

STOP MASSIVE DEVELOPMENT on Higher Drive

View towards No.94 Higher Drive

Dear Local Resident

March 19th 2011

A 30 Bedroom, 24-hour Private High-Dependency Care Unit is now under construction at No.92 Higher Drive.

The same Developer plans to demolish the house at No.94 Higher Drive (on the corner with Highland Road) and build an adjoining 22 Bedroom building to create a single, large, 52 Bedroom, 24-hour High-Dependency Care Unit. This combined High-Dependency Care Unit will have 52 patients and 122 Full Time Staff !

Phase 1 of this double development (under construction now) should **not** have received planning permission. When it is complete, it will have a very detrimental effect on how we live and enjoy this area. We can no longer stop this.

Phase 2 of the development more-or-less doubles the size of **Phase 1** and if given Planning Permission, will, combined with the current development, cause even greater and long-lasting damage to Higher Drive and its surrounds. **We can Stop this happening.**

The Developer is trying to quickly get Planning Permission for **Phase 2** before the **Phase 1** is complete. He is doing this because he knows there will be a huge public outcry when residents realise the true effects of **Phase 1**; local roads congested by parked cars and the day and night disturbance caused by a large, 24-hour Private High-Dependency Care Unit. The character of our area will be irreversibly changed for the worse.

On completion, this double-development will resemble and function like a Community Hospital !

The length of the combined building will be equivalent to 7 London Double-Decker Buses (over 65m) !

Why Should I be Concerned ?

Despite having **122 Full Time Staff** and **52 patients**, there will be only **14 Car Parking Spaces** on the entire site.

This will result in Higher Drive, Highland Road, Densham Drive and all nearby residential streets becoming an unofficial over-spill carpark for this large development.

- The vast majority of the 122 Full Time Staff will drive to this site. There will be no option but to park on Higher Drive and the adjacent residential streets. This site has very poor access to all modes of Public Transport.
- Additionally, Visiting Doctors, Consultants, Pharmacists, Health Workers and External Support Staff will park on Higher Drive and the adjacent residential streets.
- Lorries, Vans and Ambulances will pick-up and make deliveries to the site at all times of day and night.
- Visitors to the 52 patients will park in the streets too; there are no visiting hours or visitor restrictions.
- Over 60 Full time staff will be working in the facility overnight before being replaced by a further 60+ staff in the morning, 7 days a week, 52 weeks a year. This Building never closes.

On what Grounds Can I Object to this Development?

1. A Flawed Transport Plan

The Developer says very few of the 122 Full Time staff will use cars to get to the site and therefore, the effect of the surrounding streets will be 'minimal'! He says he will 'encourage' the 122 Full Time staff to use 'Sustainable' modes of transport such as Taxi-sharing, Public Transport, Cycling or Walking ! The Developer's Transport Plan is flawed and cannot be trusted.

In the Public Transport Accessibility rating system used by Transport for London, this site is classified as 'PTAL Level 1a' - this is the very worst level and means: **"Extremely poor access to the location by all modes of Public Transport."**

It is clear the large majority of the workforce will travel to and from this site by car. The site's remote location, the lack of close public transport and the long work-shift patterns will make it necessary for the vast majority of workers and visitors to access the site by car and park on Higher Drive and the side streets when they arrive.

