



Hackbridge & Beddington Corner
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London Borough of Sutton

17 September 2025

Planning Application DM2025_01030

Demolition of existing dwelling and erection of two attached 2-storey, 3 bedroom dwellings

Hackbridge and Beddington Corner Neighbourhood Development Group (NDG) was established under the Localism Act 2011; formally constituted in September 2012, renewed in 2018 and more recently in October 2022. The group is made up of volunteers who wrote our Neighbourhood Plan, including planning objectives, policies, and improvements for our local area, which was formally adopted by Sutton Council in November 2018.

BACKGROUND

The Anchorage is a single storey bungalow situated on a private road and backs onto Culvers House Primary School. The road leads to a footpath, which is a popular route for commuters and school children and heavily used.

We OBJECT to this planning application due to the following reasons below:-

Over development

- The layout and density of the proposal of 2 x 2-storey 3 bedroom houses will have an overbearing impact on this small road and the neighbouring houses. The potential of up to 10 extra residents (2 double rooms and 1 single room in each house) is overcrowding and overdevelopment of the site.
- Sutton's Local Plan Policy 28 - Character and Design states that new buildings should 'respect the local context and respond to local character and heritage assets and is of a suitable scale and massing.'
- London Plan Policy D3 – Optimising site capacity through the design-led approach states under 'Quality and Character' that the development should 'respond to the existing character of a place by identifying the special and valued features and

characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

- The build of semi-detached houses in Medland Close is out of character and inappropriate and the developer has not taken into account Locally Listed Culvers Lodge at the beginning of the close.
- Hackbridge and Beddington Corner Neighbourhood Development Plan Policy H&BEP1 – Local Character and Sense of Space ask developers to respect the density of the suburban setting, local character and heritage assets.
- The location of the site is in a partial flood risk zone, so reducing garden space and increasing the hard landscaping footprint is not mitigating the risk. Has the developer complied with Sutton's Local Plan Policy 32: Flood Risk and Sustainable Drainage?
- The garden space has been significantly reduced as a whole and is now not large enough for two family homes.

Loss of Light / overshadowing / privacy

- It is clear from the Block Plans that the new houses will be set further back to be able to incorporate parking spaces at the front, as well as taller and much closer to the properties either side.
- The Block Plan also shows new trees at the back of the garden on the boundary of each side. This will cause further reduction in light as they mature, especially to The Chalet as currently there is no tree in that location.
- Taking all this into account, we would like to see a right to light survey submitted to ensure there will be no loss of light.
- With the buildings being two storeys and located opposite Culvers House Primary School, will there be any privacy issues? Have the school been notified of the development?

Parking

- The properties will be provided with 1 parking space each, which is the minimum for the PTAL rating. The reality however is the development could attract up to 10 extra cars.
- Parking has been an issue in Hackbridge for many years, exacerbated by New Mill Quarter, a development of 804 dwellings, which didn't have adequate parking provision.
- To enable existing residents to be able to park on their roads, Parking Permit Areas were introduced where residents now need to pay to park. This has also pushed the parking issue to other areas of Hackbridge including the Flowers Estate, where a PPA scheme is under consideration.
- Any additional cars from this development will cause a significant increase of traffic to the existing roads and exacerbate the parking issues.
- Parking availability on Medland Close is sparse due to constraints being a private single road and various access points needing to be left clear. There is no proper turnaround, and additional cars will cause highway safety issues.

Biodiversity Net Gain

- It should be noted that the felling of trees has already started.
- It is confusing to see the Block Plan show future planting of two mature trees and hedges, but in Appendix B - Habitats Post-development of the Ecological Appraisal & Biodiversity Net Gain Assessment it shows the 3 existing trees will remain.
- It is clear because of the reduced garden space that 10% BNG cannot be reached onsite. Should the application be approved, any mitigation must specifically be provided in Hackbridge. Policy EP6 Green Infrastructure of the Hackbridge and Beddington Corner Neighbourhood Development Plan sets out appropriate areas for mitigation.

Demolition / construction

- While not a planning consideration, in this instance, it should be taken into account the location, narrow road, significant footfall including children and how demolition and construction will take place without causing obstruction to pedestrians and residents, damage to the road and how large lorries will access the site without causing traffic issues both on Medland Close and the busy London Road.

Discrepancies

- The description on the planning portal of 'two attached single storey dwellings with loft accommodation' is misleading as they are clearly two-storey buildings and states this in the Design & Access Statement and application form.

Design & Access Statement

- The developer states the land is outside the 'Environment Agency defined flood risk zone', however the Flood Map for Planning that is part of the documentation shows clearly that part of the garden and building is in Flood Zone 2. The application form however has been ticked yes for being in an area at risk of flooding.
- The developer has stated 'the dwelling nor its surrounding dwellings are Listed or of local interest.' Culvers Lodge, the first building on Medland Close is of great interest to Hackbridge residents, some who worked incredibly hard researching the history of the lodge, campaigning to save it and got it Locally Listed. The Council were eventually involved in its restoration.

The Construction Phase Health and Safety Plan

- Paragraph 5.17 Delivery and removal of waste states 'The access point to the site for deliveries and waste removal will be from the front on North Street.' There isn't a North Street in Hackbridge.
- Timescales for completion state 60 weeks (14 months) but in the application form it provides dates of 11/2025 - 08/2027 which is 22 months – which is correct?
- The document still has the draft watermark on it, so has it been finalised or is this an outdated version?

Application Form

- The applicant has ticked no to 'Does the site have any existing vehicle/cycle parking spaces, or will the proposed development add/remove any parking spaces?' The Anchorage has a driveway that would easily fit 2 cars and likely 3 smaller cars.