

IMPORTANT NEWS FROM SANDERSTEAD RESIDENTS ASSOCIATION

PLANNING APPLICATION FOR 33 FLATS RELATING TO 2-5 BARROWSFIELD, NEXT TO SANDERSTEAD REC

A planning application has been lodged for a 4/5 storey block of 33 flats in Sanderstead Village.

The proposal is for the site at 2-5 Barrowsfield, which is right next to Sanderstead Recreation Ground, opposite Yew Tree Court and the Shell petrol station.

Whilst accepting that we need more homes, the Sanderstead Residents Association (SRA) has a number of serious concerns, including:

- **The proposal for 33 homes on this site is over-intensive** – with the proposed density more than 8 times the average in this suburban area and exceeding the Mayor of London's maximum density for even far more centralised urban locations.
- **The area has been identified as not appropriate for intensification** as stated by The Planning Inspector, in his report dated January 2018, confirming Sanderstead's public transport level was one of the lowest in London.
- **The building design is poor and fails to respect the historic character** of the village buildings along this western side of Limpsfield Road, nor the green and open character of Sanderstead Recreation Ground.
- **The height and massing of the building is inappropriate** and overbearing for the unique setting of Sanderstead and the local amenities.
- **The demolition of existing family homes** including 2/3 Barrowsfield, which is a historical Edwardian country style property and one of the oldest remaining buildings in Sanderstead.
- **Parking provision is inadequate** - the shortfall of resident's spaces within the scheme (75 bedrooms and 26 parking spaces) with no visitor parking provided will inevitably lead to more pressure on already stressed parking, especially at school times.

The SRA has formally objected, as has Cllr Lynne Hale who has referred the application to the Planning Committee for decision. Chris Philp MP also has very serious concerns about this proposal and has lodged a strong objection.

Since Sanderstead Village is well used by many local residents the SRA thought that you would like to know about this application and have the opportunity to let Croydon Council know your views about it.



Existing view showing corner of Barrowsfield and Limpsfield Road



Developer's image showing proposed flats on corner of Barrowsfield and Limpsfield Road

To make your views known please go online to: <https://www.croydon.gov.uk/planningandregeneration/view-application>

Or you can write to: **Development Management, Croydon Council, Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA** using planning reference: **18/05157/FUL**

The consultation closing date is: **28th November 2018**

Please do share your views with Cllr Hale lynne.hale@croydon.gov.uk & Chris Philp MP chris.philp.mp@parliament.uk
Please also sign the petition at: <https://www.surveymonkey.co.uk/r/protectsandersteadvillage> (N.B. This should be in addition to a formal objection)

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THE VIEWS THE DEVELOPER DOESN'T WANT YOU TO SEE...



Proposed view from Limpsfield Road (near Waitrose) towards Sanderstead Rec



Proposed view from Sanderstead Rec Playground toward the development in Barrowsfield



Proposed view from the cricket pitch in Sanderstead Rec showing the rear of the development looking toward Limpsfield Road

The above visuals have been prepared by a professional architect based on the submitted planning information, they illustrate views of the development that were not provided to the planners.