

Croham Valley Residents' Association

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Dear Fellow Resident,

Re: Planning Application No. 21/05664/OUT - Land the Rear of 35 & 37 Croham Valley Road, South Croydon, CR2 7JF Fronting on to Ballards Rise; Erection of 2 Two Storey Buildings with Accommodation in the Roof Spaces Comprising of a Total of 4 Semi-Detached Houses (3 four bedroom & 1 three bedroom) with 6 Parking Spaces.

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 the Silverleaf Group. Please note this is an alternative to the currently pending application for the erection of 2 buildings comprising of a total of 8 flats on the same site, as I'm guessing they're hedging their bets with this alternative application. 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 CRO 1EA

Letters and emails should be marked for the attention of Hayley Crabb who is the case officer.

The deadline for the Council to receive objections to this application is the 22nd January 2022.

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

1. The proposed 2 buildings comprising of a total of 4 semi-detached houses on this site is a back garden development that is an over development of the site by virtue of its bulk and mass that will create an overbearing incompatible cramped development 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 2 buildings comprising of a total of 4 semi-detached houses will have a combined total accommodation size of 641 square metres which is a massive over development of the site. The combination of the buildings footprint and the 6 parking spaces occupies approximately 80% of the total site

area which is totally unacceptable and is only negligibly smaller than the earlier currently pending application of 2 buildings comprising of a total of 8 flats.

3. This proposed development will add an additional 15 bedrooms and potentially 24 persons, there's a total lack of consideration of the impact on the local infrastructure: eg Schools, GP Surgeries, Drainage etc. Also this area has Low Gas Pipe Pressure which is of real concern to the surrounding residents.
4. There's no footpath on this side of Ballards Rise where the proposed development is taking place and as one can clearly see from the CGI visualisations, there's a total lack of view in either direction for vehicles exiting the site which is extremely dangerous and unacceptable.
5. The site has a PTAL rating of between 1b and 2 which the London Plan has density levels ranges of 150-250 hr/ha habitable rooms per hectare (hr/ha), even using the rating of 2 the density on this site is well in excess of these guidelines, there's no justification for this over densification on the site which should just comply with the guidelines.
6. A number of existing properties surrounding the proposed development both on Croham Valley Road and Ballards Rise will suffer loss of privacy and visual intrusion to varying extents, due to overlooking and the overbearing impact, particularly as there're multiple balconies at the first floor level.
7. Also of concern due to the incline of Ballards Rise and the siting of the proposed buildings on the Ballards Hillside there will be the need for a very considerable amount of excavation and earth moving, not to mention the construction of retaining walls etc. These activities will severely alter the water table with a risk of flooding, changing the slope profile of the site, disturbing wildlife and affecting nearby vegetation.
8. The site is designated as being High Risk of Surface Water Flooding and as the proposed development is basically concreting over approximately 80% of the total site area, there's considerable concern over the proposed sustainable drainage systems (SuDS) to accommodate surface water run off on the site.
9. The proposed buildings of 4 semi-detached houses will have most of the area to the front of the buildings dominated by car parking bays, a further unwelcome addition to the street scene.
10. Ballards Rise is a very narrow and short cul-de-sac that up to the beginning of this year only had 3 detached houses but now has the newly completed additional two buildings with a total of 8 flats on the Land the Rear of 31 / 33 Croham Valley Road fronting on to Ballards Rise, which is another reason why this latest proposed application should be refused as Ballards Rise already has enough development.

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