

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

29 January 2021

Dear Merton Council

I object to the proposed Northern Access Road into Willow Lane Industrial Estate, reference Proposal TN17 in support of Policy T6.9.

In 1981, on my first of many London to Brighton bike rides I glanced to my right on crossing the bridge at Mitcham Junction Station and spotted a lane disappearing down into woodland, I was intrigued, I wondered what was down there.....

In 1988 [REDACTED] and I came to view a house in Aspen Gardens, I remembered the lane from 1981, we were half way down an unmade road with trees to our left and trees to our right and I turned to [REDACTED] and said "I don't care what state the house is in, we are buying it". We turned the corner on to a tarmac road to reveal houses all down one side and trees the other side, bliss! It was perfect, the house was fine, we bought. We observed that there were trees also out the back of us screening an industrial estate, that was ok, at least it wasn't residential property with the prospect of being overlooked. Aspen Gardens is an oasis!, a unique road, with the benefit of Mitcham Junction Station right on our doorstep. We were thrilled.

In 1992 it came to our attention that a business consortium on the estate had pushed for plans to build a new access road onto the estate to pretty much exactly the same route as shown on your current map of plans drawn up in 2004. We formed a residents association, the proposal was successfully blocked, which alarmingly was at the planning stage before we knew anything about it. The same has happened this time in respect of us not being informed by The Council of future plans that would affect us.

On your 2004 plan the road is shown to cut through part of Mitcham Common between N⁰1a Aspen Gardens and N⁰2 Carshalton Road, and along the back of Aspen Gardens, horrendous. There's the obvious destruction of fauna and wildlife habitat with the loss of part of Mitcham Common, along with huge increases in noise, air and visual pollution. N⁰2 Carshalton Road would have heavy lorries passing right by their front door and N⁰1a Aspen Gardens having the road clipping the back corner of their garden. The relative quiet at the rear of Aspen Gardens would be no more, sitting and working in our garden last summer during the Covid outbreak was a joy, as it has been every year for us. A stationary lorry ticking over the other side of the current concrete wall is enough to vibrate our house. I hate to think what three or four lorries rushing by in succession would do, the area is vulnerable to subsidence, all our houses have cracks in them.

Stage 2a_18_Appendices states under proposal TN17 that the new access road will do the following:

'...will enable removal of commercial traffic from residential areas...'

TN17 would clearly be moving commercial traffic into a residential area, the houses in Carshalton Road especially from Arneys Lane northwards and the rear of Aspen Gardens.

The nearest residential area to the Wates Way entrance in Goat Road is 50 metres or so, it would be hard to quantify any meaningful reduction of commercial traffic in Goat Road by adding another access road.

The current Wates Way entrance works fine, as does the Willow Lane one way entrance for cars and vans. There's no need for another full bore access road that would destroy the environment of Carshalton Road and Aspen Gardens.

The proposed access road cuts Tramway Path in half, a public right of way used for many years, pedestrians would have to cross the access road to rejoin the pathway if walking from the back of Carshalton Road towards Mitcham and visa versa. In fact, I used to walk my daughter to Cranmer School along Tramway Path and many parents still do, I would have probably resorted to driving her to school if the access road had been constructed due to a positive result for The Council in the 1992 proposal. The alternative main road pedestrian route being equally horrific. The proposed road also shows a spur road leading off to the left behind 2-9 Carshalton Road, obviously there to provide access into Byrne Brothers, or the new purchaser of the site as I believe Byrne Brothers may have moved. This spur road also interferes with Tramway Path.

The new T junction with Carshalton Road would disrupt the flow of traffic even more in both directions and when you add on two sets of pedestrian crossings, two bus stops, the vehicular entrance to Mitcham Junction Station and The Golf Club, the car wash and tyre company, the traffic will be at a permanent standstill. It is already an extremely busy road, the traffic has increased immeasurably since we moved to Aspen Gardens, it is particularly busy in the morning and from 2pm in the afternoon in both directions. Pedestrians walking from the direction of the Mill Green area to Mitcham Junction Station would have to cross the access road T junction with accompanying safety issues.

The stretch of the proposed access road behind Aspen Gardens would be a fly tippers dream come true, enter from Carshalton Road, drive along the back of Aspen Gardens, discard your rubbish and make a quick exit via Wates Way into Goat Road. The estate as a whole suffers from extreme amounts of rubbish discarded casually and fly tipping, you would be better off tidying up the estate to attract more business than spending millions on another access road, which could end up being a very expensive eyesore and white elephant.

Parking seems to be an issue on the estate, there are currently many parked cars in the area of the proposed route as it passes by the side of Croydon Scaffolding and around the corner into Willow Lane, there is no room for a two way road as it rounds the corner without incurring on existing businesses boundaries. There are cars parked all the way down the left side of Willow Lane as it becomes Wates Way, all that stretch is congested, it's not possible for lorries to pass each other in opposite directions as it is. That bottleneck will always be there and the proposed access road will only make that situation worse.

Please remove TN17 from your local plan, permanently and at the earliest opportunity.

Yours sincerely

