

# Mrs Yu Chien Fredriksson comments

Page: [Policy SD1 Opportunity Areas](#)

Section: [2.1.16 Bakerloo Line extension \(11\)](#)

I am supportive of opportunities for new housing/retail due to the Bakerloo line extension. However, I am not supportive of tall high rise towers/building blocks that will tower above the old Victorian style buildings. This is not reflective of the surrounding conservation area i.e. Telegraph Hill, Hatcham Park area. Any new buildings must not overshadow or be too much of a contrast to the area's historic past. We need to keep the New Cross Gate station as it is part of our history (and not destroy it to build a modern station). With new housing, we must also think about other services that the area might require i.e. good schools, nurseries, retail that the community want. Ample of parking for the redevelopment area as we do not want people parking their cars on side roads (given that there is potentially 1500 new homes this could be a big issue). The large Sainsbury's is very important part of the community and allows people to walk to pick up their weekly groceries (rather than drive or take public transport to do their shopping). Many locals work at the Sainsbury's and I want to see that this is kept during the process of redevelopment. I would be very supportive if a Sainsbury's was built where the current petrol station is so that locals can continue to work there, whilst the Bakerloo line is being developed. Also, encouraging more retail that would encourage positive energy in the area i.e. bank, post-office as opposed to betting shops. Keep the shops independent and avoid chains. Most of the businesses here are run by small businesses and we want to continue to support local businesses. With all the new homes will bring in an influx of new people to the area. New Cross is known to be a close knit community. So there needs to be some sort of consideration as how to integrate new-comers to the community i.e. funding to encourage community activities, communal spaces, welcoming open spaces, areas to socialise and get together so that new comers are not just confined to their own apartment blocks and never talk to thy neighbour.

Traffic on New Cross Road is very heavy and could be a big obstacle in really improving the attractiveness of the high street.

Other areas of concern with redeveloping the area is the air quality and noise pollution as a result of the construction work and lorries that come and go. This is detrimental to our health and also the stress is causes for commuters (who already stressed on the platform as they cannot even get onto the trains at New Cross Gate going into city centre).

Page: [Policy T3 Transport capacity, connectivity and safeguarding](#)

Section: [N/A](#)

Severe issues on New Cross Gate and New Cross trains and Overground. Especially during peak hours, always have to wait for multiple trains before I can get on. Even more so when there is just as little as 5 min delay. Although Bakerloo extension should help ease with this, we should also consider having more frequent train services through New Cross Gate and also consider re-opening Brockley Lane train station towards Charing Cross, which will ease off congestion at New Cross Gate. We are paying so much for public transport and it is unacceptable that our journey to work each day is such an unpleasant experience. Emphasis should be invested in improving public transport networks south of the river instead of north (where it is already very well connected).