

Planning Comment submission on application 2024/1325 at 11/10/2025 13:01:50

Thank you for your comments on application 2024/1325, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Yanis Bowden
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Address	86 Alexandra rod
Planning App No	2024/1325
Comment Reason	Object to this application
Comment	<p>1. Loss of Local Character**</p> <p>The proposed scheme would drastically change the unique character of Warlingham. Large-scale housing estates and institutional facilities such as care homes are more appropriate for urban or suburban environments. Introducing 50 new dwellings alongside a care home would erode the area's rural identity, replacing open countryside and green spaces with dense, urban-style development.</p> <p>2. Pressure on Local Infrastructure</p> <p>Warlingham's limited infrastructure is unsuitable for a development of this scale. A sudden increase in traffic from new residents, staff, and care home visitors would significantly heighten road congestion and pose safety risks, particularly for children. Local amenities — including schools, GP surgeries, and emergency services — are already under pressure, and this proposal could reduce the quality and availability of essential services for current residents.</p> <p>3. Environmental Damage</p> <p>Building on greenfield or agricultural land would cause lasting harm to the natural environment. The loss of green space would destroy wildlife habitats, reduce biodiversity, and increase flood risks by removing natural drainage areas. Construction and additional car use would also contribute to noise and air pollution. Warlingham's semi-rural ecosystem should be protected, not replaced by concrete and tarmac.</p> <p>4. Unsustainable Location</p> <p>Planning policy emphasises sustainability, yet this proposal directly conflicts with that principle. Warlingham has limited public transport links, and the nearest train station is approximately a 40-minute walk away. This would leave future residents and staff almost entirely reliant on private vehicles, increasing carbon emissions and contradicting both local and national environmental objectives.</p> <p>5. Questionable Local Need</p> <p>It remains unclear whether there is genuine local demand for 50 new homes and a care home within Warlingham. If the development primarily targets buyers or residents from outside the area, it would fail to meet local housing needs and could instead inflate property prices, further marginalising long-term residents.</p> <p>6. Risk of Setting a Precedent</p> <p>Granting approval for this application could pave the way for further speculative developments in the future. What begins as one estate and a care facility could encourage more large-scale proposals, gradually urbanising Warlingham and transforming it into an extension of Croydon. The cumulative impact of such incremental developments must be taken into serious consideration.</p> <p>Warlingham lies within the Green Belt, and this proposal encroaches upon protected land and woodland at the lower end of the site. Such encroachment would not only destroy valuable habitats but also increase congestion in an area already affected by heavy traffic from the Sainsbury's roundabout through to Sanderstead.</p> <p>The proposed Sustainable Drainage (SuDS) basin at the bottom of the site poses further issues. Positioned directly behind existing homes, it risks creating stagnant water, unpleasant odours, mosquito infestations, and potential flooding — all of which would seriously harm the health and wellbeing of nearby residents.</p> <p>, this development would have a profoundly negative impact on the Warlingham community and environment. It would compromise local character, overwhelm infrastructure, damage biodiversity, and undermine sustainability goals. For these reasons, we strongly urge that the application be refused.</p> <p>If you do consider going ahead, please leave the woodlands as they are as they contribute so much to the quality of life of the residents and local community</p>
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