

CROHAM VALLEY

RESIDENTS' ASSOCIATION

Spring and Summer 2021 Newsletter



Do you want to reduce speeding traffic in our roads?

Contents

General Information	3
Speeding Traffic in our roads	4
Can you help	6
Covenants Everywhere	7
Campaign for an Elected Mayor	11
Planning	12
Old map of Croham Heights Estate	27
Rights Granted and Reserved in The Gallop	28
From "Inside Croydon"	29
Useful Information	31
Area Map	Back cover



Hairdressing in Selsdon in 1928

Croham Valley Residents' Association Committee

President	<i>His Honour William Barnett QC</i>
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Member	<i>Sara Pevsner</i>

Hon. Auditor *Jaffer Akberali Kapasi OBE FFA*

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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.

Speeding Traffic on our Roads

Is there too much speeding traffic on our roads? Can we do anything about it?

I have lived in Castlemaine Avenue for 25 years. In that time traffic has increased from practically nothing to a steady stream. The opening of Coombe Wood School, the no-entry into Melville Avenue from Coombe Road, and the new traffic lights and pedestrian crossings on Croham and Coombe Roads, have caused the latest increases especially at dropping off and collection times - and we are still only have three year groups out of seven currently at the school.

I assumed there was nothing we could really do about these increases until a resident in Campden Road mentioned the amount of speeding traffic in his road had increased and the fact that the Council policy is not to discourage speeding by use of cameras in residential roads.

So we discussed whether we could use the Governments "Low traffic Neighbourhood" scheme (LTN) to help us.

The LTN was an initiative set up by the Government in early 2020 to promote less car use and more cycle and pedestrian use of neighbourhood roads. It was actively taken up by Transport for London (TfL) and Croydon is one of 20 Boroughs being funded by TfL as part of its Streetspace initiative. The Streetspace initiative includes LTNs as well as Speed Awareness Zones and other measures.

On the Council's Streetspace page it lists 16 roads which are currently in operation as LTN roads.

An LTN road is one where one end of it is closed off either to everybody or just non-residents. There has been much debate on some of the implementations of the schemes in the North of Croydon, however councils across the country have implemented a range of different schemes which have really helped improved residential areas.

Within Croydon they have typically enforced the LTN by putting planters or gates across one end of the road. This - obviously - stops all through traffic as well as forcing residents and visitors to access the road through the other end. There

are also newer schemes. The newer schemes involve cameras and permits replacing the planters. One of these is the Broad Green Zone. Residents are allowed to apply permits for up to three cars per address within the Zone. These permits are free. Residents' cars are then allowed to access all roads in all directions. Visitors and delivery vehicles are allowed to enter and of course exit but must not cross the camera, or cameras positioned within the zone. Visitors need to know what they are doing and signs need to be clear.

Other Councils also use camera based schemes, but also use other traffic calming measures.

Now before I get your hopes up I have to say we are behind the curve at the moment and the Council is currently only looking at the operation of the existing schemes and not looking for nominations for new schemes.

However I suspect this is an idea that is not going away and I want us to be in a position to lobby for our area when new schemes are being considered.

So which of our roads could be eligible for such a scheme? If you look at the TFL Strategic Neighbourhood Analysis from June 2020 it shows that within our area the following residential roads are designated as the highest level – “Very High” - of through traffic.

Birdhurst Road and Rise; Campden/Spencer Road; Croham Park Avenue; Castlemaine Avenue; Melville Avenue.

The following residential roads in the south of our area are designated as the next level down – “High”- through traffic.

Ballards Way; Croham Valley Road above the junction with Farley Road and the roads in between ie Crest Road, Chapel View etc.

Lastly Croham Manor Road is also designated as – High - through traffic.

These three groupings of roads seem relatively separate and could be considered separately.

However I do not want to prejudice your thoughts any further as your local Councillors will be performing a survey on this issue before the end of the year. So all I ask is for you to have a think and to be ready to give them your views when they come asking.

