

CANE HILL VILLAGE

PROPOSED 675 NEW HOMES

Barratts Homes have applied to Croydon Council for planning permission for this very large new village of 2000 residents. Most villages have 500-1000; the new Cane Hill village will increase Coulsdon population by around 10%.

The council have just announced the permanent withdrawal of the Coulsdon MasterPlan due to masses of objections to the plan, mostly on traffic and parking grounds, and a legal challenge. The Cane Hill plans are unchanged.

Many will welcome the new homes, and major efforts have been made to protect the Green Belt and produce an attractive new housing estate.

However traffic objections apply to the Cane Hill scheme. This proposes just a northern access onto the Marlpit Lane roundabout, + a western access onto Portnalls Road, but no southern access onto the A23 for traffic for the motorway. Instead it will be sent on narrow country lanes through Chipstead.

If you have any views on this scheme, you should write to Croydon Council straight away. You might copy your objection to your ward councillors and RA's.

You could send in the letter overleaf by post, or use your own words.

Send an email to the council at: development.management@croydon.gov.uk

Copy to Cabinet Members: jason.perry@croydon.gov.uk + mike.fisher@croydon.gov.uk

You can go online to the council planning website and submit your comments that way: <http://tinyurl.com/mm4weuo>

Ward councillors for Coulsdon East:

Cllr Terry Lenton	<terry.lenton@btinternet.com>
Cllr Justin Cromie	<jjustincromie@hotmail.co.uk>
Cllr Chris Wright	<christopher.wright@croydon.gov.uk>

Ward councillors for Coulsdon West:

Cllr David Osland	<david.osland@croydon.gov.uk>
Cllr Ian Parker	<ian.parker@croydon.gov.uk>
Cllr Jeet Bains	<jeet.bains@croydon.gov.uk>

East Coulsdon Residents	ECRA Maureen Levy	<info@eastcoulsdon.co.uk>
Coulsdon West Residents	CWRA Richard Thurbon	<info@coulsdonwest.co.uk>
Hartley Residents	HADRA Diane Hearne	<action@hadra.org.uk>

This leaflet and letter have been created and delivered by local residents working together for SAVE COULSDON - <http://www.savecoulsdon.com>

For more information, send an email to: savcoulsdon@pjm2.info

You can obtain an electronic copy of this flyer from this email address.

Please pass this message on to others who may be interested.

Development Management
Croydon Council
17 Floor, Taberner House
Park Lane
Croydon CR9 1JT

Nov 2013



Dear Croydon Council,

Application 13 / 02527 - Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and other accesses on Portnalls Road

I write to register my formal objection to this council planning application.

While there may be benefits in the new housing, the current plans are unacceptable in terms of access and traffic. Changes the public have asked for have been ignored.

I note Croydon Council has withdrawn the Coulsdon MasterPlan due to community concerns, and I call on the council to require suitable changes to the Cane Hill plans.

• **The new Cane Hill village with 677 homes and 2.5 parking spaces each on average will have at least 1400 cars and around 2000 residents, yet the plans do not say how many cars are expected to be on site, nor explain how much use will be made of them.**

• **The Transport Assessment predicts an incredibly low figure of 204 leaving the village at the busiest hour – yet the TA also says a site such as Cane Hill would generate 5-7 vehicles per minute. These figures are inconsistent, and not justified.**

• **The TA traffic distribution is not credible. The TA predicts 64% of traffic from Cane Hill to go north and only 30% to go south, despite knowing traffic flows more the other way. It predicts 45% to go north along the A23 to Purley and beyond, yet ignores existing traffic congestion along this route, and to the south through Hooley.**

• **The TA predicts that traffic from Cane Hill to the M25 west from J8 will use Portnalls Road and Chipstead village. This is undesirable on planning and transport grounds, yet there is an obvious alternative of a southern access onto the A23 which is ignored by the plans. Any sensible traffic assessment would make clear that Cane Hill village works much better with a southern access, and the council must require this access.**

• **The TA proposes draconian traffic calming measures for Portnalls Road, which can only be justified if Cane Hill traffic is going to have a severe effect on Portnalls Road. The TA fails to explain why these measures are needed, or how local people will be consulted on them.**

• **The current plans can only mean much worse queues down Marlpit Lane, and more traffic diverting through Reddown Rd, Fairdene Rd, Hollymeoak Rd and How Lane to avoid them.**

• **TA fails to analyse the existing traffic conditions correctly. It underplays existing congestion at the Marlpit Lane roundabout and along Lion Green Rd. The Cane Hill housing traffic and Lion Green Road supermarket traffic will make queues and delays along ML + LGR much worse.**

• **The internal traffic plan forces motor vehicles to go on needless circuitous movements within the site, and to enter and leave it. The effects of pedestrian movement are ignored.**

• **The plans for the Lion Green Rd / Brighton Rd junction require radical reappraisal. The planned new layout can only create new serious congestion and delay at this key junction. Instead traffic capacity must be increased from Marlpit Lane along LGR to the post office jct.**

I call on the council to reject this application on traffic grounds as above.

Yours sincerely,