



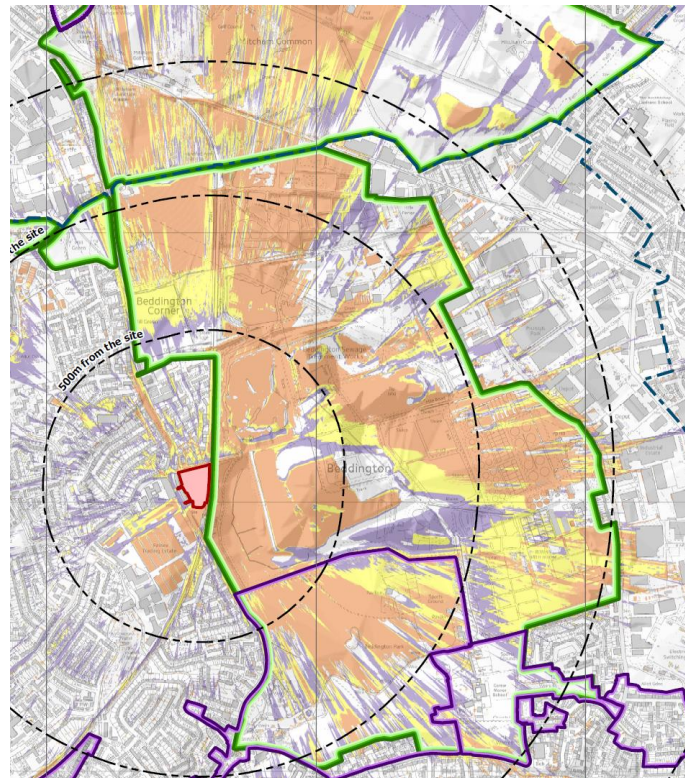
LAND NORTH OF HACKBRIDGE STATION
A response by Wandle Valley Forum to London Borough of Sutton
Application number DM2018/00160
December 2018

1. Wandle Valley Forum provides support and an independent voice for over 120 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle.
2. Wandle Valley Forum has reviewed the proposals for the redevelopment of this important site at a key access point to the Wandle Valley Regional Park. We have considered the proposals in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>), existing development plan policies and the revised NPPF which includes strengthened national policy on design.
3. The Wandle Valley Forum Charter supports proposals which help to “realise London’s largest environmental opportunity by managing the 450 hectares of open space stretching from Beddington Park to Mitcham Common – an area three times that of Hyde Park – as a coherent whole for people and wildlife.” This is supported by the Sutton Local Plan (Policy 5) and the Hackbridge and Beddington Corner neighbourhood plan (Policy EP1) which together with the London Plan comprises the development plan for the site. The neighbourhood plan also includes policies for development to respect the sense of place (Policy H&BEP1) and to design for sustainability and improved connections (Policy H&BEP3).
4. We find the planned development north of Hackbridge station to be in conflict with these policies and the ambitions for improved access and connections to Beddington Farmlands and the wider Wandle Valley Regional Park. Hackbridge railway station is a gateway to the Regional Park and the site will define the “welcome” which visitors receive.
5. In order for the proposals to be consistent with development plan policy they will need significant amendment to:
 - Provide a much stronger welcome to Wandle Valley Regional Park, including establishing a natural desire line and green route for pedestrians and cyclists to Mile Road as the main access point to the open spaces of Wandle Valley Regional Park
 - Address their overbearing impact on the permissive footpath between Beddington Park and Mitcham Common and views from Beddington Farmlands (which have been recognised among ten key [vistas](#) in the Wandle Valley) and Mitcham Common (which also includes a key Wandle Vista). The supporting analysis for the visual impact of the scheme shows that the majority of the open space in the Wandle Valley Regional Park across both Beddington Farmlands and Mitcham Common will be

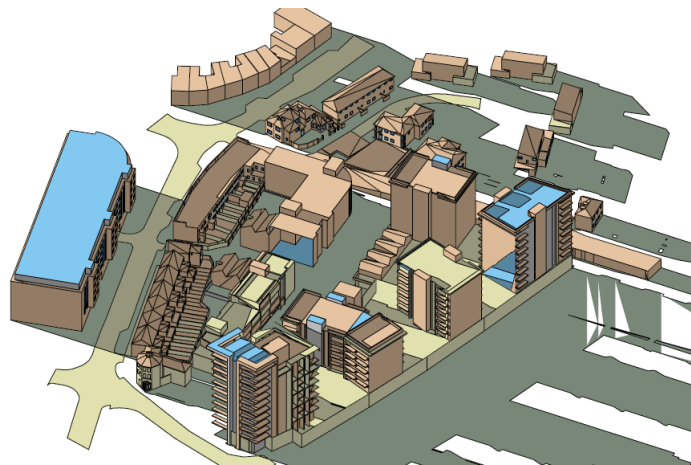
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Please respond to Chair, Wandle Valley Forum, c/o 43 Bramcote Avenue, Mitcham CR4 4LW

affected. The impact, for example, of the key Wandle Vista on Mitcham Common is not included in the Townscape and Visual Appraisal report. We believe the proposals will lead to great change in areas of high sensitivity in both Beddington Farmlands and Mitcham Common and be unacceptable on grounds of visual impact



The supporting information also provides some information that significant shadowing of the Beddington Farmlands open space and footpath will occur. Further information needs to be provided before this impact can be fully assessed.



- Demonstrate a much clearer response to the existing character of Hackbridge with reduced massing and a much higher design quality or otherwise fall foul of national planning policy which states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”* (NPPF, paragraph 130).
- Be developed in much closer dialogue with the local community to be consistent with the National Planning Policy Framework statement that *“Applicants should work closely with those affected by their proposals to evolve designs that take account of*

the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot." (NPPF paragraph 128). The lack of effective engagement means that the proposals should be looked on less favourably than the previous schemes.

6. We object to the planning application and ask that it be resubmitted following effective community engagement which addresses the issues identified.