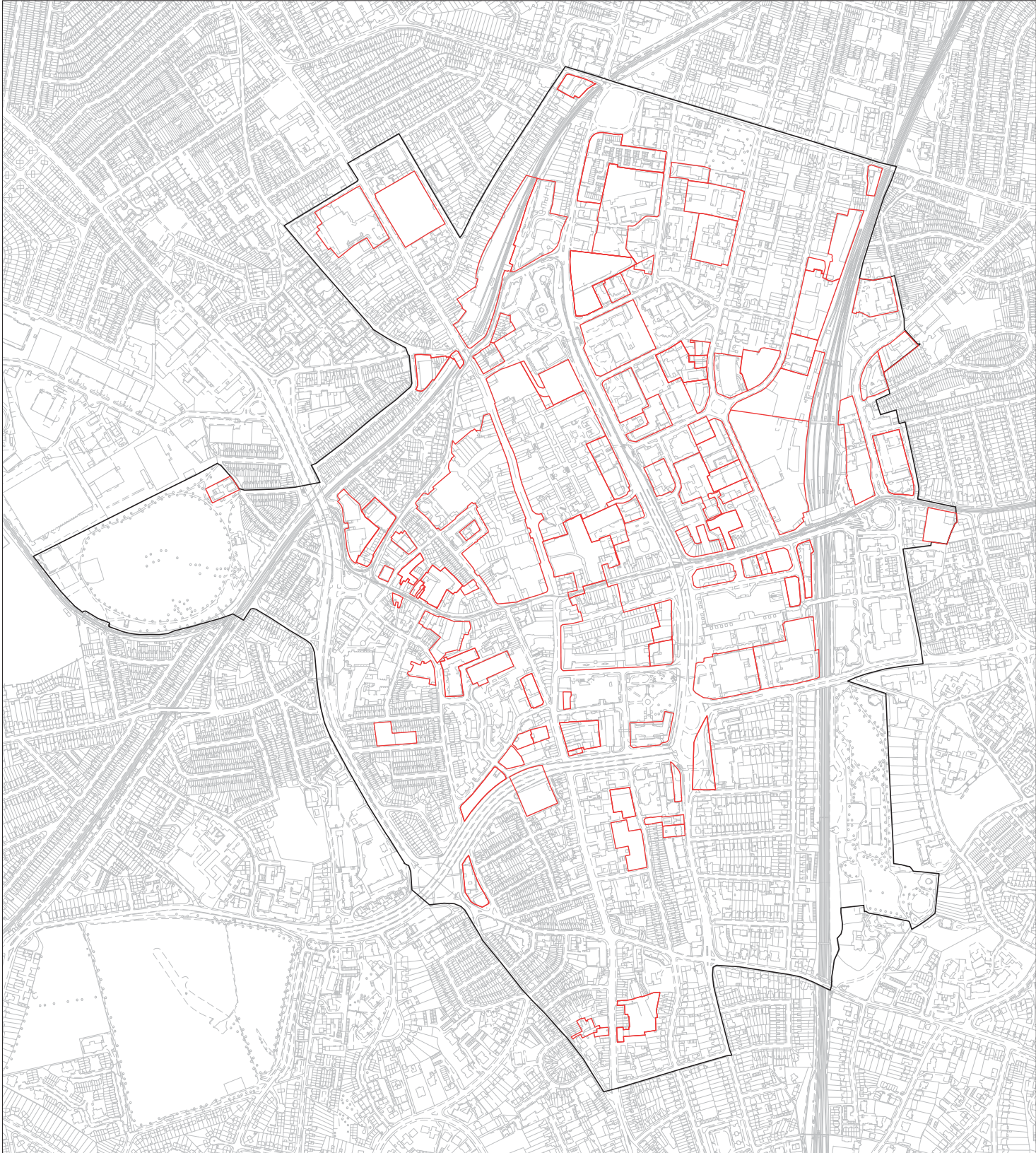


5.0

OPPORTUNITY SITES

5.1 THE OPPORTUNITY SITES

Within the CMC a total of 100 opportunity sites have been identified (located in diagram below), these sites have a total area of 51.69ha.



