

**Sanderstead Resident's Association**  
**Chairman : Dennis King**

**Development of Railway Land  
to the rear of Norman Avenue**

Dear Resident,

August 2015

The proposed extensive housing development on the railway land to the rear of Norman Avenue with vehicle access from Derrick Avenue is of great concern to local residents because of its impact on their environment.

The developer had preliminary discussions with the Planners in early June and details were made known to the Planning Committee. Residents were invited by the developer to a drop-in exhibition of the proposals on the 17<sup>th</sup> June.

The initial drawings for the development indicated 37 dwellings located in 6 blocks of flats with 23 -3 bedroom dwellings, 8-2 bedroom dwellings, 6-1 bedroom dwellings with only 20 car parking places. Vehicular access is from Derrick Avenue with footpath entry from Purley Oaks Station at the back of the Norman Avenue gardens.

The final details will be known when a Full Planning Application is submitted to the Croydon Planning Department. Planning Notices will be attached to lamp posts close to the proposed development advising you how to inspect the drawings online or by visiting in person.

**If you wish to make an objection it is very important that you make an individual Objection by the closing date specified on the Notice.**

This stretch of railway land is shown as woodland on the 1843 Tithe Award Map and noted as The Oaks, thus the naming of Purley Oaks Station. It is unlikely any oak trees remain, but trees and shrubs have been allowed to grow and mature since the railway was first laid in 1841. The 170 year old area of fenced in woodland which has been closed to the public has become a haven for precious wildlife.

**This rare piece of woodland is under threat and merits protection.**

**Probable reasons for making an Objection could be:-**

**Loss of non accessed woodland and nature reserve**

**Excessive traffic use in the narrow Derrick Avenue including refuse, emergency, delivery, visitors and owners vehicles.**

**The proposed scheme has an unacceptably high proportion of accommodation, 31 out of 37 flats for families unsuitably housed in flats.**

**The dwellings closely built next the railway will be affected by noise and vibration from 50 trains per hour, plus night and freight trains**

**Lack of play area for potentially a large number of young children**

**Overlooking, security problems and noise for the houses in Norman Avenue, Derrick Avenue and Gordon Avenue.**

**The detail of the Full Planning Application may have been amended from the original making some of above suggestions inappropriate.**

**The Sanderstead Resident's Association which was formed in 1926, is primarily concerned with the interests of the residents of Sanderstead.**

**The SRA supports and has made grants exceeding £12000 in recent years to local organisations for the young, the elderly and the "Friends" who care for our open spaces.**

**You may wish to join us. Membership is only £5 per annum which includes the Sanderstead News magazine posted to all members in the spring and autumn. As a member you will help us support Sanderstead.**

**Dennis King  
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Chairman**

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**[www.sanderstead-residents.co.uk](http://www.sanderstead-residents.co.uk)**