



THE EAST COULSDON RESIDENTS' ASSOCIATION

Chair : Charles King MBE
50 Reddown Road
Coulsdon CR51AX
01737 554841

Secretary : Maureen Levy
22 Fairdene Road
Coulsdon CR5 1RA.
01737 555231

CCURV
c/o White Label Consultants
6th Floor Carolyn House
22 - 26 Dingwall Road
Croydon, CRO 9XF

9th May 2013

Dear Sir or Madam

ECRA response to CCRUV pre-application for a supermarket on Lion Green Car Park

East Coulsdon Residents' Association represents just under 2,000 households on the eastside of the Brighton Road from Marlpit Lane, Coulsdon to the Borough Boundary with Surrey and also includes the Coulsdon Woods Estate and the roads leading up to Old Coulsdon. The large areas of Farthing Downs and Happy Valley Green Belt are also within our area.

Summary : We are of the view that Coulsdon is in need of a major supermarket to attract shoppers back to the area and therefore support the construction of a new large supermarket in Coulsdon town centre. Our own surveys show us that a large proportion of Coulsdon residents do not do their weekly shopping in Coulsdon. Other surveys have estimated that over 60% of Coulsdon residents do their weekly shop outside Coulsdon. We strongly support a supermarket that brings these people back and new people to Coulsdon Town centre. However, we have some concerns over the use of Lion Green car park site in that experience elsewhere shows us that a supermarket on the edge of town can detract from town and reduce footfall in the town centre rather than increase it as we desire. We point out that the linkage and safe pedestrian routes from this proposed supermarket to the town centre are of utmost importance.

We strongly support a new Health Centre with doctors' surgeries and clinics on the site. We also strongly support opening up the Surrey Iron Railway Embankment the local Ancient Monument to the public and diversion of the London Loop walk past this site as part of making Coulsdon a more interesting place. We would also like to see some public art both on this site and in the town centre included in the proposal.

We would also point out the other community activities that happen on the Lion Green car park site that must be considered within the any supermarket development on this site.

Affiliated to :

We also believe that the small piece of land between the east end of Lion Green car park and the Barratt Homes development on the corner of Lion green Road needs to be part of the development and must not be left as it is at present.

We have a number of concerns over a Supermarket on this site which need to be addressed these include:

1. Supermarket competition with existing small shops.
2. Linkage to the rest of the town.
3. Linkage to the proposed Barratt Homes Development on the corner of Lion Green Road and Brighton Road
4. Increased traffic in Lion Green Road
5. Safe pedestrian access along Lion Green Road
6. Safe pedestrian crossing of Lion Green Road
7. Continued provision of all day parking and parking costs.
8. Medical centre.
9. Opening up of a pedestrian route and diversion of the London loop via the site of embankment for the Surrey Iron Railway the Ancient monument.
10. Loss of Community uses on Lion Green car park.
11. Provision through CIL and section 106 to improve the public realm for Coulsdon.

1 Supermarket competition with existing small shops. We would want a restriction on the supermarket that prevents it competing with the local shops such as the Post Office and Pharmacies that have provided good service to the town over many years.

2 Linkage with the rest of the town: The linkage of a supermarket on this site with the Town Centre is crucial to the prosperity of the rest of the town. We are concerned that unless there is good synergy and linkage with the rest of the town a standalone supermarket on this site could extract footfall from the Town Centre rather than increase the footfall as people shop at the new supermarket, but do not venture into the town.

A Supermarket on this site is bound to increase traffic in Lion Green Road and this could create a barrier to people crossing to the Town Centre. The Coulsdon Masterplan (page 78) highlights the opportunity that the existing pedestrian lanes behind the shops could increase permeability between the Lion Green site and the Town Centre. We are concerned that these existing lanes are narrow and not attractive and could only be made attractive with considerable expenditure. Therefore safe crossing points at each end and also along Lion Green Road are essential to the pedestrian linkage from a supermarket to the existing town centre. There must also be pedestrian access to the retail floor of the supermarket in Lion Green Road at both the east and west ends of the building.

