

# Croydon Town Centre

## Recovery and renewal

## Old town centre/GZ vision

- Comprehensive town centre redevelopment, retail led approach
- Reliant on major private sector development of two key large site masterplans
- Infrastructure need modelled on previous projections – demographics, commuter numbers, housing targets

## Challenges to old vision

- High St vacancies and changing model of retail
- Whitgift redevelopment proposals under review by CLP since early 2020
- Tension between heavily private car dependent proposals and sustainability/climate emergency agenda

## Further impact of coronavirus crisis

- Slowed development and reduced forecast business rate income
- Construction market and development viability concerns
- Acceleration of decline in retail and High Streets
- Office capacity and future use patterns unknown
- Massive disruption to evening/night-time economy and hospitality sector
- Capacity/resourcing and funding issues for key partners, esp. TfL
- Increased recognition of social value of local traders, community networks, public and open spaces
- Accelerated implementation of walking and cycling projects
- Possible growth in demand for Outer London workspace

# Town Centre re-opening – short term

- Facilitation and support with town centre partners
- Business support and funding
- Licensing and communications

# Towards a new vision for Croydon town centre:

- Flexibility in uses, incremental change and phased approaches
- Stakeholder panel – Facilitating dialogue between developers, Bid, Landowners and key occupiers
- Greater community leadership and involvement
- Embedding higher education provision and attracting appropriate inward investment – engineering, tech
- Activation, programming and brokering meanwhile uses for the medium term

# Thank you

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