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To : Sadiq Khan (Mayor of London)
New London Plan
GLA City Hall
London Plan Team
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28 February 2018

Dear Mr Khan

The proposed new London Plan: comments by email to londonplan@london.gov.uk

I write from Kenley, which is one of the smallest parts of Greater London with perhaps only 0.1% of the total population. It is located within the southern edge of the London Borough of Croydon

In spite of its limited size, Kenley has both a small densely-populated central residential area, and a much larger green and wooded area leading out into the London GreenBelt

I object to parts of the proposed new London Plan because of the way that, almost by accident, it unfairly impacts the Borough of Croydon and thus this treasured local area of Kenley. The objections are considered under several headings below

1 Housing supply

The London Plan proposes that Greater London takes on more than a reasonable share of the total housing requirement for southeast England. Within that, the borough of Croydon is implementing an onerous 10 year housing plan: because the north of the borough is already heavily built up, most of the housing increase will have to be built in the south

The proposed London Plan more than doubles the number of houses to be built in Croydon borough, which will put excessive pressure on the southern half of the borough. It should be pointed out that Kenley itself lacks the infrastructure to support such urbanisation, and that no coherent plans have been presented, in either the Croydon or the London Plans, to address this

2 GreenBelt

As Kenley is located at the southern edge of Greater London, it includes a large area of GreenBelt land, and leads on to further extensive areas to the south. Thus Kenley should be given special protection, by severely limiting the amount of new housing, by the London Plan to avoid creeping urbanisation

3 Back gardens

The new London Plan proposes to remove protection against development in back-gardens: this change would not accord with the National Planning Policy Framework. Please therefore reinstate this protection, particularly in sensitive areas like Kenley

4 Character

The character of an area is defined partly by its general woodiness and by the layout of the individual trees, and also by the greenery visible between and above the housing. Changes that increase the housing density create a greater massing which will seriously detract from such visibility and will be detrimental to the character of the area

5 Parking

Large parts of Kenley have a PTAL of 0. The highest PTAL of only 2 is in a limited area around the train station, as the local train and bus services are so poor

Croydon council, in forming the latest 20-year Croydon Plan, has been unable to identify viable ways to significantly increase the PTAL of this area. Central Kenley is in a valley and residential areas extend up the valley sides. The hills are too steep for most people to cycle or to walk whilst carrying shopping. Many of our roads lack pavements, or have narrow pavements, and these discourage parents from using the roads to walk with young children, or to allow their older children to walk alone on the roads. Consequently, car usage is almost mandatory in this area

The existing on-site parking standards provided in the London Plan are already set too low for houses of at least 2 bedrooms, and spaces for new developments are already too few and should not be reduced further

Lowering the on-site parking standards further will result in a much greater demand for on-street parking for Kenley housing that is located both near and distant from the train station. In many cases there simply is no capacity for further on-street parking as the road network is narrow, lacks pavements, or is already fully utilised. Further housing that demands on-street parking will cause unsafe parking on our already very dangerous streets

6 Summary

As seen above, there are many reasons why Kenley should be considered as a special case, and I trust that you can amend the proposed London Plan to take this into account

Yours sincerely

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