Please support Croham Valley Residents' Association

We thank those residents who have donated in 2020. If you have not please
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!!.

Covenants Here, Covenants There, Covenants Everywhere

Whilst other residents' associations in the Borough of Croydon feel powerless to prevent overly intrusive development within their areas, here within the CVRA area we are learning more about the covenants we have which might help us prevent the excesses we have seen elsewhere. We have at least four sets of covenants which we know about.

The first set of covenants cover the houses comprising "Croham Heights". Croham Heights starts at the golf club and covers all the houses going up the hill to Selsdon, the houses at the bottom of Ballards and finally the houses in Crest Road. The estate was mostly built in the late 1920s. A map of the estate is shown later in this newsletter.

These covenants are called the Walton Heath Covenants as the land was previously owned by the Walton Heath Land company which is now part of Costains. The covenants say all plans must be approved by the Walton Heath Land company. These covenants essentially say one house per plot. The wonderful thing about these covenants is that they have been tested in court.

In 2001 a group of residents challenged a re-development in Ruffets Close. The case went to appeal and the judgement was firstly that the covenants were the type that could be enforced and second that certain residents could enforce the covenants.

Residents close to 219 Farley Road have notified the developer who is proposing to develop 219 Farley Road that they will be in breach of these covenants. They are awaiting a formal response. I also suspect the new plans for 219 Farley Road have not been approved by someone at Costains!

The second set of covenants are called the Croham Park Estate Covenants. The Croham Park Estate comprises Castlemaine Avenue, Melville Avenue and parts of Coombe and Croham Road between them. This land was bought by Douglas Young from the Whitgift Foundation in 1905 and individual plots were sold off over the next couple of decades. The covenants here restrict development to "single dwelling houses".

Here the plans for any development have to be approved by the "Vendor, his heirs executors administrators or assigns and to pay a fee of £1.1.0. to the

Vendor or his Architect for approval of such plans." There is no evidence of any heirs active in the area. Therefore I expect the original houses in the estate were approved by Douglas Young but presumably all the recent infill houses were not, but at least they are single dwelling houses.

Residents of Croham Park Estate who are on retained land have notified the potential developer of 50 Castlemaine Avenue that they believe the plans contravene the covenants. The residents are awaiting a response.

The third set of covenants comprise the houses around the back of the Old Whitgiftians Playing Fields. Here the land was also owned by the Whitgift Foundation but the plots seem to have been sold off individually to the first owners with no middle man involved. The covenants state the usual single dwelling house restriction but also that the surveyors of the Whitgift Foundation must approve all development plans.

A few years ago a developer was interested in a house at the bottom of Winchelsea Rise but was put off after the nearby residents pointed out the covenants. Now a developer has had plans approved for 80 Croham Road approved by the Council. It has the Whitgift Foundation Covenants. We are currently looking at ways of enforcing the covenant and have asked the Whitgift Foundation to not approve the plans for this re-development. We are awaiting a response.

The fourth set of covenants concern the top of Ballards Way. At the moment we know little about these covenants. We do know that 148 Ballards Way - on which flats have just been built – has a covenant for “private dwellinghouses” with each of these “on not less than half an acre”. The covenant on this land was registered by Charles Henry Goschen on the 24th September 1919.

Unfortunately it might be too late to try to enforce this covenant

What we do know is that these covenants might have been required as a result of the sale of this land (and also much of the whole of what is now the CVRA area) in May 1919 by the Trustees of the estate of C.H.Goschen esq. See below.

More on this in another issue.

By direction of the Trustees of the Will of the late C. H. GOSCHEN, Esq.

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With beautifully undulating Lands, suitable for Market Garden and
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BEFORE



AFTER

Campaign for an Elected Mayor for Croydon

There will be a Borough wide referendum vote on the 7th October to see whether the voters of Croydon want to change the existing system of who is in charge of Croydon. You will receive the details of the vote through your letterboxes sometime leading up to the vote.