2. Parking and the Impact of Over-flow Parking

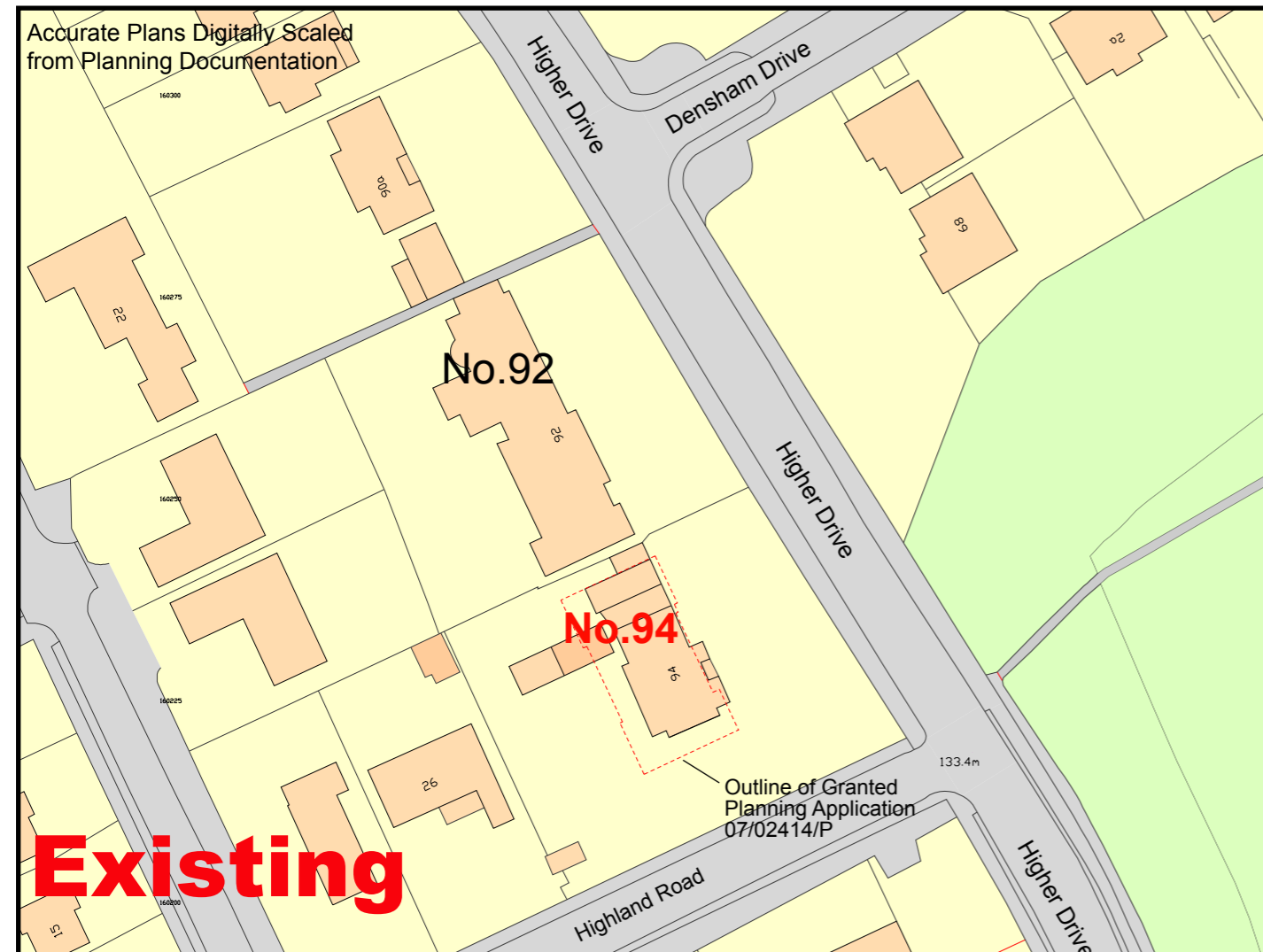
Only 14 off-road parking spaces for a development of this size and intensity of use is massively under-provided for. The result will be an influx of vehicles attempting to park on a scale that has not been planned for. Staff, Visitors, Deliveries and Ambulances will all compete with local traffic to find car parking and loading spaces. Private drive-ways will be blocked or used for manoeuvring. In time, (to protect wing-mirrors !) many of the 122 Full Time Staff will avoid Higher Drive and park deeper into our residential neighbourhoods. Double-parking on some streets will effect the passage of emergency and essential service vehicles to our homes.

3. Danger to Pedestrians and Road Users

The greatly increased number of vehicles parking on our residential streets as a result of this development will impact pedestrian and road safety. Parents, children and elderly people will have to manoeuvre alongside and between parked cars; there will be difficulties accessing driveways and potential conflict with the vehicles that daily move through our area. Who knows what this could lead to - a serious road accident or worse ?

4. Lack of Disabled Parking

There is complete lack of disabled parking spaces. The Developer proposes only 2 spaces for a **52 bedroom High-Dependency Care Unit** which is likely to attract many elderly visitors arriving in cars.



