

CROHAM VALLEY

RESIDENTS' ASSOCIATION

Autumn 2020 Newsletter

And notification of

AGM via Zoom on 11 November 8:00pm



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Croham Valley Residents' Association Committee

President	<i>His Honour William Barnett QC</i>
Chair	<i>Jeremy Gill</i>
Hon. Secretary	<i>Vacancy</i>
Hon. Treasurer	<i>Wendy A Love FCCA</i>
Planning	<i>David Rutherford</i>
Member	<i>Linda Oram</i>
Archivist	<i>Paul Sowan</i>
Member	<i>Sara Pevsner</i>

Hon. Auditor *Jaffer Akberali Kapasi OBE FFA*

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Mahesh Upadhyaya

Website Manager www.cvra.org.uk

The Spring and Autumn newsletter is distributed to all residents within our area and all are available to download on our website.

Your views and comments for publication in the newsletter are most welcome and should be sent to the Chairman or the Editor. Copy should reach the Editor by the 14th of February, 14th of May, 14th of August, 14th of November.

Publication of Advertisements does not imply endorsement by the Association.

Letter from the Committee

We have supported the campaign to change the way Croydon is run from a councillor and cabinet system to a councillor and executive mayor system. Effectively the Mayor of Croydon becomes the person in charge of everything. We know there are pros and cons to each system and the decision to support the campaign was not taken lightly. We concluded that an elected mayor would have had to win votes from all over the Borough to win the ballot and therefore would promote policies which appeal to all parts of the Borough. Which we feel is not happening now.

The ability of electors or councillors to change the way a council is run was legislated by the UK Government a few years back and several London boroughs have already changed. However with the presentation by the Croydon campaign group of the required number of signatures (5% of all eligible voters), Croydon is the first borough in London where electors not councillors are starting the process.

We hope that the Council will accept the petition as valid and will lead to a referendum on the proposal for an elected mayor on May 6th- at the same time as the London Mayorial and Assembly Elections.

Like all charities we need to have an AGM to approve the election of new officers and the financial accounts. Approval is by a show of hands. Given these unusual times we intend to publish the officer nominations and the accounts on our website cvra.org.uk and we welcome a show of hands via a zoom meeting. See the AGM section of this newsletter. We thank you for your understanding.

The following is a copy of an extract from our Summer Newsletter:

In the past month we have lost two long standing member of the Committee.

Angela Shaw, who has died aged 86, was by profession a nursing sister and lived in Castlemaine Avenue for almost 60 years. Her husband, a retired consultant orthopaedic surgeon, died about 8 years ago. The Shaws were extremely keen tennis players and had a grass tennis court at their home. They devoted a great deal of time to maintaining it in impeccable order and it was used with great regularity by them and their friends during the summer months. Angela was a member of the Association for as long as her daughter Jenny can remember and it is not unreasonable to assume that she was a founder member. Angela had very vivid memories of the area from the past and indeed always referred to the shops in South Croydon as being “in the

village". She was very keen to preserve its characteristics and kept a very vigilant eye on all planning applications for very many years, delivering magazines, pamphlets and newsletters and sounding out the views of residents as she did so. The activities referred to above only ceased or lessened when unfortunately she suffered from ill health shortly after her husband's death. Notwithstanding her disability she pressed on with life with great stoicism and for several years hosted committee meetings of the Association at her home. She was a Vice-President of the Association and can fairly be described as its doyenne.

Edward Glynn, who has died aged 87, was born in Southend-on-Sea. After leaving Westcliff High School he further developed his keen interest in science and spent the first half of his career as an Analytical Chemist before becoming a Chief Chemist. He studied in the evenings gaining a Fellowship of the Royal Society of Chemistry. During this time he married Phyllis, moved to Middlesex and became the father of Paul, Anne and Mark. A mid-career change saw Edward inspiring his students in Physics, Chemistry and Maths. When he finally retired from his last appointment at John Lyon School, Harrow he was already working hard for the community in Shepperton. Edward spent time as a County Councillor for Spellthorne, chaired the Shepperton Residents Association for 10 years and was involved in many groups including health and carer's groups, local Talking News for the Blind and in conservation. He continued his involvement after being a carer for his wife, until she passed away in 2000. Where help was needed Edward was ready to listen and aim to find answers. He gained a well-deserved Civic Award for his services to Spellthorne.

Edward and Christine met in 2002 through a friend. They chose a house together and happily settled in South Croydon in 2010. He was still eager to help in the community and chaired the Croham Valley Residents Association for eight years. Edward also involved himself in other groups and with his intense desire to conserve "healthy green spaces" that included the London Green Belt. Away from his involvements in the Community Edward was sociable, witty and could recount what seemed like an endless store of personal funny stories. He was thoughtful and sincere. He loved walking, music, languages, politics and competed strongly in crosswords and Scrabble as well as sharing a desire to visit interesting places. After a full and energetic life Edward's health sadly declined. He passed away peacefully on 30th May 2020.

