



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

Planning Development
London Borough of Sutton
Denmark Road,
Carshalton, Surrey

4 September 2015

To Whom it May Concern

**PLANNING APPLICATION NO: C2015/72418 - PROPOSED PRIMARY SCHOOL,
LONDON ROAD, HACKBRIDGE, SURREY**

The Hackbridge and Beddington Corner Neighbourhood Development Group ('NDG') 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).

The NDG were engaged with the proposals for an expansion of a local primary school back in 2014.

A School Steering Group was set up by Sutton Council and included members of the NDG and local residents. The group produced a paper with 10 Key Principles (see Appendix 2), that if met, would ensure our support for the application to the GLA to move the school onto part of the area known as 'Land North of BedZED', but also ensuring that the original site, known as 'Open Land within BedZED' ('Area A'), was sterilised from future development. Our letter unfortunately could not be used as during a meeting in November 2014 with Sutton Council, they could not guarantee the sterilisation of the land.

The planning application appears to address a number of the 10 Key Principles, specifically item no.8 and we acknowledge much effort has been put into the design with the aim of achieving zero carbon emissions. Our overriding concern however remains with respect to the future potential for development of the rest of the area designated as MOL, which falls within our designated boundary area.

While supporting this need for a primary school (which will alleviate demands across Sutton), we must also ensure that the voice of the wider community of Hackbridge is heard. Having struggled with the demands of pulling together a neighbourhood plan for some years, it is clear that local residents wish to see this area of land within our boundary used for recreational and wildlife purposes. Without assurance that the remaining section of MOL will be protected, it will prove extremely difficult to realise one of the main themes of our draft plan – namely respect for the natural environment.

Hackbridge has an active community and many local residents have given up much time to work with Sutton Council as the spotlight of regeneration has seen Hackbridge become the focus of much attention. The Localism Act 2011 provides local people with the opportunity to decide how their local area is developed. The NDG has embraced this opportunity and continues to work with Sutton Council to ensure the voice of the local people of Hackbridge is heard.

To this extent, we restate our request for:-

- A masterplan for the full area of land between BedZED, the railway line, London Road and the borough boundary, setting out the indicative area and uses for the future Ecology Park and other areas, to reassure local people that the Council does not plan further development on these Metropolitan Open Lands;

We understand that the Sutton Core Strategy is currently being reviewed and updated. We hope that the opportunity will be taken to produce a masterplan for the Land North of BedZed which would help to inform the use allocation for this site.

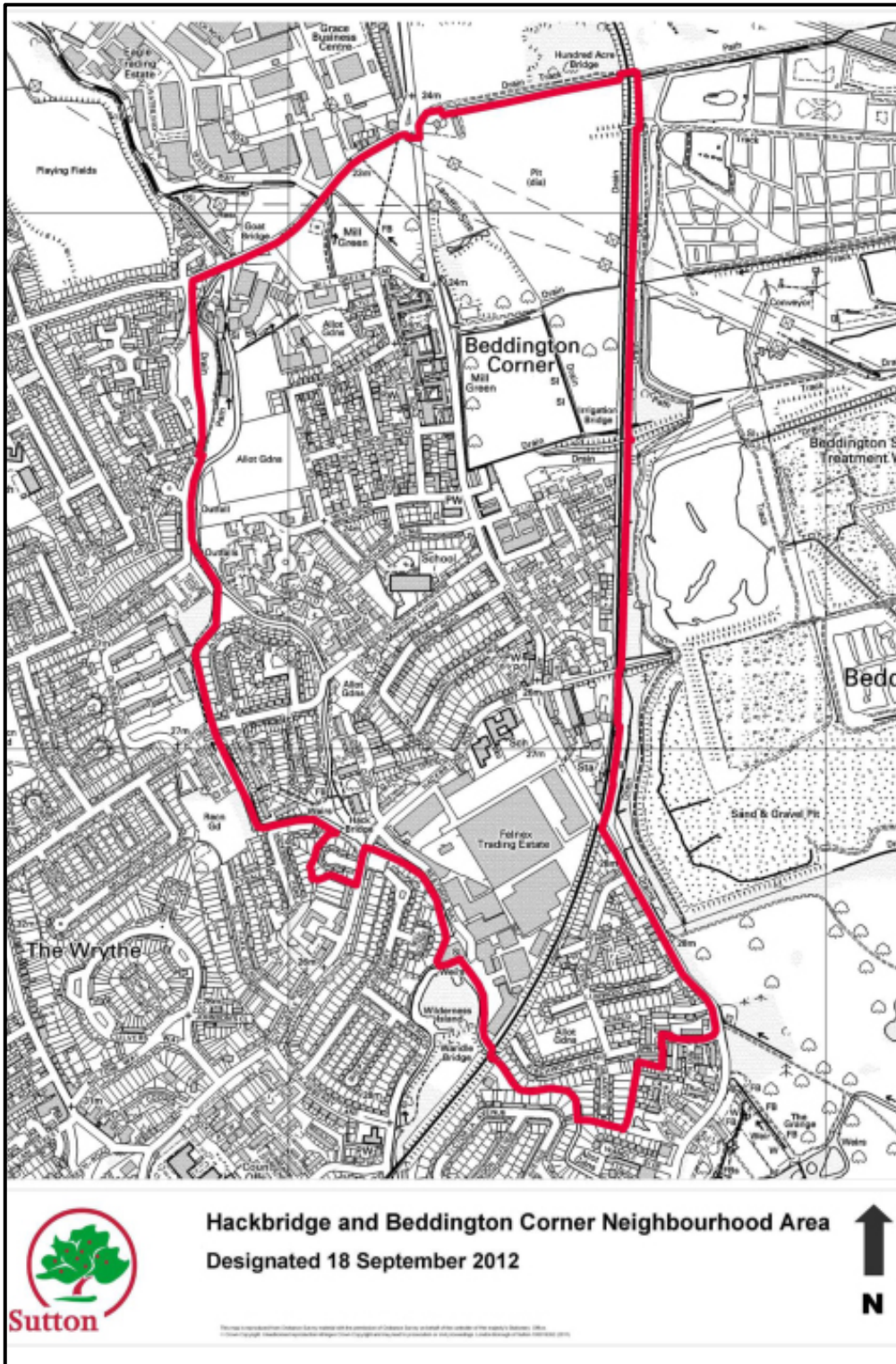
The Hackbridge and Beddington Corner Neighbourhood Development Group is committed to working closely with Sutton Council in order to achieve the above and welcome further discussions.

