

CROYDON 2025

- Croydon Council is accelerating its £40 million transformation of the town centre.

- Unibail-Rodamco-Westfield’s ambitious Croydon masterplan is redefining the town centre through major redevelopments at Whitgift, Centrale and Alders, with the new Alders Parade already open and trading.

- Approval of London Gatwick’s Northern Runway marks a major boost for Croydon, unlocking opportunities for local business, residents and visitors and reinforcing the borough’s role in London’s growth narrative.

- Croydon retains a strategic industrial and logistics sector advantage due to its location and transport infrastructure, with a strong mix of units.

- As London faces demand for 88,000 new homes annually, Croydon’s scale, capacity and drive position it among the capital’s top boroughs for rapid housing delivery across the town centre, Purley Way and beyond.

- Croydon has a rich musical heritage and with Crystal Palace FC flying high as FA Cup winners and competing in Europe, the borough’s global visibility is soaring.



KEY TOWN CENTRE DEVELOPMENTS

01	THE WHITGIFT CENTRE & CENTRALE THE CROYDON PARTNERSHIP	PLANNING: PIPELINE	19	WOBURN & BEDFORD COURT PREMCO ESTATES	PLANNING: PIPELINE	37	QUEEN'S SQUARE R&F PROPERTIES	PLANNING: ON SITE/PIPELINE	55	THE QUARTERS CROYDON BRAVO MANAGEMENT	PLANNING: COMPLETED	75	CRYSTAL PALACE STAND CRYSTAL PALACE FOOTBALL CLUB	PLANNING: PIPELINE
02	ONE LANSDOWNE GREYSTAR	PLANNING: APPROVED	20	ISLAND REGENCY HOMES	PLANNING: COMPLETED	38	BERNARD WEATHERILL HOUSE CCURV	PLANNING: COMPLETED	56	CAMBRIDGE HOUSE NOTTING HILL HOUSING	PLANNING: COMPLETED	76	APOLLO AND LUNAR HOUSE CRITERION CAPITAL	PLANNING: APPROVED
03	15 LANSDOWNE ROAD SUNBEL DEVELOPMENT LTD	PLANNING: COMPLETED	21	HALLAM COURT SOUTHERN HOUSING	PLANNING: COMPLETED	39	THE RESIDENCES EG REAL ESTATE	PLANNING: COMPLETED	57	2 DINGWALL AV, 9/11 WELLESLEY RD & MERIDIAN HOUSE LINTON & HENIKA	PLANNING: PIPELINE	77	ELECTRIC HOUSE STARVIEW ESTATES LIMITED	PLANNING: COMPLETED
04	ONE RUSKIN SQUARE SCHRODERS/STANHOPE	PLANNING: COMPLETED	22	SAFFRON SQUARE BERKELEY HOMES	PLANNING: COMPLETED	40	LEON HOUSE FI REAL ESTATE MANAGEMENT	PLANNING: COMPLETED	58	VOYAGER HOUSE GREYSTAR	PLANNING: APPROVED	78	MELROSE HOUSE GANCO ASSETS	PLANNING: APPROVED
05	MORELLO OFFICES MENTA	PLANNING: COMPLETED	23	INTERCHANGE TRISTAN CAPITAL PARTNERS	PLANNING: COMPLETED	41	HARRIS PRIMARY ACADEMY WILMOTT DIXON	PLANNING: COMPLETED	59	28 DINGWALL ROAD KATRELL / SWISS LIFE ASSET MANAGERS / V7	PLANNING: ON SITE	79	HEATHFIELD GARDENS BRICK BY BRICK	PLANNING: COMPLETED
06	CHERRY ORCHARD ROAD: MORELLO PHASE II MENTA REDROW LTD	PLANNING: COMPLETED	24	DELTA POINT CRITERION CAPITAL	PLANNING: COMPLETED	42	FORMER MEAT PACKERS SITE SOUTHERN HOUSING	PLANNING: ON SITE	60	VITA SQUARE PATRELL INVESTMENTS	PLANNING: COMPLETED	80	103-111 HIGH STREET LEOS UK	PLANNING: PIPELINE
07	CHERRY ORCHARD GARDENS: MORELLO PHASE II MENTA REDROW LTD	PLANNING: COMPLETED	25	ST MICHAEL'S SQUARE LONDON SQUARE DEVELOPMENTS	PLANNING: COMPLETED	43	TABERNER HOUSE HUB	PLANNING: COMPLETED	61	CHESTNUT PRIMARY SCHOOL WILLMOTT DIXON	PLANNING: COMPLETED	81	NETWORK RAIL & PEABODY OWNERSHIP NETWORK RAIL /PEABODY	PLANNING: PIPELINE