We thank them both for their work for us.

Please support Croham Valley Residents' Association

Renew your support in 2020 by;

Either

Sending £4 by Bank Giro Credit or Standing order to:

Croham Valley Residents Association

Sort Code: 09-01-55

Account No: 63005602

Please do not forget to give your house number and road as the reference

Or

Put your donation into an envelope and send it off to either:

Jeremy Gill – Chairman: 27 Castlemaine Avenue

Wendy Love -Treasurer: 48 Croham Valley Road

Again please do not forget to give your house number and road as the reference

If you want to do more please join us on the Committee. We are specifically looking for an editor who would like to put the next few editions together. This is written on Microsoft Word so not difficult. You could let your creative skills come out and bring some new ideas for the newsletter!!.

CVRA@GMX.COM

Chairman's Autumn Update – September 2020

There have been three setbacks for the current Council in the last month which might make them more wary going forward of annoying residents in the South of the Borough through approval of overdevelopment in residential areas.

These three events are firstly the petition for a Maroyal system of governance. Secondly the poor financial performance of the Council resulting in a request to the Government for extra funding. Finally the imposition by the Government of their choice of a new chief executive of the Council replacing Jo Negrini.

We shall see!

The Government had published new guidelines for residential planning. Land across England will be divided into three categories, for growth, renewal or protection. New homes and other buildings will be automatically allowed in “growth” areas whilst in “renewal” zones proposals will be given permission in principal subject to basic checks. As “protection” areas are “Green Belt” and similar areas, we hope and expect we will be a renewal zone.

Whichever classification we are in it seems to be the case that we must put more effort into to upfront planning process when the code and possible design templates for the zone are agreed as we might not get a say on individual applications further down the line.

What will be interesting is whether the existing targets for new housing which were set less than a year ago will remain. One of our arguments against individual applications, especially in the south of our area is that we are so far ahead of our 10 year target we do not need any more this year...or next for that matter.

On the front cover is a picture of the façade of Coombe Wood School. If it were a dwelling it would be subject to the guidelines that state it should look something like what is already surrounding it.

I have written about these rules before and except in the case of 148 Ballards Way we have had developments which mostly mirror what we already have. Except the new blocks are much bigger than the houses they replace. However this does not seem to

be the case for Coombe Wood School. In no way can it look, to me, like it is trying to blend in with its surroundings. The fact is it was never designed to. I now remember the answer of architect of the school when asked at the Planning Committee meeting why the site took up all of the site facing the park. He said “we wanted to create an impact on those passing the school.” Well they certainly have.



Above is a picture of the proposed development for 219 Farley Road. We mentioned this ridiculous proposal in the Summer Newsletter. It has not yet gone to the Planning Committee for approval. Let's hope someone is having second thoughts.

Many residents associations in the South of the Borough signed a letter to Councillor Scott complaining that the current Croydon Plan puts too much emphasis on suburban sites rather than development on urban sites. We agree that pressure should be placed on the current regime to build more away from the suburban part of the Borough but we also believe that they will only move away from this position unwillingly hence we have hope due to the developments mentioned at the beginning of this article.

For future reading the details of the discussions between other RAs and Paul Scott are below.

Croydon Residents' Associations Group Response to Cllr Paul Scott's Article in Your Croydon:

<https://insidecroydon.com/2020/07/17/residents-associations-angrily-reject-scotts-concrete-plans/>

Article by Cllr Paul Scott in Your Croydon - news from the Council:

<https://news.croydon.gov.uk/borough-reaches-milestone-in-long-term-housing-plan/>

Just as we criticise poor architecture we feel we should compliment good architecture in our area. In this newsletter I want to compliment the new development on the

corner of Castlemaine Avenue and Coombe Lane. The façade of brick and white render is sympathetic to other houses nearby. The building has a traditional roof style. The front door and bin store are not situated near the neighbours. Also the view from the park is nicely complimentary to the existing houses in Blossom Close. However what makes the block at least equal to what we had before is the novelty for our area of underground parking therefore taking parking pressure off the road. Not sure about the fence but apart from that, well done all.



It has been wonderful to see Lloyd Park so busy during the Summer and see the new Lloyd Park Café doing so well. They are really doing a great job in making it a pleasant place to spend time and ,at least for me, their coffee and Pizzas are really good.



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BEFORE



AFTER

CVRA Planning Update as of 23rd September 2020

CVRA Local Planning Application Web Site

As previously mentioned the above-mentioned application is live and covers all roads and post codes in your Association's area, it's available for use by all CVRA residents free of charge. The application is updated weekly with all new and currently outstanding planning application information, as well as having multiple search capability of planning history. Also if you want to register your email address within the application, you'll be advised weekly when the Planning Table has been updated, together with a direct link into the application.