5.2 PROBABILITY OF DEVELOPMENT

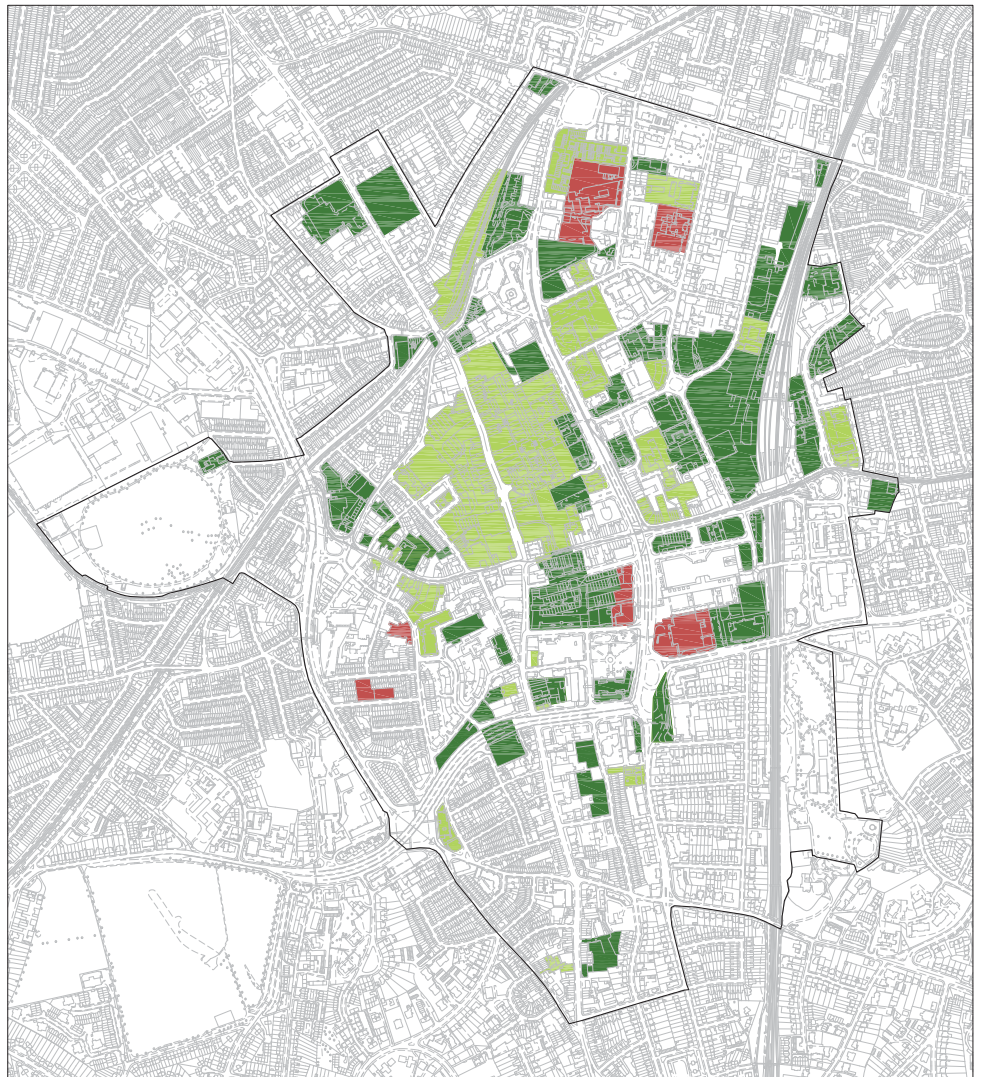
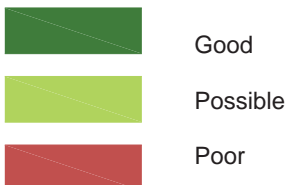
These sites fall into a large range of ownership, conditions, constraints and current uses, for this reason the likelihood of development varies significantly across the sites. To aid this study we have assigned a 'probability of development' to each site.

There are three levels of probability as follows:

