



Hackbridge & Beddington Corner Neighbourhood Development Group

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Ms Sarah Buxton
Case Officer
Planning and Transportation
London Borough of Sutton
24 Denmark Road
Carshalton
Surrey SM5 2JG

23 August 2017

Dear Ms Buxton

PLANNING APPLICATION – C2017/77417 VULCAN HOUSE, RESTMOR WAY, HACKBRIDGE

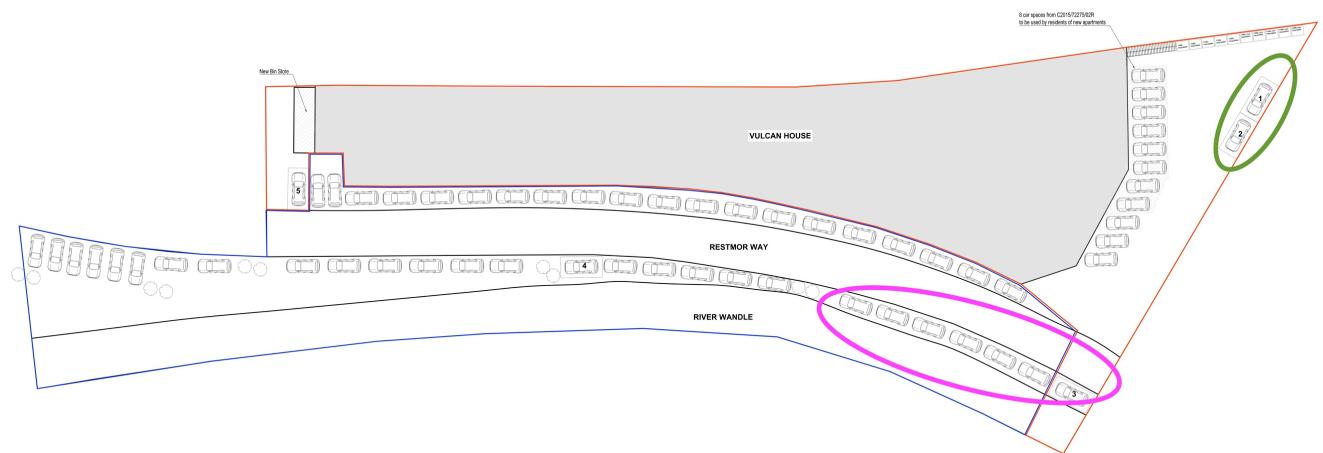
We are writing to **OBJECT** to the above application for the following reasons:-

Parking & Relationship with the River Wandle

- The Highways Officer's report for the permitted development of 48 flats (C2015/72275) states that 45 parking spaces were suitable and not the 56 that had been asked for.
- Confusion therefore is over the total number of parking spaces which equates to 61 according to the applicant and would be 50 according to Sutton Highways.
- We are very concerned about the double parking proposed, flush with the bank of the River Wandle. There is particular concern, having looked at the road and location next to the River Wandle, how the stretch of parking highlighted in pink in the picture below will be developed. The application details intensive use of the current green verge between the private road access and the river bank. It would appear from the plans that the great majority of this green verge will be lost to accommodate vehicle parking (including a motorbike bay?). The application does not seem to indicate what will replace the green verge; nothing is said about trees, but to accommodate the proposed parking, a number of the mature trees, presumably, will be removed.
- Has the Highways Officer approved a design for a retaining wall and some kind of support of the riverside bank? Having visited the site, how can the spaces on the diagram be achieved?
- Night time lighting, noise and activity from the flats and the new ribbon of parked vehicles will drive wildlife away. Has a bat survey been undertaken?
- It is unclear how the parking highlighted in green in the same picture relates to the boundary of the building next door. There are two big sets of doors facing on to the proposed parking and a road going up to another level by the side of it.

- It is also not clear where the cars will be able to turn, to exit the road.
- It should be noted that although we are questioning the number of parking spaces for this development, we do not want a development that causes an overspill of parking. Since the permitted development was granted in 2015, parking spaces that were mentioned in this application on Hackbridge Road have now been lost. There is a major parking problem in Hackbridge, with the new developments likely to exacerbate this.

VULCAN HOUSE PROPOSED PARKING PLAN



Speed Bumps

- Traffic encounters two speed bumps that create noise both from the engine and from tyres but also from the frames of vehicle rear lifts and similar vehicles. Not knowing the hours that these vehicles use the road, it is likely that this will create noise pollution for new residents.

Public Realm

- We understand this is a private road that will not be adopted. What is very clear when walking down the road, is that there are no pavements either side. The development takes up all outside space with parking and we are therefore concerned about safety of residents walking. This road is heavily used by big vehicles during working hours, with a bend in the road alongside Vulcan House.
- There are no street lights, which are needed for safety; but this also raises questions about light pollution on the River Wandle.
- Within the proposed development itself, we question whether the roof garden is sufficient outdoor amenity for the residents of 58 units. It is most unusual for a block of flats to have communal ground space totaling zero.

Permitted Development

- Since the relaxation of planning law, we have seen Bridge House, Shepley House and now Vulcan House all convert offices to residential under Permitted Development. This is a worrying trend for the last area of commercial activity in Hackbridge.
- It is clear that the offices and road are only set up for business use, which raises the questions we have listed above.

Overview

Although this application only requests 10 flats, given the fact they already have permission for 48 flats, we think adding a further 10 is over developing this building. It is also not clear how this building relates to the Felnex site and whether the rear flats would overlook a blank wall, as obviously David Wilson Homes were unaware of this new application when they designed the Felnex site.

We realise we will not receive answers to our questions, but hope these are taken into consideration when viewing the application.

Yours sincerely

LHorrox

Lysanne Horrox
Chair