



**Hackbridge & Beddington Corner
Neighbourhood Development Group**

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PLANNING APPLICATION DM2024/01755

About the Hackbridge and Beddington Corner Neighbourhood Development Group (NDG)

The NDG was established under the Localism Act 2011; formally constituted in September 2012, renewed in 2018 and more recently in October 2022. The NDG's Neighbourhood Plan was written by volunteers from the local community and adopted by Sutton Council in November 2018. The Neighbourhood Plan includes planning objectives, policies, and improvements for our local area and have been heavily involved in plans for the former Felnex site.

1. FELNEX BUSINESS FOREST - background

The Business Forest was supposed to address the loss of employment from the site, with original plans for Class B1 use (Offices/Research and Development/Light Industry).

We note that the new application wants to change the planning usage to B2 (General Industrial) and B8 (Storage & Distribution). We also acknowledge that Class B1 was subsumed into Class E (Commercial, Business and Service) in September 2020.

There was no thought provided at the time to what sort of businesses this area could attract, more of a necessary to get planning permission for the residential site. Many things have happened since this permission, including the pandemic and a change in the way many people now work. The residential site has now been completed and many offices along Restmor Way have been converted to residential units.

2. CHANGE OF PLANNING USE – residential impact

We can understand the application has been reviewed, but what it negates is the impact it will have on hundreds of residents in New Mill Quarter and Restmor Way. Changing the classes will bring general industrial noise, vibrations and extra vehicle movements that would not have been associated with the original planning class. Residents already have issues with noise from the Restmor Way business site. This conflicts with Sutton Local Plan Policy 29 – Protecting Amenity and London Plan Policy D14 - Noise.

Providing a new pedestrian path through the residential site provides no benefit to existing residents and opens the area up to potential antisocial issues. This goes against Policy 28 Character & Design, in particular Paragraph G *'Is secure and designed to minimise crime and anti-social behaviour'*, and London Plan Policy D11 – Safety, Security & Resilience to Emergencies design out crime.

3. WORK WITH RESIDENTS

We object to this planning application and believe there is a better solution for the use of this land and urge the developers to work with residents of Hackbridge for a better outcome for all.