



Pete Smith
Head of Planning
London Borough of Croydon,
Bernard Weatherill House,
8 Mint Walk, Croydon, CR0 1EA.

30th November 2018

Re: 36 Welcomes Road, Kenley, CR8 5HD Ref 18/04840/FUL 7 flats plus Studio flat

Dear Mr Smith,

Regarding our meeting on 27th November 2018, when you also had a look at Welcomes Road first hand, we should be grateful if you could revisit the above planning application which is going forward to the Planning Committee at the Public Hearing on 6th December 2018.

Access and Parking:

Para 8.37 of the Case Officers submission for the meeting of 6th December 2018 contains a very fair description of Welcomes Road. Para 8.41 then states that the amount of off street parking provided is considered acceptable. Current car ownership in the WURA zone is probably 2 cars per unit. The need for a car in Kenley is undoubtedly greater than for inner London including Central Croydon. In 2011 car ownership in Surrey was 1.85 per household. In addition it could be argued that the ratio per unit is a flawed measure because the number of bedrooms ought to be taken into account as well. In this case there are 12 bedrooms and a studio flat. Limited on site parking will drive cars to park on Welcomes Road which will then be permanently obstructed or onto nearby public roads which are already choked with parked cars.

Inadequate on site parking is likely to lead to disharmony amongst the residents living in the flats not to mention the neighbours.

To create more parking space we concede that some further loss of trees may be necessary but it is possible to plant new trees and to landscape the parking area in line with the recommendations in the London/Croydon Plan 10.43. Or better still reduce the number of units.

The parking ratio finally agreed for 36 Welcomes Road will set a precedent for future flatted developments in the road. In terms of flatted developments just how many bedrooms can be added to the area without wrecking the unique character of this part of Kenley which provides a gateway to the countryside and the Kenley Airfield Heritage site? Another Committee member has already posed this question to the Council and awaits a response.

Neighbourhood plan:

The concept of a Neighbourhood Plan was discussed with you at our meeting on 27th November but by the time one is live more applications for flats along our private roads will almost certainly have been lodged and approved. Thus events will have overtaken the plan. 36 and 57 Welcomes Road are good examples of such events. We understand Kendra have already concluded that developing Neighbourhood Plan is too costly and time consuming with no discernible advantages in terms of outcomes.



Our view is that Central planners need a rethink and Councils should be allowed to respond to local objections and concerns in a more sympathetic manner than is currently the situation. This would perhaps obviate the need for Neighbourhood Plans and allow Councils to deal with planning issues in a pragmatic manner whilst taking into account targets for extra housing supply.

Extra homes delivered:

In the last 8 years or so 11 extra individual **family homes** have already been delivered in the WURA zone and we would like to see this type of development given priority given the limited carrying capacity of our privately maintained roads. In other words an established and demanding parking ratio for flats may deter developers from over populating a particular site by seeking permission to build flats.

Developers should be encouraged to build fewer but higher end units and family homes along the roads we maintain. There exists in our roads some poor quality bungalows and these can be replaced with quality family homes.

57 Welcomes Road:

We have not gone into the serious shortcomings of the planning permission granted for 57 Welcomes Road as this has been covered in our current attempt at a local plan which is being reviewed by Ms Dawe. Suffice it to say that the parking ratio set for 57 Welcomes Road carries the real possibility of serious harm to the locality.

Summary:

It would be appreciated if these arguments could be considered before the case is put to the Planning Committee. After all there were many objections from the neighbourhood to the building of the flats on 36 Welcomes Road at all but they have all been set aside evidently to meet Central Government targets. Any sharp increase in the population in the area is likely to cause harm to already settled communities.

In order to mitigate the danger of severe parking stress on Welcomes Road and indeed nearby public roads we should be grateful if the planning permission (recommended GRANT) could be modified so that the recommendation for 1 parking space per unit be increased to 1.5 spaces per unit or say 10 spaces. There is no mention of providing a disabled parking space and or visitor parking and we recommend that the parking ratio for this and future flatted developments in Welcomes and Uplands Roads be expressed as 1.5 per unit plus 1 x disabled space and 1 x visitor space.

Yours sincerely

Richard Russell
Secretary

Colin Brown
Chairman