

# HARTLEY & DISTRICT RESIDENTS' ASSOCIATION

Protecting and advancing the common interest of the area  
Colin Etheridge, Planning Representative, 2 Haydn Avenue, Purley, Surrey CR8 4AE  
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Mr. Pete Smith,  
Head of Development Management,  
Croydon Council,  
6th Floor, Bernard Weatherill House,  
8 Mint Walk  
Croydon.CR0 1EA  
By email

Dear Sir,

3 February 2020

**RE: 15 Haydn Avenue, Purley, CR8 4AG**  
**Planning Application No. 19/04919/FUL | Demolition of the existing dwelling**  
**house and erection of a three storey building comprising 8 no. self-contained**  
**apartments, provision of 4 parking spaces, cycle and refuse stores with associated**  
**external works including excavation and light well**

In support of over 22 objections made by local residents to the council, I write on behalf of HADRA to strongly object to above planning application for the following reasons:-

1. Another perfectly good five bedroom family house is proposed to be destroyed to construct a four storey block of 8 flats, which will be totally out of character with the current street scene.
2. The council consider this development to be on a windfall site. 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. This is particularly relevant for Haydn Avenue as planning permission has been granted for a block of 9 flats at 9B Haydn Avenue and pre application advice has been sought for 19 flats at 11 Haydn Avenue. This planning application should therefore be considered with these and any other potential developments in the road.
3. Croydon 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 and medical facilities 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.
4. The proposed three bedroom flats are only suitable for two child families and the two bed flats are only suitable for one child families. Therefore this development does not meet the requirements of policy SP4.30 to provide more family homes for larger families to meet the identified needs of the borough.

5. Currently no blocks of four storey flats exist anywhere near this site and its contemporary design, bulking and massing is too large, overbearing, out of scale and out of character with this area which consists of two storey family houses.
6. This is an over development of the site with a loss of wild life habitat and green garden due to the large building and paved areas. No ecological survey has been done.
7. The tree survey plan only shows the existing property and not the proposed development therefore it has not identified what trees and hedges will need to be removed for the proposed works. In particular T13 is identified as a third party lime tree growing in the grass verge of the road, however this is now in the middle of the new driveway and would have to be removed for access. Hedges H5 and H6 would also be destroyed by the construction work. The applicant acknowledges that the need to submit a landscaping plan and this should form part of his submission.
8. The provision of only 4 car parking spaces for 8 apartments is totally inadequate and will result in a significant increase in on street parking. The car parking bays have not been dimensioned and there are no sweep path analysis to demonstrate cars can manoeuvre in and out of the driveway in forward gear this would appear impossible for the disabled bay.
9. Although a parking stress analysis/transport statement has been submitted there is no detail of the number of trips expected to be generated or any narrative on the existing on-street parking situation and impacts from any potential overspill from other proposed construction of flats at 9B and 11 Haydn Avenue, which also provide inadequate parking. No details of sight lines or visibility splays are provided for the new access. These sightlines will also be obstructed by cars parking right up to the driveway. Also with cars parking on both sides of the road there is only room for single way traffic so cars will need to find a passing space to allow oncoming traffic to get through. These passing spaces will be few and far between with the increased parking due to the proposed over development in this road. Traffic safety will be compromised.
10. It has not been shown where recycling and general waste bins will be temporarily stored for emptying on collection day without obstructing the driveway and footpath especially as the storage area is a considerable distance from the road with a 1 in 12 gradient. Furthermore there are no details as to what waste and recycling bins will be provided and if they are adequate for a development of this size.
11. There will be a loss of privacy for the neighbouring gardens as they will now be overlooked. Also additional noise will be created by this development which will be detrimental to the existing residents.
12. No Health Impact Assessment (HIA) has been provided to demonstrate if the proposal complies with Policy DM16. Promoting Healthy Communities DM16.1/6.166 For example, to ensure a positive impact on mental health, developments should consider exceeding internal space standards. However, this proposal squeezes in 8 poorly designed units to the detriment of the future tenants. Furthermore no daylight calculations have been provided to substantiate the statement "light wells to the front and rear ensure daylight is provided to the two flats located in the ground floor." These flats will be dark and dingy with inadequate daylight and certainly no sunshine.
13. The private amenity space for each unit does not meet the minimum requirements of 10m<sup>2</sup> per child of new play space as required by policy DM10 of the Croydon Local Plan. The proposed site plan upper only shows the rear garden as being communal patio and communal play area and is totally lacking in detail landscaping plans have not been produced.

14. Material details are lacking “render to match existing and surrounding buildings” is an unacceptable statement especially with the proposed developments at 9B and 11 Haydn Avenue. The applicant should be specific in material details.
15. The applicant has stated that this development is an area at risk of surface water flooding but has provided no Sustainable Drainage Strategy (SUDS).
16. No Demolition/Construction Logistics Plan has been submitted.

I trust the Croydon Council will fully consider the above objections and all the residents’ comments and refuse this planning application. However, I confirm that should the case officer still recommend granting approval for this planning application then it should be referred to the Planning Committee. Please note that HADRA is registered with Croydon Council to refer planning applications to the Planning Committee.

Yours faithfully,

Colin Etheridge.  
HADRA Planning Representative.

c.c. Councillor Steve O’Connell  
c.c. M.P. Chris Philp