08	MORELLO PHASE I MENTA REDROW LTD	PLANNING: COMPLETED	26	DERBY ROAD PURESAPCE CAPITAL	PLANNING: PIPELINE	44	KINDRED HOUSE BRICK BY BRICK	PLANNING: COMPLETED	62	CRISIS SKYLIGHT KEEPMOAT	PLANNING: COMPLETED	82	BEDFORD POINT ????	PLANNING: ON SITE
09	QUEST HOUSE FAMILY MOSAIC	PLANNING: COMPLETED	27	VERDE HOUSE SOUTHERN HOUSING	PLANNING: COMPLETED	45	DELTA PROPERTIES DELTA PROPERTIES	PLANNING: PIPELINE	63	SCARBROOK HOUSE ZARWAH DEVELOPMENTS	PLANNING: COMPLETED	83	LANSDOWNE BUILDING PRIVATE INDIVIDUALS	PLANNING: APPROVED
10	MILTON ROAD OPTIVO/OAKWOOD GROUP	PLANNING: COMPLETED	28	BEAMHOUSE YARD PA HOUSING	PLANNING: ON SITE	46	96 GEORGE STREET FRESHWATER	PLANNING: PIPELINE	64	VISTA 24 BELLWAY	PLANNING: ON SITE	84	GROSVENOR HOUSE SOUTHERN HOUSING	PLANNING: APPROVED
11	8 BEDFORD PARK M & G REAL ESTATE	PLANNING: COMPLETED	29	THREE RUSKIN SQUARE SCHRODERS	PLANNING: APPROVED	47	TEN DEGREES TIDE CONSTRUCTION/GREYSTAR	PLANNING: COMPLETED	66	BENSHAM LANE REGENT LAND & DEVELOPMENTS	PLANNING: COMPLETED	85	CITY LINK CHEYNE CAPITAL	PLANNING: APPROVED
12	METRO POINT AA HOMES AND HOUSING	PLANNING: APPROVED	30	CANIUS HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	48	COLLEGE ROAD TIDE CONSTRUCTION/OUTPOST MANAGEMENT	PLANNING: COMPLETED	67	EAST CROYDON STATION - TWO EXTRA PLATFORMS NETWORK RAIL	PLANNING: PIPELINE	86	AIG ARC CAPITAL	PLANNING: APPROVED
13	CYGNET HOUSE AA HOMES AND HOUSING	PLANNING: COMPLETED	31	SCARBROOK ROAD SOUTHERN HOUSING	PLANNING: COMPLETED	49	ENCLAVE BHA CONSTRUCTION	PLANNING: APPROVED	68	PROLOGIS PARK BEDDINGTON PROLOGIS	PLANNING: COMPLETED	87	CROYDON PARK HOTEL AMRO REAL ESTATE PARTNERS	PLANNING: APPROVED
14	CANTERBURY HOUSE CRITERION CAPITAL	PLANNING: COMPLETED	32	OASIS ACADEMY ARENA WILMOTT DIXON	PLANNING: COMPLETED	50	ADDISCOMBE GROVE CRO POCKET LIVING	PLANNING: COMPLETED	69	LEON QUARTER FI REAL ESTATE MANAGEMENT	PLANNING: APPROVED	88	SHELDON STREET CROYDON CHURCHES HOUSING ASSOCIATION	PLANNING: COMPLETED
15	5 SYDENHAM ROAD AA HOMES AND HOUSING	PLANNING: COMPLETED	33	ARK OVAL PRIMARY ACADEMY WILLMOTT DIXON	PLANNING: COMPLETED	51	FORMER ROYAL MAIL BUILDING NETWORK RAIL	PLANNING: ON SITE	70	4-20 EDRIDGE ROAD CROYDON TOWER I	PLANNING: PIPELINE	89	TWO RUSKIN SQUARE SCHRODERS/STANHOPE	PLANNING: COMPLETED
16	SUNLEY HOUSE LASALLE INVESTMENT MANAGEMENT	PLANNING: APPROVED	34	COOMBE CROSS INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	52	BOXPARK CROYDON BOXPARK	PLANNING: COMPLETED	71	ADDISCOMBE OAKS L&O GROUP	PLANNING: COMPLETED			
17	5 BEDFORD PARK CRITERION CAPITAL	PLANNING: COMPLETED	35	GREEN DRAGON HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	53	RENAISSANCE RLAM	PLANNING: COMPLETED	72	THE WALDRONS UK LAND	PLANNING: COMPLETED			
18	EXCHANGE COURT AA HOMES AND HOUSING	PLANNING: COMPLETED	36	SURREY HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	54	NO 26 LA SALLE / NATIVE	PLANNING: COMPLETED						