Site Plan Showing Existing House at No.94 Higher Drive and Dotted Outline of Consented Scheme for No.94

5. Disturbance and Loss of Amenity

This combined Development will function 24 hours a day, 365 days a year. There will be two full work shifts, both day and night.

There will be considerable disturbance to local residents. Ingress and Egress to driveways will be severely effected. Residents will be disturbed by delivery lorries and vans, the arrival and departing of ambulances at all hours, cars manoeuvring to find parking spaces in streets. In the evenings and weekends the area will be particularly effected by the coming and going of the Visitors to the 52 patients. This Facility will have over 60 Full Time Staff throughout the night - there will be disturbance from light spillage, take-away meals being delivered, staff taking outside rest breaksthe list goes on (as will the disturbance).

6. The Massing and Size of Development

The Developer of No.94 Higher Drive knows how to 'play' the Planning System to his advantage.

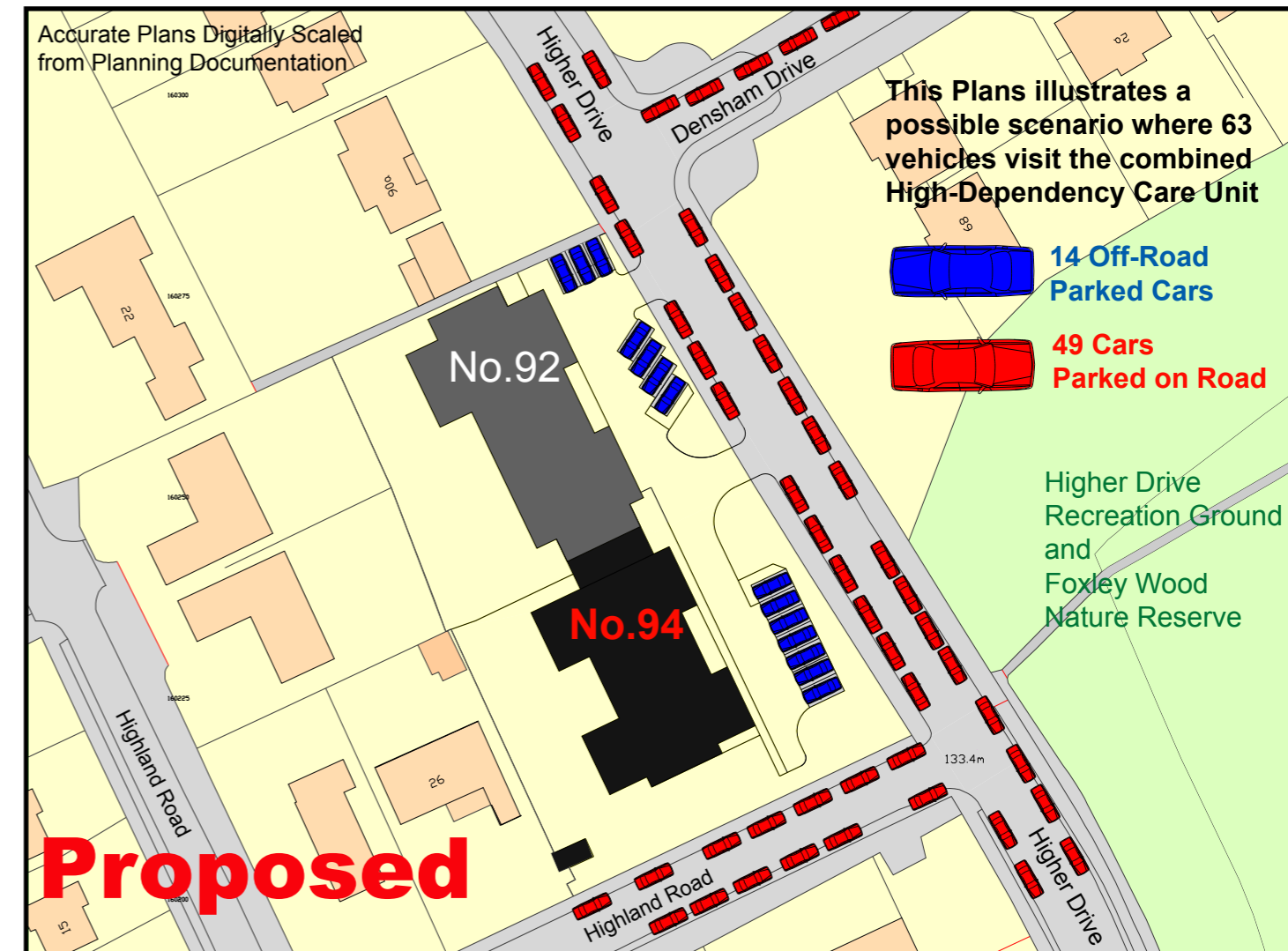
He has already gained permission to demolish the existing house on No.94 and build a block of 8 flats - this effectively doubled the volume of the existing house. He did not build these flats and is now seeking, via this new Planning Application to build a Private High-Dependency Care Unit that effectively triples the volume of the existing house at No.94 Higher Drive ! The combined building will be over 65m long (the length of 7 Red London Buses). Much of the existing trees and planting will be removed to reveal a very large three storey building, with an enormous filled-in roof forming a building that will be over-bearing and out of scale with all that's in this residential area.

