



WELCOMES & UPLANDS ROAD ASSOCIATION

www.wura.org.uk

The Directors,
Allen Heritage,
151 Wickham Road
Shirley
Croydon
CR0 8TE

9th October 2017

Re: Land sale with outline planning permission for a block of 7 flats at 57 Welcomes Road, Kenley CR 8 5HA

Dear Sirs,

We refer to the advertisement you have placed on the Right Move website for this property. Whilst you almost certainly appreciate the level of local hostility to this development we thought it as well to make this clear in writing to you now. Any prospective buyer should be made aware of this.

There is more information on our web site www.wura.org.uk.

Because Welcomes Road is an informally constructed private road (only 4.1m to 4.3m wide opposite the site according to Croydon Council Streets Department's own figures) there will be a substantial charge up front by this Association for plant and machinery to access the site based on the logistics plan when one is ever produced. The nature of the development suggests substantial tonnages of material will need to be both removed from the site and brought in.

The image posted on the Right Move web site misrepresents the nature of the road on to which the relative land frontages. Parking on the road because of its narrowness is an offence under Traffic Act 1988 Section 34 Ss.(1)(b). In the vicinity of 57 Welcomes Road the footpath as mentioned above is between 4.1 metres and 4.3 metres wide. The width of a carriageway required to enable emergency service vehicles to pass a parked car is 4.8 metres.

We are always willing to talk to potential developers about a more acceptable development as other developers have done in the recent past but as far as this development is concerned we shall resist its construction at each of the additional planning stages set down by the Head of Development Management at Croydon Council.

Yours sincerely,

Colin Brown
Chairman
Email: colin@colinb161.co.uk

Richard Russell
Secretary
Email: Weluplandsroads@aol.com

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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