The application can be accessed directly from the following web link:

<http://www.localplanningapps.co.uk/croydon/cvra/anupdate/planningtable.html>

Planning

Intensification of Croham Valley Road

The latest proposed development at 8 CVR (9 Flats), together with the currently pending planning application at number 3 CVR (7 Flats), plus the recently approved applications at numbers 5 CVR (2 Blocks of 3 Terrace Houses), 6 CVR (9 Flats) and the land R/O 31-33 CVR (8 Flats) not to mention the almost completed development at number 10 CVR (8 Flats), plus there's a potential development of the Land to the R/O 4 CVR which together with the house is owned by the Croham Hurst Golf Club. Croham Valley Road is not an intensification zone but you would definitely think it was based the afore-mentioned. I've emailed Chris Philp MP about this over intensification of Croham Valley Road.

Planning Area A

The Croft, 3 Binfield Road

This new planning application is for the demolition of the existing bungalow and replacing it with a pair of semi detached houses one 5 bedroom the other 3 bedroom. It's my opinion that the new owner of this property who has not lived in the property has bought it solely with the intension of developing the site and following the planning pre-application advice there's a reasonable likelihood that approval will be granted. New updated documents for this application were submitted in July 2020, well after the expiry of the consultation period. This application was Approved under Planning Dept delegated authority on the 10th July 2020. Construction work has not yet commenced.

15 Campden Road

This planning application is for the development of the land beside 15 Campden Road which has been vacant for a good number of years, although in March 2017 there was a planning approval granted for 5 flats which is still currently valid; this approval has established a presumption of development on the site. The new proposal is also for 5 flats with 2 parking spaces. Construction work has not yet commenced.

As expected this Planning Application was Approved under Planning Dept delegated authority on the 7th August 2020. Construction work has not yet commenced.

39 Castlemaine Avenue

New Planning Application for the change of use of an existing annexe to a separate residential dwelling.

This application was Refused under Planning Dept delegated authority on the 9th April 2020; however the applicant has lodged an Appeal.

50 Castlemaine Avenue

Planning approval was given in June 2019 for the demolition of the existing house and replacing it with a building of 9 flats and 4 parking spaces. Construction work has not yet commenced.

51 Castlemaine Avenue

New Planning Application for a Single Storey Front Extension, part Single and part Two-Storey Side Extension, Single Storey Rear Extension, Two Rear Dormer Roof Extensions, Front Rooflights and External Alterations.

This application was Approved under Planning Dept delegated authority on the 10th August 2020.

Coombe Wood School

Due to virus related delays the completion of the permanent buildings will be delayed again. It is expected that the work will be completed early in 2021. To help speed up the work the staff and pupils will relocate the empty St Andrews School for the Autumn 2020 and Spring 2021 terms.

The School have published their "Overspill Parking" plans for events such as parent's evenings. The publication of a plan was a condition imposed upon the School by Croydon Planning Committee at the time of granting of planning permission.

The proposed solution for the school's overspill parking is wholly inadequate. To meet this planning condition by just suspending the coach and drop off bays in their main car park will only increase capacity by 18 spaces, from 96 to 114 cars.

Special school events such as open days/evenings have been seen to bring 200+ cars into the area, causing traffic congestion in Melville Avenue and surrounding roads. Such traffic mayhem has already been witnessed by residents on previous open

evenings with a high risk of accidents as parents rushed to find a parking place, often across kerbs and blocking driveways.

When the school reaches its planned capacity of 1680 pupils over 7 year groups, parents evenings for even one year (240 pupils) will result in up to 200+ cars. On such an evening, a number of the 114 spaces in the main car park will already have been taken by teaching staff, leaving very few available for events such as this and clearly insufficient to meet the demand.

There is plenty of space on the school site to establish a proper overspill car park, easily fed from the main one. It is the area which will be shortly vacated by the temporary school portakabins and is the obvious solution.

Whilst a cost implication is involved, it is small considering the £30M school build cost and would ensure the school has overspill parking capacity long term to match the visitor numbers for special events.

The Department of Education's agents rejected this solution on the grounds of cost and shortage of time. Due to build delays, the school is now re-locating to another site until January 2021 or later so the time issue of completing such an overspill car park by September no longer applies.

We have asked the Council to reject the solution submitted by the Department for Education's agents and instead insist the condition is met by creating a proper overspill car park on the site of the temporary buildings.

38 Croham Park Avenue

This planning application is for the retention of an existing outbuilding which is a self contained 1 bedroom single storey unit for ancillary use to the main dwelling.

This was Approved on the 10th September 2020.

