5 units

19/00131/FUL
17 Orchard Avenue Croydon CR0 8UB

Demolition of existing detached house, erection of 2-storey building with further floor of accommodation in roffspace comprising 1 x 1 bedroom flat, 3 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage.
## Low density, scattered houses on large plots

<table>
<thead>
<tr>
<th>Typology</th>
<th>Proximity</th>
<th>Place</th>
<th>Address</th>
<th>Application Reference</th>
<th>Floor Area (Ha)</th>
<th>Current homes</th>
<th>Intensification homes</th>
<th>Uplift</th>
<th>Current homes (Ha)</th>
<th>New density (/Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Low density, scattered houses on large plots</td>
<td>Outside 800m</td>
<td>Coulsdon</td>
<td>30 Nolymcak Road, Coulsdon CR6 30A</td>
<td>10.0.5914/FUL</td>
<td>0.2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>6 Low density, scattered houses on large plots</td>
<td>Inside 800m</td>
<td>South Croydon</td>
<td>108 Purley Downs Road, South Croydon CR2 0RR</td>
<td>10.0.1136/FUL</td>
<td>0.3</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>27</td>
</tr>
</tbody>
</table>
5- Low density, scattered houses on large plots inside 800m

New density: 27 u/ha
Housing uplift: from 1 to 8 units

16/04186/FUL
108 Purley Downs Road South Croydon CR2 0RR

Demolition of the existing buildings and the construction of 8 four bedroom two storey detached houses with accommodation in roofspace. Provision for access, parking and landscaping.
5- Low density, scattered houses on large plots outside 800m

New density: 10 u/ha
Housing uplift: from 1 to 2 units

16/05914/FUL
39 Hollymeak Road Coulsdon CR5 3QA

Demolition of garage; erection of a single storey two bedroom annexe with accommodation in basement.
## Large houses on relatively small plots

<table>
<thead>
<tr>
<th>Typology</th>
<th>Proximity</th>
<th>Place</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (Ha)</th>
<th>Current Homes</th>
<th>Post Development</th>
<th>Uplift</th>
<th>Current homes (Ha)</th>
<th>New density (/ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Outside 600m</td>
<td>South Croydon</td>
<td>21 Methville Avenue South Croydon CR2 7XZ</td>
<td>17/04728/FUL</td>
<td>0.1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>40</td>
</tr>
<tr>
<td>6*</td>
<td>Inside 800m</td>
<td>Crystal Palace and Upper Norwood</td>
<td>79 Roeham Hill, Upper Norwood, London, SE19 1BK</td>
<td>18/01046/PFE</td>
<td>0.2</td>
<td>11</td>
<td>20</td>
<td>2</td>
<td>88</td>
<td>23</td>
</tr>
<tr>
<td>6</td>
<td>Inside 800m</td>
<td>Addiscombe</td>
<td>69-71 Curnam Road, Croydon, CR0 4LJ</td>
<td>10/02346/DT</td>
<td>0.1</td>
<td>2</td>
<td>6</td>
<td>0</td>
<td>22</td>
<td>10</td>
</tr>
</tbody>
</table>
6- Large houses on relatively small plots 
inside 800m

New density: 125 u/ha
Housing uplift: from 11 to 20 units

19/01040/PRE
78 Beulah Hill, Upper Norwood, London, SE19 3EX

Erection of a one storey plus basement pitched roof building consisting of 7 x 1 and 2 x 2 bedroom flats to the rear of Chesterfield Lodge.
Large houses on relatively small plots outside 800m

New density: 45 u/ha
Housing uplift: from 1 to 6 units

17/00720/FUL
21 Melville Avenue South Croydon CR2 7HZ

Erection of a one storey plus basement pitched roof building consisting of 7 x 1 and 2 x 2 bedroom flats to the rear of Chesterfield Lodge.
## 7- Medium rise blocks with associated grounds

