

Sutton Council Planning Committee – 7 September 2016 Felnex Reserved Matters

Speech made by the NDG

Good evening, my name is Lysanne Horrox and I'm Chair of the Hackbridge and Beddington Corner Neighbourhood Development Group.

I would like to thank the Chair for giving us extra time to speak.

At the last planning committee in July, we were told our questions couldn't be answered as they related to the reserved matters application.

We were pleased to meet with Barratt Homes on Monday evening to discuss the site and answer questions.

The members of the NDG are unanimous in their serious concerns regarding the 80 unit Assisted Living block.

- The original consent was for a 90 bedroom care home
- The current application is for 80 self contained assisted living apartments
- This change has doubled the size and height of the block (from 3051 sq m to 7740 sq m) as well as increasing the density of the site.

Sutton Council gave outline approval for 725 dwellings for the site and not the 792 dwellings from the original application dated 23 December 2009. Why is it now ok to accept 805 dwellings?

The changes made to the Assisted Living Block are the most recent and most extreme. It now becomes the most significant and imposing block within the development – but less thought has been given to the design and impact of this block on the existing built environment, than the remainder of the development.

If this building is approved – twice the size, at 5 storeys, 18.75m high – it will further accentuate the already overbearing streetscape dominance of Saxon House and the proposed supermarket block and flats on the two storey Victorian terrace opposite.

The NDG's view and strongest possible recommendations are:

That the number of assisted living apartments should be scaled back, to lower the building height and to set it back further from the road. This will enable the existing large canopy trees that are due to be removed, to be replaced.

Hackbridge Road

Sutton Council rejected Barratt's change to gable roofs to the terraces opposite Hackbridge Green. We ask the Council to reconsider this as the gable and sawtooth eaves emphasise the terraces as individual houses, which compliment the listed cottages opposite, rather than adding to the dominance and continuous roof line of the flats also proposed along Hackbridge Road.

Supermarket

The change of the supermarket entrance to Felnex Road has an adverse impact on the cycle route and the plaza on London Road.

Sutton Council have suggested a duplex on the corner of the supermarket to emphasise this as a gateway into Hackbridge and the site. How does this represent good design other than additional height?

Parking

We are concerned how the case officer can say the development will not adversely impact traffic or parking when there is no evidence of a current parking survey.

Tom Brake, Sutton Council and Ward Councillors have been contacted numerous times about the significant parking problem in Hackbridge. The removal of vital parking spaces on Hackbridge Road and London Road will adversely impact on nearby residential streets.

TFL rates Sutton as having a low Public Transport Accessibility Level of 2.9, therefore this is contradictory of Sutton Council's requirement for only minimal parking quota on the site. The site will also have its own permit parking as Sutton Council realise issues with commuter parking but will not address the issue for current residents.

In Summary

The development has been recommended for approval from the case officer to the significant detriment of the residents of the Victorian houses and the impact of removal of existing parking.

This site is politically important to Sutton Council because of the heat network but we ask you to please consider deferring your decision on this application so more work can be done to lessen the impact of the scheme on existing residents.