80 Croham Road

This planning application is for the demolition of the existing house and the erection of two buildings, one of 6 flats with 3 parking bays the other for a terrace of 3 houses with 3 parking bays which by virtue of its bulk, mass and poor design will create an overbearing incompatible development. This follows the withdrawal of an earlier application for 2 buildings comprising of a total of 9 flats. The owner of this property has already paid for Planning Pre-Application advice from the Planning Department. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will hopefully one of our local Councillors.

21 Melville Avenue

The approved planning application is for the demolition of the existing property replacing it with a building of 7 flats with 6 parking bays. The existing bungalow has been demolished and the site cleared ready for construction.

Land R/O 7 and 9 Spencer Road

This new planning application is for the redevelopment of the existing 10 space rear car parking area behind 7 and 9 Spencer which is currently used by the residents of the 10 flats in these properties. It's proposed to erect two semi detached 3 storey 3 bedroom houses with 1 parking space each.

The Planning application has been Withdrawn by the applicant.

Planning Area B

Land R/O 128 and 126 Coombe Lane

This new application is a planning permission in principle for the erection of 7 two bedroom mews houses in the land to the rear of 126 & 128 Coombe Lane. This type of application only provides very limited information and even if this was to obtain approval any development of the site would still be subject to either a Full or Outline Planning Application which would follow the normal planning approval process.

This application was Approved under Planning Dept delegated authority on the 15th July 2020.

55 Crest Road

Planning approval was given in September 2019 for the erection of a 4 bedroom detached 2 storey house in the rear garden of 55 Crest Road fronting on to Croham Valley Road. Construction work has not yet commenced.

Intensification of Croham Valley Road

The latest proposed development at 8 CVR (9 Flats), together with the currently pending planning application at number 3 CVR (7 Flats), plus the recently approved applications at numbers 5 CVR (2 Blocks of 3 Terrace Houses), 6 CVR (9 Flats) and the land R/O 31-33 CVR (8 Flats) not to mention the recently completed development at number 10 CVR (8 Flats), plus there's a potential development of the Land to the R/O 4 CVR which together with the house is owned by the Croham Hurst Golf Club.

Croham Valley Road is not an intensification zone but you would definitely think it was based the afore-mentioned. I've emailed Chris Philp MP about this over intensification of Croham Valley Road.

3 Croham Valley Road

This planning application submitted by Cobalt Construction for the demolition of the existing detached house and the erection of a five storey block of 7 flats with two storeys fronting Ballards Farm Road and with three basement levels going all the way down from Ballards Farm Road to Croham Valley Road plus 7 parking bays, this will add 14 bedrooms and potentially 24 persons. This is a massive over development of the site and a complete eyesore which is totally out of character with all the surrounding area. The developer has already paid for Planning Pre-Application advice from the Planning Department. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an

objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

Land R/O 4 Croham Valley Road

I've been made aware by one of our CVRA residents that the Croham Hurst Golf Club are holding an EGM to propose (among other items) immediately selling the land at the rear of 4 Croham Valley Road to the developer Turnbull with the further intention to sell the house at 4 CVR later stage. They are seeking Members' approval of the following:

- A deal they have negotiated with Turnbull regarding the land behind 4 CVR that gives the Club an initial £3K and a further £329K once planning permission has been granted.
- Now understand that the EGM has taken place and approved the sale of part of the land behind 4 CVR to Turnbull.
- Then subsequently putting the house at 4 CVR on the market within the next 12-18 months.

5 Croham Valley Road

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the demolition of the existing house and the erection two blocks of 3 houses with accommodation in the roof spaces. One block will front on to Croham Valley Road being 4 floor 4 bedroom houses with only 2 parking bays, the other block will front on to Ballards Farm Road being 3 floor 3 bedroom houses with 2 parking bays. Construction work has not yet commenced.

Further the developer Sterling Rose has also put the site up for sale with Acorn Commercial for £1300K but that they would consider offers to sell as two separate plots. A resident who spoke to Acorn about this was advised that they still think it's Sterling Rose's intention to develop the site themselves but that SR were just "testing the waters".

6 Croham Valley Road

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the demolition of the existing house and the erection of a two storey building comprising of 9 flats with accommodation in the roof space plus 8 parking bays. Demolition of the existing house commenced within one week of the approval with foundation / footings work now underway.

