



Hackbridge & Beddington Corner
Neighbourhood Development Group
www.hackbridgendg.com

Greater London Authority
City Hall
The Queen's Walk
More London
London SE1 2AA

20 October 2014

To Whom It May Concern

PROPOSED PRIMARY SCHOOL IN HACKBRIDGE, SURREY

The Hackbridge and Beddington Corner Neighbourhood Development Group is a community group, which was designated as a neighbourhood forum in September 2012, under the Localism Act. Formed in 2011, we are concerned with matters regarding development within our neighbourhood, the boundary of which is defined on the attached map, see Appendix 1.

We are aware of current proposals to build a new primary school in Hackbridge. Members of our group have been attending meetings with Ade Adebayo, Sharman Lawson and James Groux of Sutton Council and Hackbridge Primary School staff. The need for the school has been explained to us and we understand that the decision has been made by Sutton Council for the new school to be an extension to our local school, Hackbridge Primary, albeit on a separate site. The Hackbridge and Beddington Corner NDG support this decision.

The current site, the field at BedZED eco-village, was flagged as safeguarded for educational purposes in Sutton Council's SDP in 2009. However it is not suitable for locating the new building for the following reasons:-

- Access to the proposed school building from London Road would be awkward. The frontage onto London Road would be dominated by the car park which goes entirely against the ethos of the Sustainable Hackbridge policy,
- The site is too small to adequately accommodate a school building that is sufficiently large enough to meet local need,
- The Hackbridge and Beddington Corner NDG consider the site (Field at BedZED) to be a community asset as an open green space,
- Pathways across the field provide access to MOL land beyond and the Wandle Valley Regional Park. These pathways have been identified by the Hackbridge and Beddington Corner NDG to form part of green corridors across our neighbourhood which we consider essential to realising the Sustainable Hackbridge policy PMP7 of the Sutton Core Strategy,
- A grove of trees located immediately adjacent to the field provides habitats for a diverse number of animals and plants. We wish for this area to be preserved,



- The field is continually used by the surrounding community and the BedZED Pavilion for a number of activities such as festivals, barbecues, an outdoor gym, gardening and general recreation,
- Local children use the field daily to run around and play games,
- The garden spaces of the individual units at BedZED are smaller than typical for Hackbridge. The residents, especially the children as noted above, use the space of the field to enhance their physical activity, which is not possible in the small individual gardens.

As part of the process of writing and collating a neighbourhood plan for Hackbridge and Beddington Corner we have been working with our local community to understand what is important to them and the aspirations that they have for the future of our neighbourhood. Top most of a list of priorities are our green spaces and written into our neighbourhood plan are strategies for enhancing these spaces. We have identified two means of achieving this;

- 1) Creating green corridors across our neighbourhood that will link the Wandle River to the Wandle Valley Regional Park; and
- 2) Establishing an Ecology Park on the land north of BedZED.

Whilst the details of these proposals are being considered, the location of the proposed school building will be crucial to the realisation of these community aspirations.

We therefore are writing in support of a revised proposal by Sutton Council to locate the new school building on part of the land north of BedZED. The reasons we believe that this is a more suitable site to locate the proposed school are as follows;

- This location provides better access and connections to London Road,
- The setting of the proposed building would align with the existing adjacent buildings and strengthen the existing established building line of London Road, more in keeping with the streetscape,
- The site is deeper therefore a better and more efficient arrangement of classrooms could be achieved, leading to a more energy efficient and cost effective building,
- Access and public realm amenity at Beddington Corner would be improved,
- Groves of mature trees would not be disturbed,
- Access for the community to open green spaces of the MOL and the Wandle Valley Regional Park would be preserved,
- The field at BedZED would be preserved as a community asset and as a gateway to the future ecology park proposed by the local community; linking in the new primary school with community aspirations to see this area of Hackbridge developed in communion with the natural environment, including the idea of an ecology centre.

Our support for this proposal is subject to the rest of the Metropolitan Open Land being protected for its original use as part of the Wandle Valley Regional Park. We would like to see the de-designation of the BedZED field in the next revision of Sutton Council's Local Plan. Our group would like to work with Sutton Council and the GLA to realise this outcome.



We trust you will accept and agree with the proposal to move the site designation from the field at BedZED to the land north of BedZED. This would enable the greatest number of local needs to be met and aspirations to be fulfilled.

Yours faithfully

Helena Barrowclough
Chair
Hackbridge and Beddington Corner Neighbourhood Development Group

Copy to: Ade Adebayo – Sutton Council
 Sharman Lawson - Sutton Council
 James Groux - Sutton Council

