

[REDACTED]
Sent: 28 February 2018 13:24

To: Londonplan

Subject: Draft New London Plan

Dear Sir/Madam

As a resident of Kenley in the London Borough of Croydon I wished to add my objections to the recent London Plan.

I believe my local residents association (KENDRA) have already sent something with which I largely agree but I wished to add a few more grass roots issues that may not have been aired.

Kenley has already been selected for intensification by the Croydon Council and some of the reasons why this is inappropriate also applies to the London Plan.

1. As recently as 2014 the A22 (Godstone Road) was closed for around 2 months because of the flooding of the river Bourne. This was not the first time this had happened and to my mind this alone makes the area totally inappropriate for intensification of any kind. (See 2 and 3 below also in this regard)
2. Welcomes Road, Church Road and Kenley Lane are private/unadopted roads and have no drains or soakaways. They are all on hills or slopes and the excess water from rain or snow runs down to a meeting point by Kenley station. The road is regularly flooded there and causes difficulties already as it is a busy road and is close to both the local school (the Harris Primary Academy Kenley), the local doctor's surgery (The Moorings Practice), Kenley station itself and the access to the A22.
3. The Kenley Water Treatment works are situated on the Godstone Road and the flood in 2014 caused huge problems. A great deal of effort was concentrated on protecting this for consumers but high intensification would again make this even more vulnerable with greater needs being placed upon it due to the increase of homes intended in the London Plan.
4. The local roads especially the A22 are busy and often gridlocked. Excessive additional residential properties with presumably additional motorists will make local road usage at key times almost impossible on some routes.
5. There is little space for car parking due to the topography already. In my road (Valley Road), the majority of houses cannot have off street parking because they are on steep sites with either stairways going up or down for access. My road is not unique in this area. Large quantities of extra residential building will add to the problems if adequate parking if it is not provided in the building plans. The fact that many flats are intended to be built implies that car parking space will not be a priority.
6. The topography generally is hilly and depending on exactly where the properties are built could make life difficult for those without cars as a large part of the area is not on a bus route. This will mean cars will be needed and exacerbate points 4 and 5 above.
7. The local infrastructure struggles to cope with the current population (also see points 8 and 9 below). The local doctor's surgery (The Moorings Practice) only has 3

GPs of whom, I believe , only 2 may practice at any one time due to premises constraints. It cannot expand as it is based in an old house which backs directly onto the railway line. It is also between two other properties so is not able to expand sideways either.

8. The local school (Harris Primary Academy Kenley) is only a primary school and the nearest secondary schools are at Riddlesdown, Warlingham and Caterham. As a primary school the Harris Academy already has quite a large catchment area without extra numbers being added.
9. The local parade of shops is very small indeed and would not sustain a huge increase in population. This again would add to point 6 and the need for more vehicles driving to other shopping areas most notably Tesco Purley which is on the aforementioned A22 which is already extremely busy.
10. The desire to claim back gardens is a particular concern to me. When we purchased this property, one of the draws was it's large garden as I enjoy gardening and at one time worked as a professional gardener. It was not bought to enable the local authorities to take it from me and build upon it.
11. A great deal of people were drawn to this area because of the green spaces be it their own private grounds or the green public areas around such as Kenley Common, Coulsdon Common and Riddledown. Mass building really would not be appropriate or in keeping with the environment at all.

Please do come back to me if you wish for further information or clarification. Other contact details are listed below.

Many thanks

Susan Edwards