You Are Invited To Attend the 52nd Annual General Meeting of the Croham Valley Residents' Association

All members and residents of The Croham Valley Residents'
Association area are welcome

**Via Teleconference Wednesday 11th November 2020 at 8pm – go to
cvra.org.uk for link**

Chris Philp MP will address the meeting at 8pm (time permitting)

His Honour William Barnett QC will chair the meeting. Anyone wanting to be an officer or member of the committee must be nominated. Nomination forms are below and can be sent to Jeremy Gill at 27 Castlemaine Avenue CR27HU

Agenda

1. To confirm the minutes of the 51st AGM held on 23rd October 2019.
Link: <http://cvra.org.uk/minutes-agm/>
2. To consider any matters arising.
3. Treasurer's report and Annual Statement of Accounts for 2019/ 2020.
Link: <http://cvra.org.uk/minutes-agm/>
4. To elect Honorary Auditor for 2020/ 2021.
Mr Jaffer A. Kapasi OBE FFA has kindly agreed to be re-proposed.
5. Chairman's report for 2019/2020.
Link: <http://cvra.org.uk/minutes-agm/>
6. To elect the President and up to 4 Vice presidents for 2020/ 2021.
His Honour William BarnettQC has kindly agreed to be re-proposed.
7. To elect the Chair, Vice Chair, Honorary Treasurer and Honorary Secretary for 2020/2021.
Mr Jeremy Gill has kindly agreed to be re-proposed as Chairman.
Ms Wendy Love has kindly agreed to be re-proposed as Honorary Treasurer.
8. To elect Members of the Association to serve on the Committee for 2020/2021
Mr David Rutherford, Ms Linda Oram, Ms Sara Pevsner and Mr Paul Sowan all kindly agreed to be re-proposed as Committee Members

9. Any other business

Croham Valley Residents' Association
Nomination of Officers and Members of the Executive Committee for
2020/2021

NAME.....is nominated for the position of.....

Proposed by.....

Seconded by.....

Signature.....

Date.....

Planning Update - Continued

8 Croham Valley Road

This new planning application is for the demolition of the existing house and the erection of a three storey building comprising of 9 flats plus with 9 parking bays. This is a massive overdevelopment of the site due to its bulk, mass and dominating appearance that will create an overbearing incompatible building that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene which will add 21 bedrooms and potentially 30 persons. A good number of local residents and the CVRA will be objecting to this application plus one of our local Councillors has raised a referral. Again the developer has already paid for Planning Pre-Application advice from the Planning Department. The developer has already paid for Planning Pre-Application advice from the Planning Department. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

10 Croham Valley Road

The construction of this block of 8 flats appears to have been completed.

Land R/O 31-33 Croham Valley Road - Fronting on to Ballards Rise

Planning approval was granted on the 27th February 2020 at the Planning Committee meeting for the development of the land to the rear of 31/33 Croham Valley Road for the erection of 2 two storey detached buildings with accommodation within the roof space comprising of in total 8 flats. Construction work has not yet commenced.

219 Farley Road

This new planning application, although just outside our area is for the demolition of the existing house and the erection of a four storey building comprising of 9 flats with only 5 parking bays. The proposed development by virtue of its bulk, mass and excessive height versus the neighbouring properties will create an overbearing incompatible building that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene plus it has a very unattractive, irregular shape and a contemporary style. Clearly the lack of off road parking provision is another concern where the developer is suggesting that vehicles could be parked some 200+ metres away on the non bus route part of Croham Valley Road and also Ruffetts Close. The developer has already paid for Planning Pre-Application advice from the Planning Department. The CVRA has objected plus there have been 99 resident objections and a Councillor referral. We're currently waiting for a date for this application to go before the Planning Committee, at which time David Rutherford will speak as an objector on behalf of the CVRA and the local resident objectors, as will one of our local Councillors.

Planning Area C

148 Ballards Way

Following the approval in December 2018 for the demolition of the bungalow and the erection of a building of 8 flats, the construction these flats is now well advanced and up to the roof level.

11 Chapel View

This new planning application for the erection of a large two storey extension which has balconies at the first and second floor levels as well as adding back the rear conservatory to the proposed extension. Further this house sits well above number 13 (Christine Holland) due to the steep incline of the road and the house has previously had two extensions, one for the erection of single/two storey side/rear extension, the other for a conservatory and in addition there's a loft conversion. The original house had 3 bedrooms but currently now has 7 bedrooms and the new proposal is for the house to be extended and reconfigured to have 9 bedrooms which is a massive over development of this house, which is totally unacceptable.

This application was Refused planning approval under Planning Dept delegated authority on the 15th July 2020.

29 The Ruffetts

This planning application is for the erection of a large rear extension projecting out 6 metres from the rear wall of the original house with a height of 3 metres. Because of the incline of the road this property site well above 31 The Ruffetts and has an overbearing effect both on 31 and 27 The Ruffetts. This application was refused permission on the 10th July 2020 which can be summarised as follows:

- The proposed works would be detrimental to the amenities of the occupiers of 27 and 31 The Ruffetts by reason of the height, depth and massing of the proposed extension resulting in an unacceptable loss of outlook and an overbearing impact on the rear habitable rooms and rear amenity space.

