



By Email: highways@southwark.gov.uk

Simone Crofton

6 September 2023

To Southwark Highways

I am writing in response to the latest Controlled Parking Zone proposals on behalf of The Dulwich Estate. We have received many representations from both residents and businesses and so it is important that these are heard and taken into consideration, as they concern many livelihoods and the quality of local living for Dulwich residents.

We also include here our own views on impacts based on the representations made and our own expectation that CPZs will lead to an increase in off-road parking in the area.

The concerns raised are as follows:

1. That the proposed CPZs will exacerbate displaced traffic from the Low Traffic Neighbourhood initiative further.
2. Businesses, which have taken a hit in the last three years, will suffer further reductions in trade as car travel to Dulwich Village and West Dulwich from outside the area will not be replaced by cycle, bus and walking in either the short or medium term. Reduced footfall and income will lead to closures and vacant units.
3. We anticipate further restricted parking pressures will lead to higher demand from many Estate residents to develop their front gardens for off street parking. The Scheme of Management currently operate guidelines which ensure 50 per cent of the garden is planted and this supports our wider sustainability and environmental work. Has the potential redevelopment of front gardens for off street parking been taken account of in the CPZ environmental impacts analysis?
4. A number of concerned residents' associations have contacted us in connection with their private roads, which they foresee becoming overspill spaces for non-resident parking, causing inconvenience and disruption, making them less attractive and also less safe.
5. Several concerned residents have told us the proposals will mean they will not be able to park on their own estates or close to their own properties causing significant daily disruption.
6. The issue of additional further new street signage in a conservation area has also been raised with us. Any new signage to support a CPZ we request is in keeping with the area.

I would add to these concerns that The Dulwich Estate, over many decades of local land and property management, has always placed the natural environment at the heart of its operations. It has resulted in Dulwich being one of the greenest canopies in the borough and South London. This demonstrates that we are supporters of clean air, green spaces and safe streets.

But these latest proposals, on the heels of last year's introduction of the Low Traffic Neighbourhood, risk creating further displacement of traffic and having environmentally damaging consequences of increasing front garden development. Further they risk damaging high street businesses - themselves a vitally important component of safe streets and spaces where people want to spend time. At a time when local retail is already under pressure, we do not wish to see a further restriction of footfall, leading to business stagnation and empty buildings.

We request that any restrictions Southwark chooses to introduce are kept to a maximum of an hour so that businesses and residents are able to access services and their homes without disruption.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SC', with a long horizontal flourish extending to the right.

Simone Crofton
CEO
The Dulwich Estate