At present the Leader of the Council is one of the councillors from the party with the majority of elected councillors – currently Labour. The Leader of the Council and their Cabinet effectively run the Council.

If we vote to change to have an elected mayor we still have Councillors but the Mayor is in charge. Full Stop!

The argument for having an Elected Mayor is that the mayor will be accountable to the whole of Croydon because each candidate will need to appeal to as many of the voters as possible.

My understanding is that the October referendum vote is a simple majority decision if one more voter wants a mayor then we will get one.

And we will get one in 2022 when the next Croydon Council elections take place.

If you are in favour of an elected mayor and want to help the campaign then please contact democ.org.uk

Your committee are in favour of a mayor as we believe the current system of governance has not worked in Croydon!

In order to preserve some balance I have looked for a site of an organisation campaigning for a NO in the October referendum to provide you with but I can not find one as I type.

CVRA Planning Update as of May 2020

CVRA Local Planning Application Website

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 Area A

The Croft, 3 Binfield Road

This planning application is for the demolition of the existing bungalow and replacing it with a pair of semi detached houses, one a 5 bedroom the other a 3 bedroom, which was Approved under Planning Dept delegated authority on the 10th July 2020. **The Construction Logistics Plan (CLP) has just been submitted for approval so demolition and construction work will be starting shortly.**

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 has now lapsed but did established a presumption of development on the site. The new proposal is also for 5 flats with 2 parking spaces and as expected this Planning Application was Approved under Planning Dept delegated authority on the 7th August 2020. Construction work has not yet commenced.

44 Castlemaine Avenue

This new planning application is for very considerable alterations and enlargement of this property.

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. **In spite of the planning application approval we're continuing to fight this development.**

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 issue that the School were going to have car parking charges for users of their facilities at weekends and evenings which would have caused a car parking issue in the nearby roads has been resolved with a change of mind by the School following David Pescher's active lobbying.**

6 Croham Park Avenue

This planning application was for very considerable alterations and enlargement of this property with an unacceptable roof design. **Subsequently this application was refused on the 12th February 2021 under the Planning Dept Delegated Authority.**

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. **This application went before the Planning Committee on the 22nd April 2021 at which it was approved. In spite of the planning application approval we're continuing to fight this development.**

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.

Planning Area B

Land R/O 128 and 126 Coombe Lane

This planning permission in principle (PIP) application for the erection of 7 two bedroom mews houses in the land to the rear of 126 & 128 Coombe Lane was Approved under Planning Dept delegated authority on the 15th July 2020. As this type of application only provides very limited information and although approved it would still be required to have either a Full or Outline Planning Application which would then follow the normal full planning approval process.

Land R/O 55 Crest Road Fronting on to Croham Valley Road

This planning application was submitted by the developer Red Banksia is for the erection of a terrace of 4 two storey 3 bedroom houses with accommodation in the roof space in the rear garden of this property fronting on to Croham Valley Road. This is a massive overdevelopment of the site which will add 12 bedrooms and potentially 20 persons without providing any off road parking. There's a presumption of some development in this back garden due to an approval given in September 2019 for the erection of a 4 bedroom detached 2 storey house in this rear garden. We now understand that the owners of 55 Crest Road may have committed to sell part of their rear back garden to the developer. There have been 191 resident objections to this application, including 3 objections from the owners of 55 Crest Road which is somewhat strange. 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.

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. **This application went before the Planning Committee on the 3rd December 2020 at which it was approved. Construction work has just commenced on the site.**

Land R/O 4 Croham Valley Road

The Croham Hurst Golf Club EGM has taken place with the approval of immediately selling the land at the rear of 4 Croham Valley Road to the developer Turnbull with the further intention of selling the house at 4 CVR sometime later.

