

Croham Valley Residents' Association

David Rutherford
2 Ballards Rise
South Croydon, CR2 7JT
Tel: 020 8657 8787 / 07768 642432
Email: dr@davidrutherford.plus.com
22nd May 2021

Dear Fellow Resident,

Re: Planning Application No. 21/02346/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 9 Flats with 7 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. 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 19th June 2021.

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

1. The proposed 2 buildings with a total of 9 flats 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 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 with flats over 3 floors (ground, 1st and 2nd), will have a combined total accommodation size of 623 square metres excluding the common areas (hallways, stairwells etc) which is a massive overdevelopment of the site. The combination of the buildings footprint and the 7 parking spaces occupies an unacceptable approximately 90% of the total site area.

3. This proposed development will add an additional 18 bedrooms and potentially 28 persons, there's a total lack of consideration of the impact on the local infrastructure: eg Schools, GP Surgeries, This Area has Gas Pipe Low Pressure, Drainage etc.
4. The proposed off road parking provision of 7 parking bays is totally inadequate, the Council policy on sites such as this is to have 1 to 1 for the number of units, this is without taking account of the lack of any visitor parking bay provision will mean overspill parking will have to be on Ballards Way which is XXX metres away due to all of Ballards Rise having double yellow lines. At an absolute minimum there should be 9 off road parking bays.
5. 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 visualisation there's a total lack of view in either direction for vehicles exiting the site which is extremely dangerous and unacceptable.
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 and second floor levels.
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 90% 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 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 in excess of the guideline, there's no justification for this over densification on the site which should just comply with the guidelines.
10. The proposed development due to its size and the number of flats on this cramped site, there's a serious lack of communal amenity space for the residents of these flats.
11. The proposed buildings of 9 flats 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.
12. There's no Ecological Survey report covering protected species that may be on the site, badger setts etc.

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