Yours faithfully

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Helena Barrowclough
Chair
Hackbridge and Beddington Corner Neighbourhood Development Group

APPENDIX 1: Hackbridge Neighbourhood Boundary



APPENDIX 2: 10 Key Principles developed from by the School Steering Committee

New School in Hackbridge – STATEMENT

21st Aug 2014

TO WHOM IT MAY CONCERN

The School Steering Group, a contact group of local residents and stakeholders, does not support the Sutton Council's current plans to build a three form-of-entry primary school on lands at BedZED.

However, the group may be able to support the Council's request to the Greater London Authority to build a primary school on part of the site known as 'Land North of BedZED' in exchange for the land at BedZED, if the following principles can be agreed.

<i>Principle</i>	<i>Justification</i>
<p>1. There is clear evidence of need The Council provides a clear and comprehensive evidence base for the need for a new school by Sep. 2016, why other designated sites have not been considered, and why a temporary solution is not acceptable</p>	to establish that construction of a new primary school is actually needed at this time, in this part of the borough, and at this location
<p>2. Local people are involved in the process The Council commits to working in a transparent and collaborative way with the community and stakeholders, facilitated by an independent organisation to be agreed with the designated Neighbourhood Development Group</p>	to co-create the best possible solution for the community, the school, the stakeholders, the Council and the environment
<p>3. The site is clearly defined and limited The site area required has clearly defined boundaries, is designated for educational use only, is justified by educational need, and avoids valuable habitat areas</p>	to minimise the loss of Metropolitan Open Land and wildlife habitats
<p>4. The school is integrated into plans for the surrounding parks The programme and design brief for the school incorporates strategic requirements relating to the Wandle Valley Regional Park, and specific requirements relating to the proposed Ecology Park on the Land North of BedZED</p>	to ensure the school is delivered as an integral part of the Hackbridge Sustainable Suburb, and to enhance the quality of the retained Metropolitan Open Land
<p>5. People can access the site safely Safe and attractive facilities are provided for walking, cycling and crossing along London Road and Beddington Corner, and vehicular access is located and designed to improve the safety of London Road</p>	to enable and encourage access for people to and past the site and its facilities
<p>6. The school facilitates access to and through the park The existing east-west and north-south walking routes across the Land North of BedZED are retained and enhanced for pedestrians and (where appropriate) cyclists, and carparking facilities are accessible out of hours for the general public</p>	to improve access to and through the Wandle Valley Regional Park and between the neighbourhoods on both sides of the railway
<p>7. Biodiversity is protected and enhanced The landscape, open space and boundary treatments of the school are designed in a way that protects and enhances habitats and is sensitive to the park setting, and the existing open lands within BedZED are sterilised from development</p>	to integrate the school with the surrounding park physically, visually and ecologically, and to mitigate the loss of undeveloped Metropolitan Open Land
<p>8. The school is a flagship for sustainability in the borough The school's design, construction and management embodies the highest sustainability standards and practice</p>	to realise the Council's stated aspiration for Hackbridge to be a Sustainable Suburb
<p>9. The school and the community share facilities The provision, design and community access to school facilities is considered in conjunction with the existing BedZED Pavilion, open space and associated facilities</p>	to make the best use of resources and support the viability of existing community facilities
<p>10. Key long-distance views into the open land are retained The new building(s) are arranged and oriented in a way that retains long-distance views through the Metropolitan Open Land from London Road, BedZED and the Flowers Estate</p>	to minimise the visual impact of the building(s) on sensitive views from existing parts of the surrounding neighbourhood