

## **Speech made on behalf of the Victorian Houses on London Road at Sutton Council's Planning Committee – 7 September 2016**

Good evening Councillors

I am here this evening, representing myself and other neighbours of the Victorian cottages opposite the Felnex site. I wish to express concern that the report produced by Sutton's planning department, being used by the Planning Committee to decide on the application, has given little if any weight to the views expressed by local residents who will be directly affected by this development. The following points are drawn to your attention:

### **LOSS OF SUNLIGHT/DAYLIGHT**

- We only got to see a sunlight/daylight report for the first time at the end of July. This report only covers the difference between the proposed scheme vs consented. Given the technical nature, we expected to see measurements relating to heights and distances.
- At no point were residents of the 12 Victorian cottages approached regarding loss of sunlight/daylight. Having read the report, it makes a number of assumptions and some inaccurate statements. For example numbers of windows and uncertainty about whether residential or commercial.
- At least six out of the twelve cottages get all of their sunlight through their living room window, with only limited access to light due to the nature of how they were constructed, looking into each other's kitchen
- The Planning Officer's report makes reference to the daylight/sunlight report on page 19 (paragraphs 5.52-5.55), where it uses the 'consented' application as justification for saying there is no 'additional adverse impact'. Without access to the original sunlight/daylight report, we have no idea what this means.
- Based on the dimensions proposed – a building height of 18 meters and a distance of 21.62 meters from my living room window to the footprint of the proposed building, anything above three storeys will infringe my sunlight. The building proposed is six storeys.
- We are concerned that the building planned for directly opposite our homes (Block A - Assisted Living) was a mere 'shadow' on the reserved matters application approved 2014 Phase 1. Block A only appeared in detailed form for the first time in January/February 2016. Prior to this, all that was there in outline was a 4-6 storey building. No attempt was made to consult with residents regarding the design, it was just parachuted in

- Block A, as currently presented, is a 'wall', continuing what Saxon House started. So, while the apartments above the supermarket (Blocks B,C and D) have been redesigned to soften the previous consented design of a huge wall of concrete, introducing breaks in the line of sight and setting the whole section back into the site, no attempt has been made to apply this consistent approach to Block A. This is unacceptable given the fact that Blocks B, C and D, largely overlook the car park of Hackbridge Station, while Block A will directly overlook/overshadow the 12 Victorian cottages.

## **ACCESS TO SITE – LONDON ROAD**

This needs further consideration and I am concerned the Principal Highways Engineer has failed to recognise or address safety concerns along the London Road, in front of the Victorian cottages.

- The removal of the facility to park cars in this particular location will leave pedestrians at risk along this much used stretch of footpath.
- Heart of Hackbridge remains an unsafe scheme, which never fulfilled its promise of slowing down traffic on the London Road, which routinely speeds through the centre of Hackbridge and back and forth across the railway bridge.
- Existing residents of the Victorian cottages already have great difficulty in finding a place to park near their homes to unload heavy shopping etc. Individuals with small children or a disability will have to find other streets to park on, which will only exacerbate the parking problem in Hackbridge.