



WELCOMES & UPLANDS ROAD ASSOCIATION

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Ms Heather Cheesebrough
Director of Planning and Strategic Transport
Place Department, 6th Floor, Zone D
Bernard Weatherill House
8 Mint Walk
Croydon
CRO 1EA

28th March 2019

Ref 19/00548/FUL

Dear Ms Cheesebrough

Planning Application no: 19/00548/FUL –42 Welcomes Road, Kenley.

Welcomes & Uplands Road Association previously objected to this application. In that objection letter we emphasised the lack of adequate parking spaces on-site for the nine dwellings with no allowance for guest or delivery vehicle parking thus encouraging attempts to park on Welcomes Road.

Welcomes Road is too narrow to support passing traffic or any parking at the kerbside. There is no safe on-street parking within at least 500 metres of the development site.

The omission of a Parking Stress Survey submitted with the planning application is a concern. It appears that Mr. Pete Smith views the inclusion of a Parking Stress Survey as unnecessary as Welcomes Road is a Private Road. This view neglects to recognise that Welcomes Road remains subject to the Highways Act and usage is permitted by any vehicles. Welcomes Road is often used as a cut-through between Hayes Lane/Valley Road.

To enable the Croydon Planning team to properly understand the specific and urgent parking problems on Welcomes Road WURA commissioned their own parking Stress Survey for the development site at 42 Welcomes Road – please see enclosed.

Mr. Pete Smith has visited the area and witnessed the narrowness of Welcomes Road and the impossibility of on-street parking without causing danger to pedestrians and considerable inconvenience to other road users and potential delay to emergency vehicles. He appeared to appreciate the problem, but this has not prevented the Croydon planning department from continuing to grant applications with minimal parking spaces and no access to over-flow parking.

We note that there are other blocks of flats in the area as shown in the table below

Flats	Location	Ratio of on-site parking spaces to flats	Actual level of car ownership (approx. average)
Yateley Court	Bottom of Hayes Lane	1:1	1.5 cars per flat
Waterborne House	Godstone Road near waterworks	1:1	Nearly 2 cars per flat

Chairman Colin Brown Willow Cottage 161 Welcomes Road Kenley CR8 5HB Tel 020 8668 2101
Secretary Richard Russell 12 Zig Zag Road Kenley CR8 5HA Tel 020 8668 7293
Treasurer Janice Scully 36 Church Road Kenley CR8 5DU Tel 07872 604583



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We note that both the above blocks of flats are situated very close to the local shops and Kenley Railway Station. But the PTAL remains low at only 2, and the residents own significantly more than 1 car per dwelling. It is also noted that on-street parking is accessible well within 200m of each site and each site provides spaces for guests and delivery drivers to park for short durations. It is also noted that these blocks feature pavements on the streets around and hence pedestrians are kept separate from the traffic

Given the numerous and specific issues with Welcomes Road (narrowness, lack of pavements, very low PTAL, no on-street parking) we believe parking stress is a very important matter that the planning process must consider. The provision of 1 parking space per dwelling with no guest parking is clearly unsafe and unsustainable.

It is WURA's policy to ban parking on Welcomes and Uplands Road and I have conversed with the parking design department to discuss their involvement by supplying signage and enforcement back-up without which the policy has no authority. At this time there is no capability or willingness on the part of Croydon Council to enforce no-parking regulations.

The Lambeth Method for assessing parking stress is designed to assess demand for residents' parking. As such the parking surveys are carried out during the silent hours and daytime parking is wholly ignored. It is clear that Welcomes Road is already challenged as there are numerous instances of on-street parking during the daytime. In the absence of any enforcement there is no way to limit or curtail this dangerous and inconsiderate parking.

We ask that the Croydon Planning team recognise the specific parking issues of development sites such as 42 Welcomes and other developments current and future require the Planning Committee to enforce a higher ratio than 1:1 and seriously considering the many points made in this PSS to avoid endangering pedestrians on Welcomes Road and likelihood of blighting the lives of the residents both present and future.

Yours sincerely

Marion McKelvie
For Secretary

Colin Brown
Chairman

Cc (by email): - Pete Smith (Croydon Council)
Toni Letts (Croydon Council)
Tony Newman (Croydon Council)
Steve O'Connell – Councillor
Jan Buttinger – Councillor
Chris Philp – MP

Enc. Parking Stress Survey for 42 Welcomes Road

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