



Hackbridge & Beddington Corner
Neighbourhood Development Group

hackbridgeandbc@gmail.com
www.hackbridgendg.com

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol BS1 6PN

13 June 2018

To Whom it may Concern:

Ref: APP/P5870/W/18/3200294

Our group is writing to advise you of our opposition to this appeal, and our support for the decision of London Borough of Sutton to refuse application C2017/78472.

Our group was involved with the original planning application C2013/68191 in 2012, when Hugh Cave, Director of City and Provincial, owned the land. Mr Cave engaged with us on numerous occasions and took on board a lot of our suggestions, to the point of hiring new architects to bring our ideas to life. We believe the end result was an innovative scheme that would be an asset to our community, in what is a unique spot situated along the River Wandle.

While we understand that Redrow, who subsequently purchased the site, would want to use their own branding of house styles, we are disappointed that they have omitted aspects of the original scheme that respected and enhanced the riverside nature of the development.

Redrow submitted a Planning Application in July 2017 (C2017/77482) under Section 73 minor material amendment. This was refused by London Borough of Sutton on several grounds, including that the changes did not qualify as minor amendments. Redrow appealed the refusal but subsequently withdrew the appeal.

The current application (C2017/78472) (also under Section 73) has made a number of amendments from the originally refused application; however they are still significantly different from the original approved 2013 application (C2013/68191). The London Borough of Sutton has refused this application on grounds that it is not a minor amendment from the original approved application. Other grounds for refusal include insufficient affordable housing, insufficient car parking, a detriment to the safety, security and amenity of the riverside walk, loss of amenity space for occupiers of the flats. We strongly support the objections made by the Council, and would urge the current appeal to be rejected.

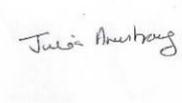
Without repeating our concerns that we have already raised in our objection letter to planning application C2018/78472, (a copy of which is attached) we hope that when the site is visited as part of the public enquiry the significance of our concerns will be appreciated by the Inspector.

Hackbridge is an area of dramatic intensification, with over 1,000 new homes currently being built, increasing the population by around a third. It is therefore imperative that any new development is self-sufficient and does not rely on existing infrastructure. Parking is already a major issue within the area.

With the increased number of residents, access to public green space is also of the utmost importance. As mentioned at the beginning of this letter, this development is situated by the River Wandle and is part of the Wandle Trail. The interaction between the river and the development is paramount to both existing and new residents.

We understand that the appeal is to be determined by a public enquiry, commencing 24 July 2018. We trust that this will enable the Inspector to view and understand the site before making his decision, and that the decision of London Borough of Sutton to reject the planning application will be upheld.

Yours Faithfully

A handwritten signature in black ink that reads "Julia Armstrong". The signature is written in a cursive style and is positioned above a faint, rectangular stamp or watermark.

Julia Armstrong
Chair