3 Linkage to the proposed Barratt Homes Development on the corner of Lion Green Road and Brighton Road : We note that in the Barratt Homes proposal they propose linking the town at the junction of Brighton Road and Lion Green Road with a wide pedestrian route into the Cane Hill site and intend constructing some commercial development in this area. We support this proposal. However, we note that there is a small section of Land to the east of the entrance to Gilbert Court that is not included in either the CCRUV plan for Lion Green Car Park or in Barratt Homes Plan for the junction of Lion Green Road and the Brighton Road. We are of the view that this piece of land must be included in the development and should be used for the benefit of the community. This could

include a small town centre garden or preferably we believe this is a suitable site for a skate park for the young children of the area

4 Increased traffic in Lion Green Road : A Supermarket on this site is bound to increase traffic in Lion Green Road as will the construction of new dwellings on the Cane Hill site. There must be a proper traffic management scheme in place that not only considers through traffic, but local traffic and pedestrians. This must include safe attractive pedestrian crossing points in Lion Green Road so as not to isolate the town from and supermarket on this site

5 Safe pedestrian access along Lion Green Road: The increase in traffic in Lion Green Road and the need to provide additional lanes in Lion Green Road to allow entrance and exit from the supermarket without blocking through traffic will have an effect on the existing heavily used pavement on the south side of Lion Green Road. This pavement should be diverted to the south side of the existing trees line along the edges of the existing car park to both make a more attractive and less polluted pedestrian route and to protect the existing trees.

6 Safe pedestrian crossing of Lion Green Road: The supermarket and the proposed pedestrian routes from Cane Hill will require safe pedestrian crossing points not only at each end of Marlpit Lane but also at least one point along Lion Green Road so that pedestrians can cross the road safely to access the pedestrian lanes leading from Lion Green Road. This is particularly important to maintain the linkage to the rest of the town centre.

7 Continued provision of all day parking and parking costs. At present the car park is used for a mixture of short, medium and long term parking by residents, shoppers, commuters and people working or visiting businesses in the town centre. The parking fees on Lion green are reasonable and are also free in the evenings and Sundays to encourage use of local restaurants and clubs. Although some all day commuter parking can be displaced to the new car park at Coulsdon South this cost some 30% more and is limited to 40 extra places and there is also a waiting list There is still a need to continue to provide all day parking on this site at a reasonable price. We would also expect evening and Sunday parking to remain free.

8 Medical centre: We support the inclusion of new doctors' surgeries and a health centre on this site. There is an urgent need to improve the local medical facilities in the Coulsdon area and this will become even more important with the increase in population that will come with the Cane Hill development and other developments in the town. We strongly support providing up to date doctors' surgeries with associated clinics and health care on this site as part of or separate to any supermarket. This must include good patient parking and pedestrian access.

9 Opening up of a pedestrian route and diversion of the London loop. The Existing London loop brings a number of people to Coulsdon throughout the year. At present the Loop runs along Lion green Road within site of the site of embankment for the Surrey Iron Railway, but with no mention of this Ancient monument. We believe diverting the London loop via the site of the Ancient Monument will both make the London loop more attractive and also enable us to celebrate Coulsdon's transport history.

10 Loss of Community uses on Lion Green Car Park: At present the car has a number of other community uses. These include a recycling centre and a safe place off the public highway, where Foreign Exchange students can be transferred from European left hand drive coaches to cars of local host families. It is also a safe place to leave these coaches over night while the drivers rest before returning to Europe. This brings essential revenue to the town as these foreign students spend both time and money in the Town Centre. Adequate provision must be made to allow these activities to continue as they benefit Coulsdon.

11 Provision through CIL and section 106 to improve the public realm. It is important with Lion Green car park, the Cane Hill, and a number of developments in the Coulsdon Masterplan area that the public realm in Coulsdon is improved. The section 106 and local CIL should be levied from all of the developments associated with the Cane Hill and Lion Green Road site plus any other large and small developments in the Town Centre and surrounding areas including Ulswater Crescent.

The money collected from section 106 or the local CIL should be used for improving the public realm specifically for Coulsdon, providing the following:

- New combined Community centre, Calat centre and Library with rooms and halls.
- Up dated medical facilities with surgeries and clinics.
- Provision towards step free access to Coulsdon South Station.
- Facilities for the young such as a skate park and fishing lake.
- Public art on the Cane Hill site and the Town Centre
- Improved facilities for the local scout groups.
- Improved leisure facilities.
- Improved CCTV in the Town Centre.
- Improved car parking.

Charles King MBE

Chair: East Coulsdon Residents' Association