

HARTLEY & DISTRICT RESIDENTS' ASSOCIATION

Protecting and advancing the common interest of the area
Colin Etheridge, Planning Representative, 2 Haydn Avenue, Purley, Surrey CR8 4AE
Tel: 020 8668 3707 email: planning@hadra.org



10 March 2020.

Dear Resident,

RE: 1 & 2 Coulsdon Court Road Coulsdon CR5 2LL
Planning Application 20/00581/FUL Demolition of existing garage and
outbuildings, erection of 4 terraced dwellings with associated car parking,
vehicular accesses, landscaping, cycle parking and refuse storage

The Hartley and District Residents' Association (HADRA) advises you that the above planning application was submitted to Croydon Council to construct a terrace of four, three storey town houses in the back gardens of 1 & 2 Coulsdon Court Road with driveways onto Cearn Way.

Details of this planning application can be seen via the Croydon Council website <https://publicaccess3.croydon.gov.uk/online-applications/search.do?action=simple&searchType=Application>

and by typing in the address for this planning application you can view the documents submitted. You can make online objections or comments on this application by clicking on "make a public comment." Alternatively you can send written objections to:-

Mr. Pete Smith, Head of Development Management, Croydon Council,
6th Floor, Bernard Weatherill House, 8 Mint Walk, Croydon.CR0 1EA, or by
email to development.management@croydon.gov.uk

Although the Neighbour Consultation Expiry Date is Friday 13 March the case officer will take comments into consideration up until the date of the determination which is currently 3 April 2020.

HADRA and our local councillor Margaret Bird will support our residents in objecting to this planning application and will refer it to the Planning Committee where we can voice our objections before a decision is made. HADRA will also request our MP Chris Philp to object to the Planning Committee.

Yours faithfully,

Colin Etheridge.
HADRA Planning Representative.

The following are planning reasons for objecting but please reword these in your objection letters.

1. There are no existing terraced townhouses anywhere near this site and the contemporary design is totally out of character for this area.
2. High density/over development of the site with a total loss of garden land and natural habitat.
3. 1 car parking space for each town house is insufficient and will result in overspill parking onto Cearn Way and Coulsdon Court Road, which will result in a reduction in road safety.
4. The driveways are too close to the junction of Coulsdon Road in the immediate proximity of the pedestrian crossing and bus stop and will further compromise road safety at this black spot, which has had two pedestrian fatalities and a number of other road traffic accidents.
5. There will be a loss of privacy for the nearby neighbours as their gardens and windows will now be overlooked by these three storey houses.
6. Most of the site is built on or paved so rainwater will discharge and overload the current sewers.
7. No disabled provision has been made.
8. The tree protection plan shows an incorrect building footprint and removal of all the trees on the site. However no replacement planting has been proposed, nor for that required for the TPO yew tree removed under application No. 19/01539/TRE.
9. No Construction management plan has been produced, with most of the site being built on it is difficult to envisage where site offices will be located and materials delivered and stored.
10. This is a windfall site as are the proposed flats at 24 Coulsdon Court Road, 2 and 8 Coulsdon Road. The Examiner's view on the Latest London Plan is that the windfall site housing targets are set too high because they do not provide a positive contribution to a street, focuses too much on delivering units rather than the right sort of development and fails to consider cumulative impacts and consequences for an area.
11. Croydon council has demonstrated its total failure to distribute CIL money fairly across the borough. Almost nothing has been spent in the past three years in the south of the borough. For example over £6.7m CIL has resulted from the Cane Hill development but no extra infrastructure has been proposed or provided in the way of schools, medical facilities, and road and drainage improvements for the extra population. Until Croydon Council rectify this appalling situation and gives guaranteed assurances that the necessary infrastructure will be provided in the in this area then no further 'intensified' planning applications like this should be granted.