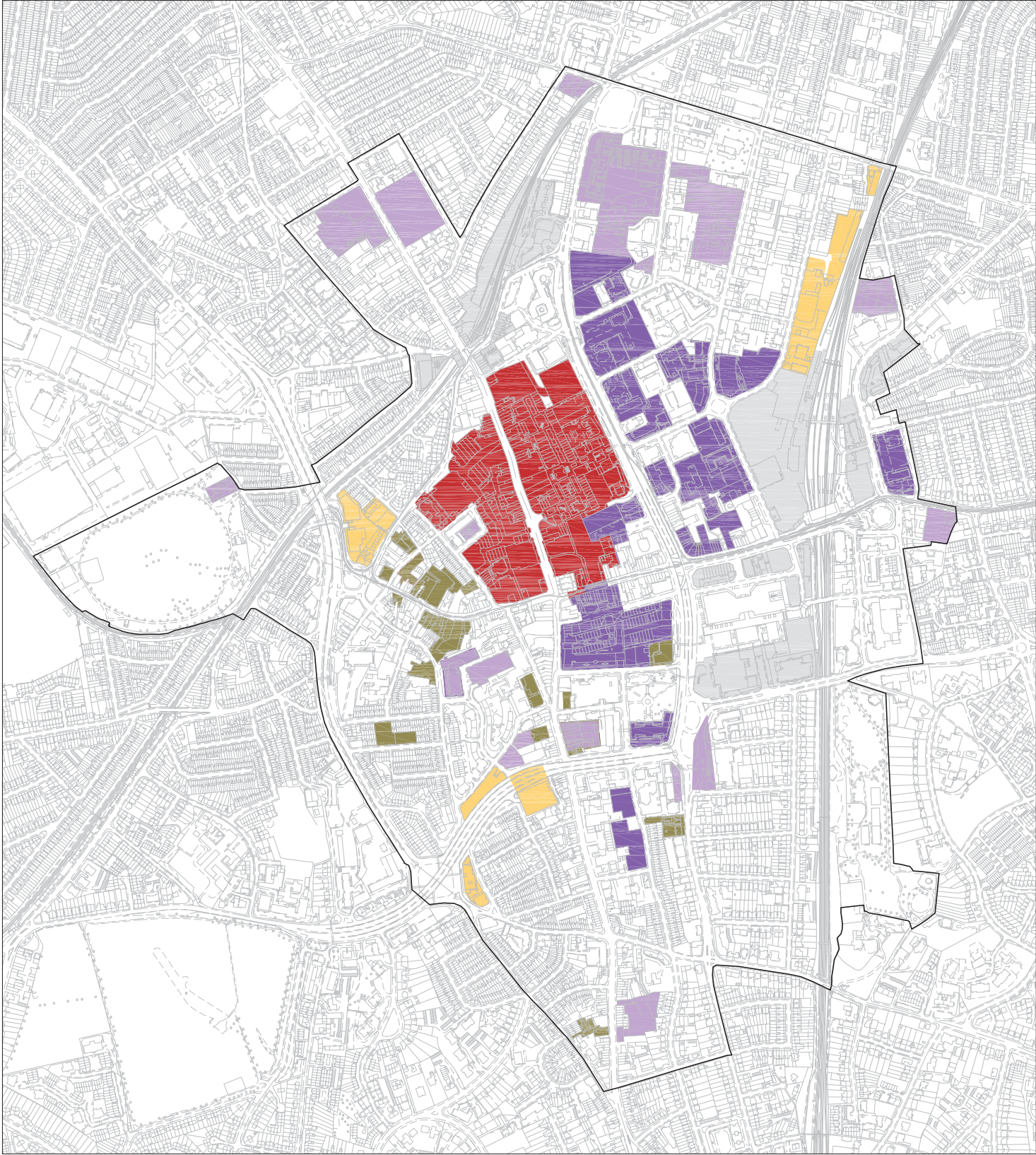
- GOOD: Reasonably likely to be developed within the next 10 years
- POSSIBLE: Unlikely to be developed in the immediate future, but may well come forward for development within the next 20 years.
- POOR: Very unlikely to come forward
 - for development or change from its current use, for example an existing school.

The diagram below shows the spread of probability of development within the CMC.

Probability of development (right)



5.3 CATEGORISING THE THE SITES



In order to understand the sites and the solutions that may be applicable for them this study categorises the sites into 5 categories. Those sites within the CMC masterplans are not categorised as the form of development proposed for these sites is already decided. Each of the categories of site exist in a different type of context and thus a different range of building typologies will be applicable to each one.






The site categories are not the same thing as the different character areas within the CMC, although there some overlap (for example the historic grain infill category exists mostly Site categories overlaid over with the areas of a character immediately attractive to families in the Old Town). The wide range of site categories stems at least in part from wide range of urban characters present within the CMC.

The five categories of site are:







- Historic Grain infill sites
- Mid-rise sites
- Sites Adjacent to Infrastructure
- Shopping Centre Sites
- Tall building sites

The last two categories of site are generally defined by what is on or immediately around the site at present. However the St Georges Walk site is an exception, although it currently has a shopping centre on it the intention is not to maintain a shopping centre on the site, so it falls into the category of tall building sites.

CMC masterplans (below)

	West Croydon
	East Croydon
	College Green
	Mid Croydon
	Wellesley Road

Site categories (left)

	Tall building sites
	Mid-rise sites
	Shopping Centre sites
	Historic Grain Infill sites
	Adjacent to Infrastructure sites
	Masterplan sites

