

Beddington & Wallington Local Committee

This addendum contains questions from Members of the Public received and answered since the last committee meeting on 10 October 2017

1. Question asked by Peter Hawkes, Local Resident

Can you please tell me what is happening with the old PB Material site as there is now a large board on the fence of the site proclaiming that SWH.[co.uk](http://www.swh.co.uk) is offering the whole site to let?

Reply by Mandar Puranik, Programme Manager, Area Renewal and Regeneration

The Council carried out a feasibility study for 'Beddington Workspace and Innovation Centre' (BWIC) with the Mayor of London's match funding under the London Regeneration Fund programme in 2017-18. The initial public consultation and feasibility study was completed by mid-2017. It was accompanied by an outline business case and soft market testing. Unfortunately, the outcome did not demonstrate sufficient demand from SME's or commitment from an operator to make the BWIC viable at Beddington. The project was not viable financially and carried significant risks being speculative. Therefore, in agreement with the GLA, it was not progressed further to a planning application and construction.

The findings of the feasibility study and business case conclusions were reported regularly at the Beddington North Neighbourhood Forum meetings. These are recorded in their meeting minutes throughout the last year <http://beddington.net/index.html>

The [30-32 Beddington Lane](#) site is owned by the Council and it is presently marketed by our agents SHW. Our previous tenants, PB Materials vacated the site last year and the Council has undertaken some urgent repairs and site clearance to make the site safer. We will make sure that any potential tenants are aware of the residential neighbourhood and the previous issues similar to those caused by P B Material are not recurred again.

2. Question asked by Jimm Simms, Local Resident

Please note this question has been broken into several parts by officers to allow ease of understanding

Reply by David Warburton, Senior Biodiversity Officer

Question

Please could we have an update regarding progress towards the landscaping of the Metropolitan Open Land / Green Chain land , West of Beddington Lane , East of London Road Hackbridge and between Beddington Park and Mitcham Common. It is my understanding that Viridor are contracted to a considerable amount of work to regenerate this area for nature conservation and public park land.

Reply

Updates are provided via the Viridor website:

<https://viridor.co.uk/our-developments/beddington-erf/>

Question

What is the current plan for the general landscaping , perhaps we could see the current drawings / artist impressions.

Reply

The proposed habitat restoration prescriptions and plans are contained within the RMP v9.1, publicly visible here:

<https://viridor.co.uk/assets/REDESIGN/DEVELOPMENTS/BEDDINGTON-ERF/Bedding-compressed.pdf>

Question

What is the programme for these works?

Reply

The programme of works is based upon the various planning applications and restoration agreements associated with the site. An overview of the stages of habitat works is provided below:

Completed works - lakes and islands

Ongoing works - scrub planting, phase 1 wet grassland

Works in aftercare - meadowlands

Works in development - acid grassland, heath

Viridor are obliged to restore the site, in full, by 2023. The Conservation Science Group (CSG) and the Conservation and Access Management Committee (CAMC) are working with Viridor to ensure that high quality habitats are restored to the site.

Question

When will the visitor centre be open?

Reply

The intention is that the visitor centre will be opened once Viridor take ownership of the Energy Recovery Facility. This will occur once the commissioning phase is completed by the contractors and the facility is signed off as meeting all requisite standards. Mid-May 2018 is currently proposed for the handover but this may be subject to change.

Question

When is it anticipated that this park will be open for public recreation?

Reply

Public access will be limited to specific areas and footpaths, so as not to affect the restored habitats.

Question

How is the Heritage Lottery Fund work in Beddington park being integrated / coordinated with the Wandle Valley Regional Park Work.

Reply by Bill Wyatt, Technical Services Manager

The Beddington Park Heritage Lottery Fund project is a stand alone project within the boundary of Beddington Park. The works are based on detailed consultation with parks users, local residents and stakeholders. The project has been supported by an independent stakeholder steering group since development stage, to which representatives of the Wandle Valley Regional Park Trust are invited.

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