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From: Richard Russell Secretary WURA www.wura.org.uk <weluplandsroads@aol.com>

To: Pete.Smith <Pete.Smith@croydon.gov.uk>

Sent: Sun, 17 Jun 2018 12:42

Subject: 57 Welcomes Road, Kenley

Dear Pete,

Many thanks for your email of June 8th 2018 in response to my letter of 4th May 2018..

Whilst I appreciate that it might be better to wait for the publication of the the draft Evolution of the Suburbs SPD the Road Committee feel it would be helpful if we could meet you here at some time so that there is a clear understanding of the restraints to development our roads present, particularly Welcomes Road which is also a designated footpath shared with all kinds of traffic including horses.

Recent experience with the building of 2 new houses at 40 Welcomes Road highlighted the difficulties of construction along the road which from time to time led to obstruction of the highway from lorries delivering bulk materials, tradesman vehicles parked on the footpath illegally, often with wheels up on the verges, damage to property including utilities (gas and water), and irregular routing of HGVs in contravention of the developer agreement entered into with the Road Association. The road was sometimes blocked by HGVs at peak times again in contravention of the agreement with us. The developer tried to be co-operative but much of what happens on the ground is controlled by sub contractors and loading schedules for bulk materials. Unpleasant exchanges between the builders and passing drivers and pedestrians were not unknown . Of course for many months the immediate neighbours suffered most in terms of noise and general disruption.

I mention the experience with No 40 as the difficulties faced by the builders of the flats at No 57 may be even greater with limited on site parking and storage where the road is at its narrowest. We understand that the Construction Logistics Plan should be made available on the Council Planning Portal for comment by our members. The routing of the 164 lorry journeys projected is a reserved matter. The weight of individual lorries may also need to be restricted if damage is not to be done to gas mains given the informal sub structure of Welcomes Road.

There is a squalid plot next door to No 40 at 42 Welcomes Road which will certainly be the subject of a planning application in due course. We hope that the views of the people living here will be given due weight when considering any plan involving multi occupancy buildings with insufficient off road parking and turning space space for delivery vehicles. Consideration for the phasing of new builds over time should be given as it is very hard for the immediate neighbours if there is building going on next to them for years on end.

What we want to avoid in the future is damage to the proper working of the road/footpath caused by illegal parking due to lack of off road parking for house and flat owners, their visiting guests and delivery vehicles. The dangers for pedestrians which includes commuters and dog walkers is much increased by illegal parking on the road/footpath and the same goes for cyclists. Enforcement of parking regulations is the responsibility of the Police and the Council but the resources to do this are not seemingly available. The Road Association sometimes leaves written notes on the windscreens of regular offenders and this has worked on occasion. Like Welcomes Road, Uplands Road has no separate footpath either.

With my other hat on as a resident of Zig Zag Road, which is a privately maintained public street, and only last year re-built using a cement stabilisation process, I should like to think any HGV traffic related to building in Welcomes Road is obliged to pay compensation to our own road association (Zig Zag and Leacroft Road Association) for nuisance and wear and tear and to share the traffic load with Welcomes Road fairly.

I note that Chris Philp MP has had a response from Heather Cheesbrough, Director of Planning and Strategic Transport, concerning 57 Welcomes Road and I have copied her into this email for information.

Kind regards and thanks for alerting your colleagues to our situation.

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