<table>
<thead>
<tr>
<th>Type</th>
<th>Proximity</th>
<th>Place</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (hm²)</th>
<th>Current homes</th>
<th>Intensification homes</th>
<th>Lift</th>
<th>Current homes (hm²)</th>
<th>New density (hm²)</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>Inside 600m</td>
<td>Croydon Opportunity Area</td>
<td>Heathfield Gardens, Coombe Road, Croydon</td>
<td>16/0513/FLU</td>
<td>0.4</td>
<td>30</td>
<td>10</td>
<td>1</td>
<td>140</td>
<td>920</td>
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<tr>
<td>2</td>
<td>Inside 600m</td>
<td>South Norwood &amp; Woodside</td>
<td>242 South Norwood Hill, SE25 6BB</td>
<td>17/0223/FLU</td>
<td>0.1</td>
<td>16</td>
<td>22</td>
<td>1</td>
<td>178</td>
<td>244</td>
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<td>2</td>
<td>Outside 600m</td>
<td>Kenley and Old Coulsdon</td>
<td>Land &amp; Garages At Goodenough Way And Ellis Road Coulsdon CR6 10X</td>
<td>16/0550/FLU</td>
<td>4.5</td>
<td>156</td>
<td>166</td>
<td>1</td>
<td>35</td>
<td>48</td>
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<tr>
<td>2</td>
<td>Outside 600m</td>
<td>Shirley</td>
<td>Shirland Avenue, CROUS &amp; SJB</td>
<td>09/0206/FLU</td>
<td>1.1</td>
<td>50</td>
<td>70</td>
<td>2</td>
<td>45</td>
<td>88</td>
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<tr>
<td>2</td>
<td>Outside 600m</td>
<td>Shirley</td>
<td>Land To The North And South Of Shirland Avenue, Croydon, CR0 8JU</td>
<td>17/0831/FLU</td>
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<td>10</td>
<td>16</td>
<td>2</td>
<td>50</td>
<td>90</td>
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<tr>
<td>2</td>
<td>Inside 900m</td>
<td>Crystal Palace and Upper Norwood</td>
<td>30 Beddington Road Upper Norwood London</td>
<td>19/0934/FLU (awaiting decision)</td>
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<td>61</td>
<td>72</td>
<td>1</td>
<td>140</td>
<td>200</td>
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</table>
7- Medium rise blocks with associated grounds
inside 800m

New density: 200 u/ha
Housing uplift: from 50 to 70 units

16/06514/FUL
Heathfield Gardens, Coombe Road, Croydon

Demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation provision, car parking, landscaping and other associated works.
7- Medium rise blocks with associated grounds outside 800m

New density: 44 u/ha
Housing uplift: from 156 to 196 units

16/06505/FUL
Land And Garages At Goodenough Way And Ellis Road Coulsdon CR5 1DX

Demolition of existing garages, substation, refuse stores and community centre. Erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1) : provision of associated car parking, landscaping and other associated works.
## Public housing with public realm

<table>
<thead>
<tr>
<th>Typology</th>
<th>Proximity</th>
<th>Place</th>
<th>Address</th>
<th>Application Reference</th>
<th>Area (ha)</th>
<th>Unit number pre intensification</th>
<th>Unit number post intensification</th>
<th>Uplift</th>
<th>Current homes (h)</th>
<th>New density (h/ha)</th>
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<tbody>
<tr>
<td>B</td>
<td>Inside800m</td>
<td>South Norwood</td>
<td>Perseus Lane, East to Long Heath Gardens and Long Lane, Croydon CR0 1KT</td>
<td>19/00506/FUL</td>
<td>7.0</td>
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<td>153</td>
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<td>Thornton Heath</td>
<td>249 Meall Road Thornton Heath CR7 7RG</td>
<td>19/00597/FUL</td>
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<td>4</td>
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<td>B</td>
<td>Inside800m</td>
<td>South Norwood</td>
<td>Land To The Rear Of 98 - 107 Regina Road South Norwood London SE20 4HR</td>
<td>19/00532/FUL</td>
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<td>Outside800m</td>
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<td>Inconsistent building type</td>
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</tbody>
</table>

*Average new density inside and outside 800 m radius*
8. Public housing with public realm inside 800m

New density: 44 u/ha
Housing uplift: from 26 to 45 units

16/06023/FUL
Land To The Rear Of 89 - 157 Regina Road South Norwood London SE25 4TR

Demolition of garages. Erection of a four storey building comprising 5 one bedroom and 6 two bedroom flats. Erection of 1 three bedroom and 2 one bedroom single storey houses and 5 two storey one bedroom houses with provision of car parking, landscaping and associated works.