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 floors 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. The existing house has now been demolished **with considerable excavation taking place on the site.**

At the same time Sterling Rose continue to try to change the design of the 3 houses fronting Croham Valley Road from 4 floors to 3 floor houses and to what we consider to be a better appearance but have not been successful in obtaining approval up to now and are on their third attempt.

The next door neighbour at 7 CVR continues to have problem with the construction contravening various agreed conditions, Planning Enforcement are involved and have warned the developer Sterling Rose that they will take action if there're any more breaches.

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 and **now construction work has moved at a great pace on this site with it already up to the roof level.**

8 Croham Valley Road

Planning approval was granted on the 3rd December 2020 at the Planning Committee meeting for the demolition of the existing house and the erection of a three storey building comprising of 9 flats plus 9 parking bays. This is a massive overdevelopment of the site which will add 21 bedrooms and potentially 30 persons. The existing house has already been demolished with work now commenced on the foundations.

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. The original developer Silverleaf has now on sold the site to another developer Croham Valley Ltd late last year for £1100K. Construction on the site is underway with considerable excavation having taken place and with foundations and the erection of retaining walls completed.

37 Croham Valley Road

The developer Silverleaf has taken out an option to purchase the bottom of the rear garden of this property which is currently land locked.

Land R/O 35 and 37 Croham Valley Road - Fronting on to Ballards Rise

Just received this new outline planning application has been submitted by Silverleaf Group which is for the erection of 2 two storey buildings with accommodation in the roof spaces comprising of a total of 9 flats with the provision of 7 parking spaces. This is a back garden development that's an over development of the site by virtue of its bulk and mass with the two buildings plus the 7 off road parking bays concreting over approximately 90% of the total site area. This development is very similar but on a smaller site than that under construction at Land R/O 31 and 33 Croham Valley Road which also fronts on to Ballards Rise. The proposed development will add an additional 18 bedrooms and potentially 28 persons.

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 132 resident objections and a Councillor referral. This application went before the Planning Committee on the 25th March 2021 at which it was approved. In spite of the planning application approval we're continuing to fight this development.**

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 of these flats is now completed with the flats being marketed for sale.**

155 Ballards Way

This new planning application from F & K Developments Ltd is for the demolition of the existing house which they've already purchased. This is for the erection of a 2 storey building with accommodation in the roof space of 5 flats (3 x 4B 1 x 1B) which is an over development of the site. The developer has sought pre-application advice from the Planning Department, the initial two applications were for 9 flats, however in order to get a somewhat positive response the application has been reduced to 5 flats.

187 Ballards Way

There was a planning application approved in January 2020 for considerable alterations to this house, work has now commenced and if you didn't know it you would think that the house was being demolished as there's currently not much left standing.

6-8 The Gallop

This new planning application from Macar Developments is for the demolition of 2 small detached bungalows and the erection of 4 two storey 4 bedroom semi-detached houses with accommodation in the room spaces and a terrace of 5 two storey 3 bedroom houses. This is a massive overdevelopment of the site that will add 31 bedrooms and potentially 44 persons. Even before the application had been submitted 8 The Gallop had been cleared of trees including specialist trees of 2 silver birches and a pine tree that should have been saved. The developer has already paid for Planning Pre-Application advice from the Planning Department, however the Planning Department has not yet replied to the developer. The CVRA has already lodged an objection and Cllr Helen Pollard has raised 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. There have been 300 resident objections to this application.

1 The Ruffetts

This planning application was for the demolition of the existing house and the erection of two buildings comprising 5 new flats (1 three bed 4 one bed) and a pair of 3 bedroom semi-detached houses with accommodation in the roof spaces. This is a massive overdevelopment of the site due to its bulk and mass 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 10 bedrooms and potentially 21 persons. There have been 199 resident objections to this application, including Chris Philp MP. Subsequently this application has been refused on the 20th January 2021 under the Planning Dept Delegated Authority with no less than 9 different reasons for refusal.

