

Croham Valley Residents' Association

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27th February 2021

Dear Fellow Resident,

**Re: Planning Application No. 21/00816/FUL - 6 / 8 The Gallop, South Croydon, CR2 7LP
Demolition of 2 Existing Detached Bungalows and the Erection of 4 Two Storey Four
Bedroom Semi-Detached Houses with Accommodation in the Roof Spaces and a Terrace of 5
Two Storey Three Bedroom Houses; 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 Macar Developments. 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 26th March 2021.

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

1. This is a massive overdevelopment of the site due to its bulk and mass that will create overbearing incompatible houses that fail 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 and siting and completely dominates the plot, whereas neighbouring properties are generously spaced and respect the trees and green character of the area.
3. This proposed development will add 31 bedrooms and potentially 44 persons, there's a total lack of consideration of the impact on the local infrastructure: eg schools, GPs, drainage etc.

4. The proposed semi-detached house on plot 4 towers above the bungalow at 4 The Gallop by approximately 7 metres, this is totally unacceptable and even semi-detached house on plot 1 is above the house at 10 The Gallop in spite of the road incline and siting above the site.
5. A good number of existing properties surrounding this proposed development in The Gallop, The Ruffetts and Chestnut Grove will suffer loss of privacy and visual intrusion due to overlooking and the overbearing impact to varying extents.
6. As the proposed development is basically concreting over 75% of the total site and with the site being medium / low risk of surface water flooding, there's considerable concern over the proposed sustainable drainage systems (SUDs) to accommodate surface water run off on the site.
7. As the proposed development has a Public Transport Accessibility Level (PTAL) rating of 0 which means the parking provision is inadequate at 9 off road parking spaces and should have a minimum of 15 off road parking bays to avoid overspill parking on the very narrow The Gallop.
8. The proposed houses do not respect and are totally out of character with all surrounding properties in The Gallop, The Ruffetts and Chestnut Grove.
9. The proposed development site is opposite the ancient woodland site known as The Ruffet which is a Nature Reserve and a Site of Nature Conservation importance, categorised as Grade 1.
10. There's no mention on the plans of electric charging points with the off road parking bays for electric cars.
11. The proposed plans indicate that refuse trucks will enter the site to get to the refuse store which is at the back of the site. Due to how narrow The Gallop is, it will be impossible for any refuse truck to turn or back in to site.
12. Prior to the planning application being submitted, the developer has already cleared the gardens of 8 The Gallop of mature trees including 2 silver birches and a pine tree that should have been saved and would have been worthy of tree preservation orders (TPOs) according to one of Croydon's Tree Officers who inspected the site. Quite apart from these specialist trees other trees have also been cleared. Needless to say there's considerable concern over the Net Loss of Trees at both 6 and 8 The Gallop.

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

