

Dear Mr Khan,

Regarding The Proposed New London Plan - my concerns and objections.

I am a resident of Kenley, a largely green and attractive residential area which forms a very small part of the London Borough of Croydon. I moved here some 7 years ago, being drawn to the semi-rural character, country-style lanes and the bordering green and common land such as Kenley Common with its highly cherished and preserved Kenley airfield.

I am greatly concerned that the proposals in the London Plan take on too high a proportion of the supply for new houses required for South East England, and because so much of the Croydon Borough is already highly developed, areas such as Kenley have been designated for intensification and urbanisation. But this is wholly inappropriate and impractical for the following reasons -

1. Impossible Housing Targets

A 20-year housing plan has recently been approved by Croydon Council, but with the changes to the London Plan the requirement will be for Croydon to meet this demand in just 10 years - Croydon's target was 14,348 but is now 29,490! The only way in which this can take place is by urbanising areas such as Kenley, but Kenley simply does not have the infrastructure for this development.

2. Parking limitations / restrictions

Much of the southern side of Kenley consists of development built on narrow country-style lanes (such as my own road 'Kenley Lane' which leads directly to the airfield). These lanes are only wide enough for one-way traffic, they all rise steeply and mostly have no pavements or room for pavements to be created. The idea of trying to build in this area seems to be totally unviable if parking possibilities are to be greatly reduced, as this would mean that pedestrians would need to use these narrow lanes more - and there is no question that this could be extremely hazardous.

3. Back garden protection

The changes to remove the back garden protection are contrary to National Policy - the change is not in line with the National Planning Policy Framework and with such infill will come the destruction and loss of the local character (see point 4).

4. Loss of Character

As I mentioned - Kenley has a semi-rural character and is renowned for its abundance of trees (numerous of which are protected), its leafy /green areas and its wildlife. Only last week I saw 3 deer running down the lane and at the bottom of my own small garden I have a badger set. To develop as proposed would destroy such character and be a tragic loss.

5. Lack / diminution/destruction of family homes. Further congestion on roads/ overload on public transport

The policies will encourage a huge increase in the demolition of family homes in favour of blocks of flats with little or no parking creating new problems (See point 2), but also increasing the population to the point that our already limited local transport options will not be able to cope. (Our train service is a branch-line that terminates a few stops away in Caterham, and our local buses need to contend with lengthy and hugely narrow roads that are already full of parked cars).

Mr Khan, I would be so pleased if you would consider visiting Kenley yourself and seeing why it is uniquely and especially challenged by the new London Plan. We have an enthusiastic and committed Residents' Association who, I know, would be pleased to show you around. You may be interested to know that Douglas Bader flew from Kenley during the war. It is not only a place of charm, but much historical interest that must be cherished and preserved.

Yours Sincerely,
Jane Highfield