Planning Other

Croydon Planning - Further Changes Detected

Since the start of 2020 across Central and South of the Borough 42 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 with of these 19 refusals taking place between December 2020 to April 2021. Further another 19 similar planning applications have been withdrawn, presumably in many cases because of advice from the Planning Department that they were not going to obtain approval. There has been a definite shift of late with many more refusals for blocks of flats and as a result of this developers this year are submitting more application for houses or a mixture of both houses and flats, particularly as there's a glut of flats for sale which don't seem to be selling easily.

Croydon Alliance of Residents' Associations (CARA)

This recently set up Croydon Alliance of Residents' Associations have held a number of Zoom Meeting which has been very useful with sharing information with a number of interesting things coming out these meetings and subsequent email exchanges across the Group, particularly as follows:

Brick x Brick

It's understood that Croydon Council is in advanced talks with the developer Urban Splash about a sale of Brick x Brick, the local authority's house building business.

The following web link from Inside Croydon has an article on the Brick x Brick proposed sale and other interesting facts about the whole B x B fiasco which is the main reason the Council had a budget overspend of £66 million with the Government having to bail them out to the tune of £129 million:

<https://insidecroydon.com/2021/05/07/going-to-the-lowest-only-bidder-council-finds-buyer-for-bxb/>

Also it's worth referring to an earlier web link from Inside Croydon that has an article about Chris Philp MP asking Whitehall to investigate cheap land sales to Brick x Brick.

<https://insidecroydon.com/2019/07/31/mp-philp-asks-whitehall-to-investigate-cheap-land-sales-to-bxb/>

It is understood that the sale would wipe out almost all of the Council's debt related to Brick x Brick, however it's also understood that the Council will have to cover the Fairfield Halls overspend of £43 million which was also miss managed by Brick x Brick and is still not operational.

A report by Grant Thornton revealed that more than £200 million had been lent to Brick By Brick, but that no dividend nor interest payments had ever been made – including an interest payment originally due in spring 2019. It also found that Brick x Brick repeatedly pushed back the date by which it expected to cover its own funding from housing receipts, and the date at which it would repay its loans to Croydon Council.

Brick x Brick has been in receipt of land sales of publicly owned land at far below market value with reportably some sites sold by the Council to Brick x Brick for as little as £1:00

Another Resident’s Association made the following observations which are spot on, as follows:

The effects of the proposed Brick x Brick sale that are not being mentioned are the following:

- **The losses to the Council for selling B x B will clearly be significantly more than the mentioned £40 million, as the discount-to-market-value of the land that has been sold to Brick x Brick is being conveniently ignored.**
- **The proposed buyer gains a gold-mine – numerous development plots that are held on the B x B balance sheets at below market value – these will gain higher than average profits for years to come as they are built out.**
- **This will result in the transfer of publicly owned land, much of it of high amenity value to the residents of Croydon to the private sector. We can reasonably assume that the buyer will have little regard toward “amenity value” and will simply want to maximise profits. So our local communities loose this amenity for absolutely no gain (whether financial for the borough, or some hypothecated benefit to the wider community).**

In short this smacks of the sweeping the problem away at whatever cost to get B x B out of the media and stop it from being an ongoing embarrassment to the administration. This is the cost of trying to repair “political reputation” - but it’s a cost that we all as residents suffer.

Paul Scott in Power Cut as he’s “Purged” from the Planning Committee

Scott’s removal from all positions of influence in planning will be met “with a sigh of relief” according to one organisation of residents’ associations, while the council’s Conservative opposition greeted the news by saying that Scott’s toxic legacy “will be felt in Croydon for generations”.

The link to the article is:

<https://insidecroydon.com/2021/04/27/scott-in-power-cut-as-he-is-purged-from-planning-committee/>

Unspent Infrastructure Levies

- It has come to light that Croydon Council is sitting on £22500K on unspent infrastructure levies. Community Infrastructure Levy (CIL) and Section 106 Contributions are the monies paid by developers in return for being allowed planning permission for their proposed schemes. This was featured in Inside Croydon following an investigation by Property Week covering London boroughs, as Councils now have to publish an annual infrastructure funding statements, or IFS.

