

EAST CROYDON GATEWAY SITE

**Town & Country Planning Act 1990 – Section 77 Application by Arrowcroft Ltd
Site and Land Adjoining East Croydon Station, George Street, Dingwall Road and
Lansdowne Road, Croydon**

**Town and Country Planning (Environmental Impact Assessment) (England and
Wales) Regulations 1999 (SI 1999/293)**

REASONS FOR OBJECTION TO THE PLANNING APPLICATION

SYNOPSIS

- Ø The development is not sustainable. Worse it will cause considerable harm to neighbouring communities that are sustainable and have been so for many years.
- Ø There has been no proper consultation or community involvement as prescribed by PPS1. In fact there has been much shrouding in mystery to such an extent that we have had to resort to the Freedom of Information Act twice to gain information from the Council.
- Ø For a large event based development a robust transport plan is needed. The information the applicant has provided relies upon sparse or out-of-date surveys and nowhere mentions improvements to the public transport infrastructure.
- Ø It is indicated that the Council - to respond to Arena customers parking in residential streets - would likely introduce new parking zone regimes in our areas which are unwanted.
- Ø We think that a sequential approach should have been applied in selecting the location for the proposed development.
- Ø Nothing in the applicant's material leads us to believe that the proposed development is commercially and financially capable of delivering the metropolitan status rebranding and regeneration of Croydon. We have yet to see a business plan for the operation of the Arena.
- Ø The applicant does not mention off-site law, order and crowd control.
- Ø We think the latest design for the Arena with apparently 50 or so steps poses a natural danger and appears to contain more oppressive greyness and glass with which Croydon has been architecturally overburdened since the 1960s.
- Ø The UDP Inspector's Report said that an Arena on this site was not essential.

Steve Collins
Chairman, Canning & Clyde Road Residents Association

Synopsis of reasons for objecting to Planning Application
from Steve Collins, Canning & Clyde Road Residents Association, Also on behalf of Park Hill Residents
Association, Morland Park Residents Association, H.O.M.E Residents Association and the Croydon
Transport Focus Group

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Also on behalf of Park Hill Residents Association, Morland Park Residents Association, H.O.M.E Residents Association and the Croydon Transport Focus Group

Documents enclosed:

- Ø Letter to Assistant Director, Planning Control North, London Borough of Bromley dated 7 February 2003
Application N^o 02 / 3668 / P
- Ø Letter to Government Office for London dated 10 February 2004
London Borough of Croydon, Planning Application 02 / 3668 / P
Arrowcroft 'Arena' Scheme East Croydon
- Ø Letter to the Planning Inspectorate dated 17 July 2007
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- Ø Letter to the Planning Inspectorate dated 11 August 2007
Letter of 17 July revised as PROOF OF EVIDENCE FOR PUBLIC INQUIRY
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