Prior to the afore-mentioned refusal being decided upon, a new planning application has been submitted by the applicant on the 6th July 2020 which is almost identical other than some cosmetic changes. Because of the incline of the road this property sits well above 31 The Ruffetts and has an overbearing effect both on 31 and to a lesser extent 27 The Ruffetts. As expected the latest Planning Application has been Refused under the Planning Dept delegated authority on the 14th August 2020.

29 The Ruffetts

Further another new planning application has just been submitted for this property being the fourth application this year, two of which are mentioned above having been

Refused, the other being a Loft Extension which was Granted under a Certificate Lawful Use or Development. This latest application is for a Two Storey Front, Side and Rear Extension plus a Single Storey Rear Extension, these are large extensions and will have an even greater overbearing effect particularly on number 31 as number 29 sits well above due to the incline of the road. The CVRA will be raising an objection.

Planning Other

Government White Paper August 2020 – Planning for the Future

- Below is the link to this document:
<https://www.gov.uk/government/consultations/planning-for-the-future>

Croydon Local Plan Review

Due to be adopted in 2022, the review will update the vision and strategy for Croydon's growth up to 2039 and set out how the council will continue to deliver much-needed new homes, jobs and community facilities.

The first stage of the review was to gain feedback from the community with a period of consultation referred to as the Issues and Options consultation. This took place between November 2019 and January 2020 and is now closed.

All representations made during the consultation period are now being reviewed and will be used by the Spatial Plan to shape the Local Plan Review Preferred Option

The Preferred Option will be published during a second period of consultation late 2020. At this time a summary of what we heard during the Issues and Options consultation and the subsequent decisions that have been actioned will also be published.

The Local Plan Review will be submitted to the Planning Inspectorate for Examination early in 2021 and adopted in early 2022.

Further information on the status of the review will be uploaded on to the Council site as the programme continues.

Croydon - Local Plan Partial Review – Call for Evidence on Local Green Spaces

- Only site within our area that was under this category is The Ruffet, which many residents provided information back to the Council on why this site should have some level of protection to safeguard it from potential development. We're still waiting to hear if this has been successful.

Croydon Planning - Some Changes Detected

- Since the start of 2019 across the South of the Borough 30 planning applications for the demolition of detached properties to be replaced with up to 9 flats or a mixture a of both flats and houses have been refused planning approval under the Council's delegated authority or at Planning Committee meetings and another 22 similar planning applications have been withdrawn, presumably in many case because of advice from the Planning Department that they were not going to obtain approval.
- There continues to be many more planning applications from developers for the conversion of larger houses into flats and at the same time adding extensions to these houses, this is also happening to a much lesser extent even with semi detached houses. Also there has been a marked increase in the number of applications for the conversion of properties into Houses of Multiple Occupancy (HMO'S)



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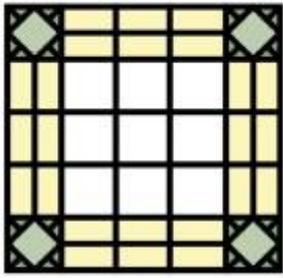
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News from other Residents Associations within the Borough

Below are extracts from an article in the current Park Hill Residents Association about retailing in Croydon. Very well written.

Decline And Fall – Retailing in Croydon

In the 1970s, you had to be in the Fairfield Halls car park on a Saturday morning by 9.30am to get a space. Leave it much later and you'd be exiled somewhere on the outer edge of town – with a long trek to your favourite department stores. There were three – Grants for the splurge, Alders for the wide range and Debenhams – formerly Kennards – for the in-between – plus of course Marks. Croydon was a suburban success story which easily beat off its rivals like Sutton or Bromley

Now There isn't even a car park at the Fairfield Halls any more. The department stores have all gone. John Lewis didn't bother to re-open its modest store on the Purley Way after the lockdown ended and the Whitgift Centre – once the height of urban architectural fashion - is full of empty shops. The only flourishing store seems to be Primark. The Chief Executive of Marks started his career in Croydon but does not seem to have found the recipe for bringing back the customers to the store.

Croydon Council became complacent and didn't seem to realise that people got fed up queuing for a shabby car park on a Saturday – especially when the traffic got even worse when the tram system was being built. It cost more to park in Croydon than it did elsewhere – and once Sunday opening began, why not go to Bluewater and park for free? The Council got obsessed with an arena for Croydon and neglected the rest of the town centre. Somehow the tram failed to attract new shoppers to Croydon. It was in fact easier to get the tram to the new stores on the Purley Way. And the opening of Ikea added to the attractions there – and away from the town centre. Croydon long hoped for a new beginning in the town centre– a Westfield Centre to replace the Whitgift Centre and Centrale – hinged on a large John Lewis department store. But is there a future for department stores in Croydon or anywhere else?