The link to the article is:

<https://insidecroydon.com/2021/03/15/council-is-sitting-on-22-5m-in-unspent-infrastructure-levies/>

- Come to light that new flatted developments locally that the Developers are now asking in the region of £7,000 for on site parking spaces per flat. However, some purchasers / occupiers (tenants in particular) are not paying the £7K and are opting to park on streets, thereby clogging them up (highway safety) and the on site parking spaces are being left empty. Planners now need to put conditions in about this and this should be raised in Objection letters and at Planning Committee Meetings.
-
- Another concern is that Planning Enforcement has become an issue due to lack of staff, particularly where flats are being built.

There are currently a number of sites where contractors / developers are working and breaching decision / conditions and planning law. emails to Planning Enforcement are coming back – we have few staff now for the south.

Ward Councillors and the Tory Opposition leader to take it up with the Chief Executive and the Executive Director Place – to recruit more staff. Approved Inspectors are just as bad in not complying with the Building Regulations.

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.

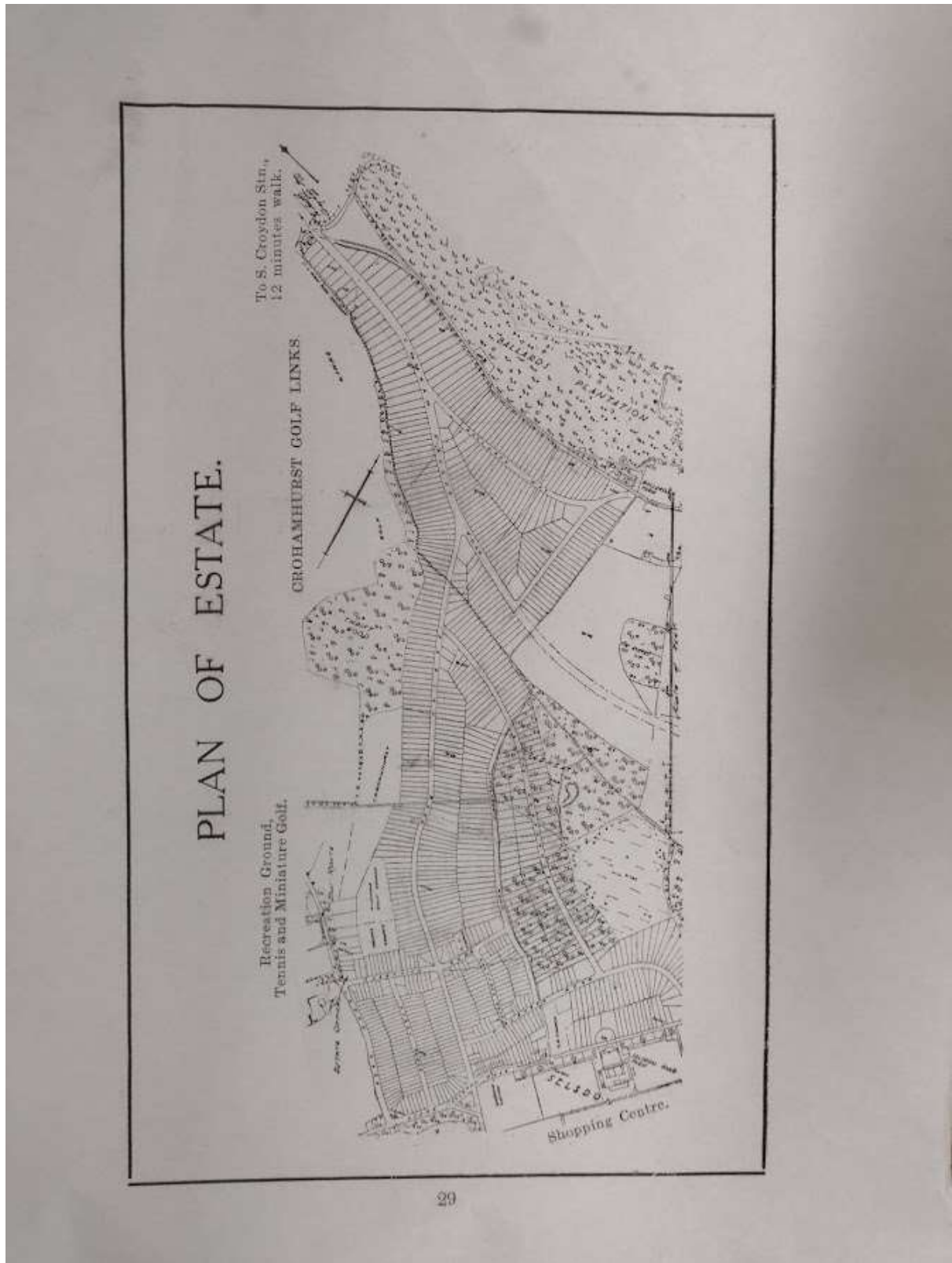
Croydon - Local Plan Partial Review – Call for Evidence on Local Green Spaces

