

Croham Valley Residents' Association

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29th April 2021

Dear Fellow Resident,

**Re: Planning Application No. 21/01999/FUL - 155 Ballards Way, South Croydon, CR0 5RJ
Demolition of the Existing House and the Erection of a Building of 5 Flats (1x1B 4x3B)with
Accommodation in the Roof Space; Associated Car Parking and Landscaping**

To view all documents in connection with this application, go to the following link entering the application number in the search box:

<https://publicaccess3.croydon.gov.uk/online-applications/>

I'm advising you of a new Planning Application as detailed above which has been submitted by F & K Developments Ltd. A good number of your fellow residents will be objecting to this new Application, as will your Residents' Association and one of our local Councillors will raise a referral.

However, it also needs other residents to do the same, I would add that you do not have to be one of the directly affected residents to Object to this Planning Application and that you only need to write a few lines or take one of the points listed below to Object to this application. Also every member of a household age 18 and over can separately Object to the same Planning Application.

You can object to this Planning Application in 3 different ways as follows:

- Online: Using the link above after entering the application number, on the page under Make a Public Comment you object together with your reasons / comments etc
- By Email: dmcomments@croydon.gov.uk or development.management@croydon.gov.uk
- By Letter: Development Management, Place Dept, London Borough of Croydon, 6th Floor, Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA

Letters and emails should be marked for the attention of Joe Sales who is the case officer.

The deadline for the Council to receive objections to this application is the 27th May 2021.

This Developer had submitted two Pre-Application Advices seeking advice from the Planning Dept as to what would be acceptable on the site, the first was for a building of 9 flats (6x1B 3x2B), the second for a building of 9 flats (6x1B 3x3B), what we have now before us is the full planning application.

This new Planning Application can be Objected to on the following basis:

1. This is a large overdevelopment of the site due to its bulk and mass that will create overbearing incompatible building of 5 flats that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene.
2. The proposed development fails to respect the local development pattern, layout, siting and dominates the plot with it towering above 157 Ballards Way and to a lesser extent 42 and 44 Hollingsworth Road due to the distance between them and the building of flats.

3. This proposed development has a Public Transport Accessibility Level (PTAL) rating of 2 which means the parking provision calculation is 6.5 for the site. The proposed off road parking provision of 4 is totally inadequate and will mean overspill parking outside on Ballards Way where the site is located on a very dangerous bend. Also with 4 three bedroom units there will almost certainly be some of these flats that will have more than one car and this together with the lack of any visitor parking bays just adds to the parking issue. At an absolute minimum there should be 5 off road parking bays with one of these being a wider disabled parking bay.
4. This proposed development will add 13 bedrooms and potentially 20 persons, there's a total lack of consideration of the impact on the local infrastructure: eg schools, GPs, drainage etc.
5. A good number of existing properties surrounding this proposed development in Ballards Way and Hollingsworth Road will suffer loss of privacy and visual intrusion due to overlooking and the overbearing impact to varying extents, particularly due to there being multiple balconies.
6. The proposed building of flats does not respect and is totally out of character with all surrounding properties in Ballards Way and Hollingsworth Road.
7. There's a total lack of a detailed Ecological Survey report covering protected species that may be on the site, such as bats roosts, badger setts, hedgehogs, great crested newts etc.
8. There's a requirement that pedestrian and vehicular access should be separated with pedestrian walkways clearly marked and defined, however this is not the case with regard to pedestrians entering the site to use the lift entrance point.
9. There's an unacceptable loss of mature trees on the site as well as severe pruning back of a number of trees both on or overhanging the site.

Please help protect your Croham Valley area from these Developers; it's important that you Object to this particular Planning Application because of the risk of establishing a dangerous precedent, the strength of local opinion does count in many cases.

If I don't already have your email address, please kindly provide it, as it will make future communications much easier for me, also if you would like me to send you this document electronically in order that you can cut and paste any of the information, just email me.

Thanks & best regards,

On behalf of the Croham Valley Residents' Association,
David Rutherford, CVRA Committee Member
Responsible for Planning Related Matters

CC: CVRA Committee Members