



Hackbridge & Beddington Corner
Neighbourhood Development Group
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Iain Williams
Planning Department
Sutton Council
24 Denmark Road
Carshalton
Surrey SM5 2JG

16 March 2020

Dear Mr Williams

Re: Planning Application DM2018/00457 Vulcan House, Restmor Way, Hackbridge

Further to our response to this application in May 2018, which can be seen below, our objection and concerns still stand.

Since our response there have been changes in the surrounding area, namely our Neighbourhood Plan has been approved at referendum and should be referred to when reviewing this application; there are now parking restrictions in the local roads around the site and New Mill Quarter properties opposite the proposed development are now complete.

We have expanded on a couple of our policies where we feel the development has not taken these into consideration:-

Policy H&BEP1 Local Character and Sense of Place

The applicant has not respected the local character of the area, which not only is part of an industrial estate, so does not even have the safety of a pavement all the way down the road, but has not taken into consideration the newly built New Mill Quarter flats and houses directly opposite the development.

There are no drawings to see how the extra floor relates to the flats on Twill Way and if there will be loss of privacy. Likewise, there is no light survey to see if there is a loss of light or overshadowing on Twill Way and Cotton Way (please see photos below).

The design fails to strengthen the character of our neighbourhood nor create a better pedestrian environment and public realm experience at a sensitive area by the River Wandle.



Twill Way



Cotton Way

Policy MP2 - Transport

Policy MP2 asks developers to demonstrate how they will integrate with existing transport infrastructure in regards of car parking and public transport provision.

The new documentation does not include a revised travel plan, with Paragraph 1.11 still stating 'Hackbridge Road and the surrounding roads are not within a Controlled Parking Zone (CPZ), vehicles can therefore park on-street within legal areas.'

As well as a PPA in the surrounding roads, many spaces along Hackbridge Road were removed when completing the entrance to New Mill Quarter.

It should be noted that there is now overflow parking from New Mill Quarter due to the lack of parking spaces on site. Since the PPA, parking has now encroached The Wrythe Ward. It is imperative therefore that this development have adequate parking for ALL units and does not adversely affect access to the River Wandle, is SUDs compliant and ensure there can be no pollution run off into the river. Residents should be made aware of restricted parking by signing a contract.

Policy EP6 – Green Infrastructure

Policy EP6 refers to extending the biodiversity and amenity values of green infrastructure and improving green corridors. The site sits adjacent to the River Wandle, green corridor and community green. There are no provisions outlined to improve these amenities. The only provision is to place parking along the riverbank.

We hope our comments are useful and should be taken into consideration with our previously submitted comments below when reviewing this planning application.

Yours sincerely

L Horrox

Lysanne Horrox

Application Summary – May 2018

Address: Vulcan House M O T & Service Centre Vulcan House Restmor Way Hackbridge SM6 7AH
Application for change of use of ground floor, mezzanine level and first floor from office to residential and erection of a second floor roof

Proposal: extension to provide a total of 58 units (42x1 bed, 11x2 bed, 5x3 bed) together with the extension of the existing stairwell and construction of a new stairwell and external alterations including installation of new windows.

Case Officer: Sarah Buxton

[Click for further information](#)

Customer Details

Name: Mrs JULIA ARMSTRONG
Email: hackbridgeandbc@gmail.com
Address: Bedzed Pavilion, 24 Sandmartin Way, Wallington SM6 7DF

Comments Details

Commenter
Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Comment on behalf of Hackbridge and Beddington Corner Neighbourhood Development Group.

PLANNING APPLICATION - DM2018/00457
VULCAN HOUSE, RESTMOR WAY, HACKBRIDGE

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

Parking & Relationship with the River Wandle

We understand that the application includes parking for 46 cars, for 58 flats. This means that there is likely to be overspill parking onto the river bank, as well as into adjoining roads. 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.

- 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 parking provision will drive wildlife away. Has a bat survey been undertaken?
- Given the narrowness of Restmor Way, it is 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.

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 hope these points are taken into consideration when determining the application.

Yours sincerely

Julia Armstrong
Chair