- 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.

DEMOC – Democratically Elected Mayor of Croydon

The referendum to decide if Croydon is going to have Democratically Elected Mayor of Croydon will take place in October 2021.

Map of Croham Heights Estate from 1928





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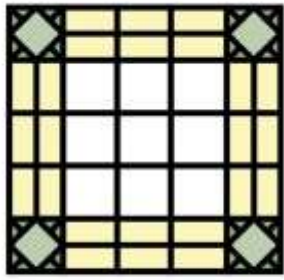
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“Rights granted and rights reserved” in The Gallop

Earlier we wrote that there were covenants in most of the roads within the CVRA area.

Unfortunately we have not been able to find any covenants for houses in The Gallop. The existence of covenants here might help us to object to the overdevelopment currently proposed for The Gallop.

In the deeds for some of the houses there is the following restriction concerning the first purchasers and the builder, A.J Wait & Co.

“The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 14 October 1957 made between (1) A.J. Wait & Co. Limited and (2)
NOTE: Original filed. The Transfer dated 14 October 1957 referred to above contains a provision as to light or air”.

I do not think that the rights mentioned above amount to a restrictive covenant however if anyone has a copy of the agreement for their house we would appreciate being able to see a copy.



Overdevelopment in The Gallop.

From Inside Croydon

The proposed use of Heathfield House as a SEN school has caused controversy because of a lack of adequate notice of the plans and the resulting restriction of use of the building and immediate surrounds for the current users, including the Croydon Ecology Centre. Whatever the merits of the proposal it would be a wonderful setting for some children to be educated and would – presumably - mean the Council will save some money on maintenance.

A 247 Flat development is proposed for Purley Station. Whilst we have what we consider to be our fair share of developments, Purley is swamped with Dozens of developments. You could argue that this proposal, as it will replace the current station buildings, is an example of good development and help to reduce the need for flats within our smaller residential roads as the Council will make its target through these larger developments.



Paul Sowan is no longer with us to sit on our Committee. There have been many obituaries to Paul over the last month. What we should remember Paul for the most is that his studies of Croham Hurst over many years were instrumental in it being designated a Site of Special Scientific Interest, or SSSI.



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530 London Road
CR7 7YE
020 8401 3000

New Addington Minor Injuries

Parkway Health Centre
Parkway
New Addington
CR0 0JA

Croydon Council

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

General enquiries: 020 8726
6000

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www.croydon.gov.uk

Purley War Memorial Hospital

856 Brighton Road, Purley,
Surrey, CR8 2YL
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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.

Refuse Information

Black caddy all food waste, cooked or raw. Collection weekly

Blue topped wheelie bin: paper. Collection fortnightly

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