For many years now Croydon has pinned its faith on the Westfield project - a large John Lewis department store which would act as a magnet for shops and homes on the Whitgift and Centrale sites and which would bring the crowds back into Croydon. Even ten years ago it was an old-fashioned view of shopping patterns and now it is simply out of date. The scheme has been repeatedly postponed and it now seems very unlikely that this will be built in the current climate. What's the point of a big store if everyone is shopping from home? If John Lewis can't succeed with a small store on the Purley Way, what prospects are there for a bigger store downtown?

And yet we want a town centre which is more than vans from Amazon, Ocado and Tesco delivering packages to those massive blocks of flats with all the charm of North Korea's finest. We accept that the town centre must be financially viable – but need it be so ugly? Name an attractive commercial building erected in Croydon in the last ten years? Most of the new buildings seem designed to yield the maximum letting space with the least visual appeal.

A town centre is more than anonymous blocks of flats. It is a place which brings people and businesses together – a community with markets, pubs and cafes, attractive small shops, cinemas and restaurants, well- maintained common spaces and facilities for young and old. We made a start with the refurbishment of the Fairfield Halls – and we can do more. Let Croydon be the suburban success story it was in the 1970s - but in a very different world.

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Nature Notes



Your body is composed of trillions of individual cells, each with its own task in keeping you alive. Now imagine a single cell which can change shape and move about, keeping itself alive by engulfing bacteria, yeasts and other minute particles of organic matter. This is the microscopic Myxamoeba stage in

the life of a Myxomycetes slime mould. After feasting on a plentiful supply of nutrients this haploid cell, which contains only half the genetic information needed for sexual reproduction, might split into two identical clones (mitosis), and, so long as conditions are suitable, the process can continue to produce more and more haploid cells. In mammals the haploid cells are either egg or sperm but in slime moulds there can be many mating types which can come together in appropriate combinations to form a diploid zygote containing full genetic information. When food begins to run out or other conditions change the zygotes congregate together to form a plasmodium, which is now visible to the naked eye, and in turn this results in the appearance of stalked sporangia which contain the spores. The released spores divide by meiosis which gives half the genetic information to each of the resulting haploid Myxameoba cells, and the cycle is complete.

The above is a **simplified** description of the life of a slime mould.

A casual naturalist, which most of us are, will occasionally come across the plasmodial stage of a slime mould on vegetation, logs, stumps and trunks of trees so which species are we likely to see? I have to start with the world-wide, bright yellow, *Fuligo septica* – also known colloquially as Dog Vomit slime mould, Caca de Luna,



demon droppings, snake poo or, by more polite authors, Flowers of Tan (this last name appears to come from the slime mould turning up on the piles of Oak bark used in the tanning process). As the spores begin to develop the bright yellow is broken up by patches of black and eventually the

whole thing disappears. *Mucilago crustacea* is a yellowish mould which looks rather like porridge spread over vegetation and, as with the *Fuligo septica*, will develop black patches when sporulating. *Ceratiomyxa fruticulosa* in close-up is a pretty arrangement of white starry shapes when seen on the surface of a log. A white hemi-spherical blob like a piece of expanded polystyrene on the trunk of a tree is probably *Reticularia* (or *Enteridium*) *lycoperdon* – False Puffball. *Lycogala* species are small spherical blobs, salmon pink in the case of *L. terrestre* – Wolf’s Milk, and bright red for *L. epidendrum* – Toothpaste slime, both species will rapidly become a greyish colour. Photographs of these and others can be seen at the end of the Fungi section on the Friends of Selsdon Wood website.

A more enthusiastic slime mould detector will need to do much more work to find and identify many other species. Many are very small, perhaps 2 or 3mm high, and are hidden under piles of moist leaves, in the moist patches under logs, or as dry resting microcysts (haploid) or sclerotia (diploid). One suggested technique is to cut a piece of bark from a living tree or from a log and to keep it in moist conditions to watch what species develop.



A delightful little book by Sarah Lloyd “Where the slime mould creeps” covers her discoveries near her home in Tasmania. There are many photographs including several taken of the same slime mould at intervals to show the changes that take place over a relatively short time. In the UK the best book is “The Myxomycetes of Britain and Ireland” by Bruce Ing. It has been out-of-print but has been re-printed in 2020 as an enlarged edition with the addition of 54 colour pictures. Apart from detailed descriptions of hundreds of slime moulds there is good advice on where to find specimens, how to culture them and how to examine them to get an identification using a hand lens and a microscope. October is possibly the best month to find slime moulds.