7. The Effect on Higher Drive Recreation Ground and Foxley Wood Nature Reserve

The site for this High-Dependency Care Unit is directly opposite Higher Drive Recreation Ground and Foxley Wood Nature Reserve. Both are much loved and much used green amenity spaces enjoyed by local residents and families alike. Both these amenities risk being damaged by what will be a 24-hour car park along their Western perimeters. The development has very limited external space and before long, the staff of the High-Dependency Care Unit will use it as a green spill-over space or a location f to eat and take cigarette breaks. The community/family orientation of these two local green amenities will be irrevocably damaged.

8. An Inappropriate Development Site

A **24-hour Private High-Dependency Care Unit** should be located in a more Central location with better access to Public Transport and Essential Amenities. The Proposed residential site, with limited off-road parking and non-existent public transport is the **WRONG** choice.



Site Plan Showing Proposed Building at No.94 Higher Drive and No.92 Higher Drive now under Construction



This Developer has a track-record of similar Applications in Kenley. Do not be fooled by his promise that workers will use alternative modes of transport to get to and from this site. They will not. This is a ploy to maximise his development potential by minimising the number of car parking spaces.

It is important you register your objection before this Proposal goes in front of Croydon Council's Planning Committee on Thursday 5th May 2011

The Developer does not care about local residents nor does he care about the long-term impact of this development. PLEASE ACT NOW - THIS IS OUR ONE OPPORTUNITY TO STOP THIS DEVELOPMENT

How can I help STOP this Development from Happening ?

Tell your friends and neighbours and encourage them to also object to this Planning Application. Please feel free to write your own letter using as many, or as few, of the reasons listed overleaf as you feel are important. This is your chance to make your views known and we can influence the decision. It is more powerful if you write your own letter of objection to the Council. You can register an objection as follows:

By email

Email your objections to the Croydon Council Planning Officer, Natalie Glover at: natalie.glover@croydon.gov.uk
Please copy your email to Croydon Council Head of Planning: rory.macleod@croydon.gov.uk

Please ensure that you use the planning reference (**11/00403/P**) and provide your full name and address

By writing

You can write to Croydon Council (Include reference No.**11/00403/P** and your full name and address):

Natalie Glover, Planning Officer
Planning Control & Transportation Department
Croydon Council
Taberner House, Park Lane
Croydon CR9 1JT

Contact your Councillor for Kenley

You can email your local Councillor, Steve O'Connell to let him know you object at: steve.o'connell@croydon.gov.uk
Please ensure that you use the planning reference (**11/00403/P**) and provide your full name and address

Register your Objection and Find Out More Online

You can register your objection (and find out more) on the Croydon web site:
www.croydon.gov.uk/planningandregeneration/onlineplanningservices

Click the link "Online Planning Register"
Enter application number "11/00403/P" into the "Application Quick Search" box
Click on the application number "11/00403/P"
Click on the "click here" link under the "Neighbour Representations" box near the foot of the page
Enter your reasons for objecting

To stay informed about this Development

Please send your email address to local resident, Maurice Brennan at: maurice.brennan@gmail.com