



Hackbridge & Beddington Corner Neighbourhood Development Group

Minutes

6 December 2017

Attendance:

Lysanne Horrox (Chair)
David Goymour (Deputy Chair)
Peter Lloyd (Treasurer)
Julia Armstrong (Secretary - note)
Helena Barrowclough
Danielle Steel
Norman Jones

1. Apologies

Bob Steel

2. Development News

The planning application to add further storeys to Vulcan House (Restmor Way) had been withdrawn on the grounds of parking and flood risk. The Permitted Development was, so far as we were aware, continuing, and the Rightmove website featured studios for sale in what is clearly Vulcan House (note: studios seem to have disappeared, now its 1 and 2 bed flats!). It was noted that two other buildings in Restmor Way were already being redeveloped as residential under Permitted Development, thus reducing employment land.

3. Parking Questionnaire

The point was made that roads to the North of Hackbridge Corner would be likely to see an increase in short term parking, once the new school was completed.

4. Neighbourhood Plan - next steps

LH had requested to Dean at Sutton Council that the NDG should have a say in who was appointed Examiner.

5. Neighbourhood Plan - feedback

Viridor - agreed we need to amend to include our aspiration for a replacement to Irrigation Bridge. The maps need to be amended to remove 100 Acre Bridge.

Environment Agency - we note that "early investment and careful planning may be required to ensure expanded or improved infrastructure will have the capacity to cope with additional demands". At present it is not felt that the Council is looking at the overall increase in demand; just individual sites.

Historic England - we will take on board the helpful advice to ensure future proofing (Para 5.135).

TFL - we welcome the encouragement to discuss plans/proposals with TFL (especially how to improve bus interchange).

Thames Water - we welcome their statement that "any development...is delivered alongside any necessary water and waste water infrastructure necessary to support it" and that studies need to be carried out by prospective developers. They have provided text to be inserted under Policy EW&WP1 to ensure the issue is covered.

Savills - they object to the Plan because Land North of Hackbridge Station has been designated as employment land. Savills considers this to be in contravention of LBS policy and that the site has been designated for mixed use development. Only 30-40 people would lose their jobs if the current businesses were to go(!). It was agreed that the Examiner would decide whether or not the Plan was in conformity to the Sutton Local Plan etc. However, it was not the case that there was alternative vacant employment space in Hackbridge (and the situation would become worse with the loss of space on Restmor Way to permitted development).