

CROYDON

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Council Members' Room
The Town Hall, Katharine Street
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Steve Dennington
Head of Spatial Planning Service
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15 October 2016

Dear Steve

LONDON BOROUGH OF CROYDON'S LOCAL PLAN

Thank you for the opportunity to comment on the Council's proposed submission on the partial review of, and the detailed policies and proposals contained in, the Croydon Local Plan.

Overall we welcome the longer-term perspective that the plan will provide and the forward-thinking that is underway to address the borough's growth needs over the next two decades. We recognise that Waddon will need to play a part in meeting these needs and welcome the potential benefits for our local community.

That said, we do still have concerns about the amount of potential development identified for Waddon along the A23 Purley Way which we raised in the previous round of consultation. Were this all to go ahead, it would have a considerable impact on Waddon's character, local amenities and local employment opportunities as well as place additional pressures on local roads and public transport. We therefore remain very concerned that the plan does not consider the cumulative impacts and consequences of extensive multi-site development in this part of the borough.

We are particularly concerned about proposal 16 for a new secondary school on the former Heath Clark school playing fields which, as noted in this proposal, would be subject to site access from Stafford Road. We cannot support this proposal and object to its inclusion in the plan for a number of reasons.

Firstly, and most significantly, there is no possibility that we can see of gaining access to the proposed site from Stafford Road without the compulsory purchase of houses on this residential road and we have been contacted by residents who are, understandably, alarmed about this potential development should it go ahead. Strong and sustained opposition to this proposal is therefore to be expected.

Secondly, there is already considerable traffic congestion around Stafford Road and Fiveways junction. This will be exacerbated by the new Harris Academy Purley Way which is currently being built. Working with TfL to tackle traffic congestion around Fiveways only to then generate additional school run car trips at this congestion hot-spot is not a sensible way forward. A new school at this site – so close to so many other schools – would also cause horrendous local parking problems in the morning rush hour and especially at the end of the school day.

Thirdly, there is already a shortage of capacity on public transport in this part of Waddon, notably on buses in the morning peak where we have previously been contacted by residents who are unable to board buses because of overcrowding. Whilst any development in Waddon would invariably add to this problem, it would be particularly acute should a new secondary school be built at this proposed location because many children would travel to and from this school by bus.

Fourthly, this is the only potential development in Waddon which would not take place on brownfield land. As housing has already been built on the site of the former Heath Clark school buildings, any new school would have to be built on the former school playing fields which would see Waddon lose some of its green space.

For these reasons, we would ask you to look again at proposal 16 for a new secondary school in Waddon on the former Heath Clark school playing fields and to remove this from the detailed proposals in the Croydon Local Plan.

We are copying this letter to Cllr Tony Newman (Leader of the Council), Cllr Alison Butler (Deputy Leader and Cabinet Member for Homes, Regeneration and Planning), Cllr Stuart King (Cabinet Member for Transport and Environment), Cllr Alisa Flemming (Cabinet Member for Children, Young People and Learning), Cllr Paul Scott (Deputy Cabinet Member for Planning) and Jo Negrini (Chief Executive).

Yours sincerely,

Robert Canning

Cllr Robert Canning

Joy Prince

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