

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



7 February 2020.

Dear Resident,

RE: 11 Haydn Avenue, Purley, CR8 4AG
Planning Application 19/05346/FUL Demolition of existing dwelling and
erection of a three/four storey building and a two storey building at the rear
comprising a total of 19 residential units with associated parking and
landscaping and other works

The Hartley and District Residents' Association (HADRA) advises you that the above planning application was submitted to Croydon Council on 11 November 2019, but not validated and published online until 5 February 2020, which just happened to be the last day for objecting to the planning application to 15 Haydn Avenue for a block of 8 flats. The deadline for objecting is Friday 28 February 2020; this gives us less than three weeks which also includes half term. Does this demonstrate that the Council is actively colluding with the developers?

The proposal is to demolish the prominent grand house at 11 Haydn Avenue and erect a three storey block of 11 flats at the front of the plot and a two storey block of 8 flats in the back which adjoins the rear gardens of Highland Road.

Trinity Square Development had a public meeting with residents on 13 November 2019 where the level of detail of the proposal was pathetically scant despite having pre-application meetings with the council and after submitting their planning application on 11 November 2019.

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
This has to be done by Friday 28 February 2020.

HADRA 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 Councillor Steve O' Connell and our MP Chris Philp to also refer it to the Planning Committee.

Yours faithfully,

Colin Etheridge.

HADRA Committee Member for Planning.

Reasons for objecting are:-

1. There are no existing blocks of flats anywhere near this site and the contemporary design is totally out of character for this area.
2. Planning permission was given in August 2019 for 9B Haydn Avenue to demolish the bungalow and build a block of 9 flats despite local resident's objections and the consultation period has just closed for a block of 8 flats at 15 Haydn Avenue. This impact of this scheme should be considered with the other two. All three are very large and dominating and totally out of character for this road which has mainly two storey houses. 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. These are windfall sites.
3. Bulking and massing is too large and is overbearing, out of scale and keeping with the area.
4. The bungalow at 11a will be totally dominated and overshadowed by this development.
5. High density/over development of the site with a significant loss of garden land.
6. 19 car parking spaces for this size of development is insufficient and will result in overspill parking onto Haydn Avenue, which will result in a reduction in road safety.
7. There will be a loss of privacy for the nearby neighbours as they will now be overlooked by these blocks of flats.
8. Additional noise will be created by this development accommodating up to 66 people will be detrimental to the existing residents.
9. 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 £6m CIL has resulted from the Cane Hill development but no extra infrastructure has been proposed or provided in the way of schools, medical facilities, road and drainage improvements for the extra population. Until Croydon rectify this 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.