Ted Forsyth, August 2020

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530 London Road
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Parkway Health Centre
Parkway
New Addington
CR0 0JA

Croydon Council

Bernard Weatherill House, 8
Mint Walk, Croydon CR0 1EA

General enquiries: 020 8726
6000

Lines are open: Monday to
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www.croydon.gov.uk

Purley War Memorial Hospital

856 Brighton Road, Purley,
Surrey, CR8 2YL
020 8401 3000
croydonhealthservices.nhs.uk

Councillors for South Croydon Ward

Cllr. Maria Gatland, Cllr.
Michael Neal, Cllr. Jason Perry

Councillors for Selsdon & Addington Village

Cllr. Helen Pollard,
Cllr Robert Ward

All the Councillors can be contacted either on the web (My Councillor Croydon) or by post: c/o Town Hall, Katharine Street, Croydon, CR0 1NX.

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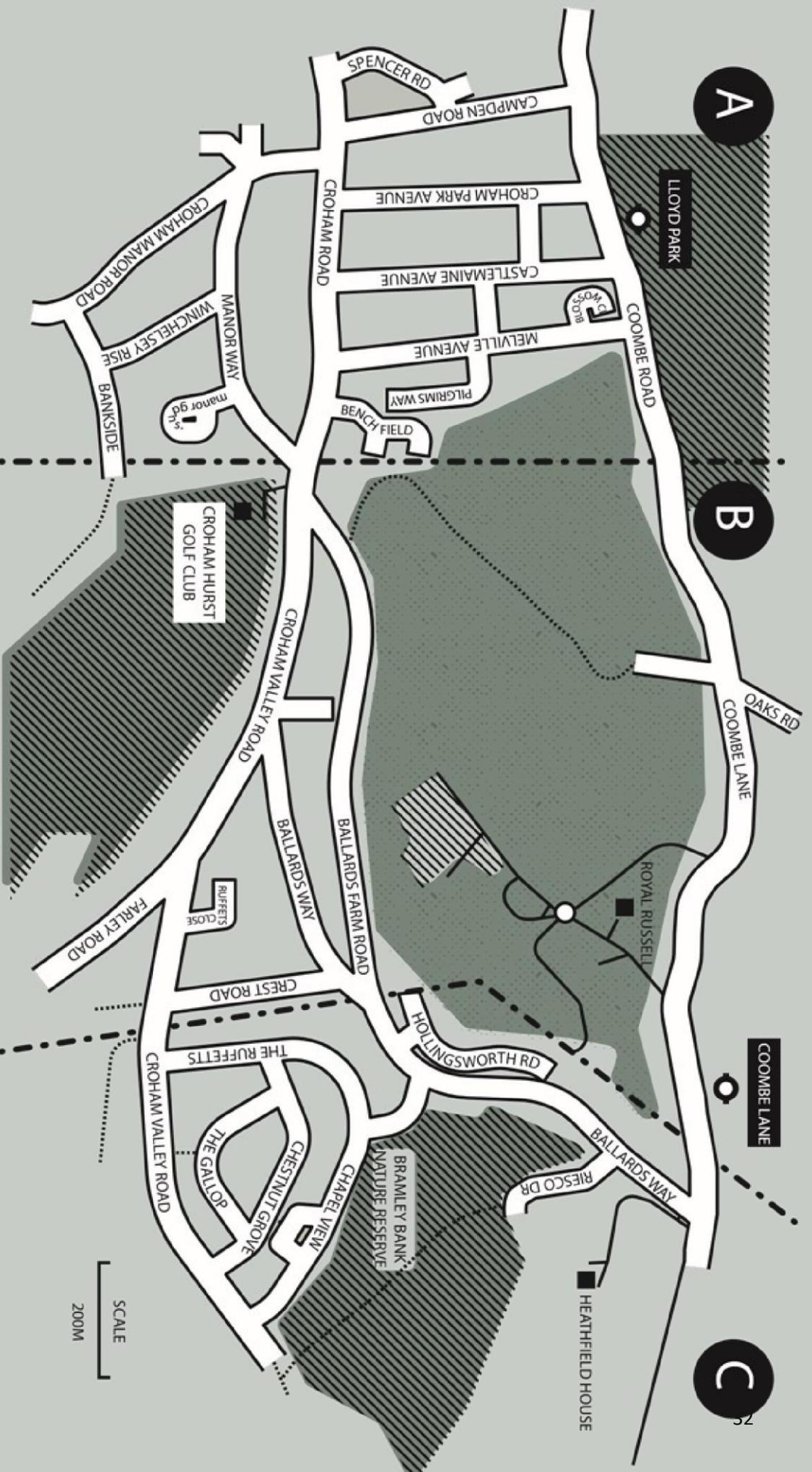
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Old large wheelie bin: plastic, glass, metal. Collection fortnightly

New small wheelie bins: landfill. Collection fortnightly

Textiles should be bagged and left out for collection weekly

www.croydon.gov.uk/environment



The above map indicates the areas that are covered by each association's representatives in respect of planning application or any other matters of concern. The phone numbers to contact for each area are as follows:

- A. 020 8688 9558 / B. 020 8657 8787 / C. 020 8657 6585