



Hackbridge and Beddington Corner Neighbourhood Plan

BASIC CONDITIONS STATEMENT

March 2017

1. Introduction

2. Legal Framework

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38C(5)] sets out that Neighbourhood Development Plans must meet the following basic conditions:

7. Neighbourhood Development Plans must meet the following basic conditions.

(1) The examiner must consider the following:-

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

(2) A draft neighbourhood development plan meets the basic conditions if:-

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

3. Legal Requirements

The Hackbridge and Beddington Corner NP is being submitted by a Qualifying Body. This Basic Conditions Statement is submitted by Hackbridge and Beddington Corner Neighbourhood Development Group (“H&BC NDG”), the qualifying body under the 2011 Localism Act and the relevant body designated with the responsibility for the future development within the NDP area for the purposes of section 61G of the 1990 Town and Country Planning Act. This Basic Conditions Statement is submitted to London Borough of Sutton under s15(1) of the Neighbourhood Planning Regulations 2012.

3.1 The Neighbourhood Development Plan Proposal

The Hackbridge and Beddington Corner NP proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The H&BC NP specifies the time period up to and including 2027 for which it will be in force.

3.2 The policies do not relate to excluded development

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

3.3 The Neighbourhood Area

The neighbourhood plan proposal relates to Hackbridge and Beddington Corner, designated 18 September 2012 in accordance with the Neighbourhood Planning (General) Regulations 2012, and to no other area – see Appendix 1. There are no other neighbourhood plans relating to that neighbourhood area.

3.4 Summary of Submission Documents and Supporting Evidence

In addition to this Basic Conditions Statement, the following documents have been prepared to support the preparation of the H&BC NP

- **Consultation Statement** – sets out the consultation and community engagement process from scoping meetings through to submission.
- **Evidence Base Review** – details all the evidence that has been used in drawing up the draft policies, including London Borough of Sutton Local Plan and local strategies from the past 20 years.
- **Sustainability Appraisal** – sets out the key sustainability issues for the designated area and tests the draft policies against sustainability objectives.

4. Basic Conditions

4.1 Have Appropriate Regard to National Policy

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.

Paragraphs 18 to 219 of the NPPF express the government's view on what sustainable development means in practice for the planning system. The H&BC NP supports the following objectives of the NPPF with regard to achieving sustainable development:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Delivering a wide choice of high quality homes
- Promoting sustainable transport
- Requiring good design
- Promoting healthy communities
- Protecting greenbelt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The table below details how each H&BC NP policy relates to the NPPF.

Theme	Policy No.	Description	NPPF core planning principals
Housing and Built Environment	H&BEP1	Local character and sense of place	<ul style="list-style-type: none"> ▪ Requiring good design ▪ Delivering a wide choice of high quality homes
	H&BEP2	Sustainable design for sustainable living	
	H&BEP3	Design for sociability Housing	
	H&BEP4	Needs for Hackbridge residents	
Local Economy	LEP1	Employment Land	<ul style="list-style-type: none"> ▪ Building a strong, competitive economy ▪ Ensuring the vitality of town centres
	LEP2	Employment opportunities in Hackbridge	
	LEP3	Employment opportunities – Hackbridge Railway Station car park and adjacent land	
Environment	EP1	Access to Wandle Valley Regional Park	<ul style="list-style-type: none"> ▪ Promoting healthy communities ▪ Meeting the challenge of climate change, flooding and coastal change ▪ Conserving and enhancing the natural environment ▪ Protecting greenbelt land
	EP2	Local Green Space Designation	
	EP3	Trees	
	EP4	Management of current public green spaces	
	EP5	Management of new public green spaces	
	EP6	Green infrastructure	
	EP7	Climate change mitigation	
	EP8	Rainwater harvesting	

	EP9	Water efficient landscape design	
Energy, Waste and Water	EW&WP1	Better buildings for the future	<ul style="list-style-type: none"> Meeting the challenge of climate change, flooding and coastal change
Movement	MP1 MP2 MP3 MP4	Pedestrian and cycle networks Transport Air quality Car clubs & electric cars	<ul style="list-style-type: none"> Promoting sustainable transport
Community Infrastructure	CCI1 CCI2	Local Infrastructure Community Infrastructure Levy	<ul style="list-style-type: none"> Conserving and enhancing the historic environment

Building a strong, competitive economy

The NPPF states in paragraph 21 that ‘Planning should operate to encourage and not act as an impediment to sustainable growth. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- identify strategic sites to meet anticipated needs over the plan period;
- support existing business sectors;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses in the same unit.

The NPPF states in paragraph 22 that ‘Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.’

The NPPF also notes in paragraph 37 that ‘Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.’

In Hackbridge and BC, 1,086 new homes have either been built or are under construction, since starting to compile this neighbourhood plan in 2011 (Saxon House 68 Felnax 805, Wandle Riverside 124, Mill Green Business Park 89). All of these new developments were previously employment sites, which have now largely been given over to residential.

LEP1 and **LEP2** specifically ask for existing employment land to be retained and investment made to ensure that job opportunities are provided locally for residents. Despite this being a much talked about objective, we have been underwhelmed by the support we have received from our local authority in respect of this request.

While our plan gives weight to the much-lauded status of becoming a 'district centre', this has resulted in our local authority granting planning permission for residential developments with minimal opportunity for employment. The influx of 1200+ homes will place increased pressure on the current infrastructure as new and existing residents will have to commute to their place of work, away from Hackbridge.

Ensuring the vitality of town centres

The NPPF states in paragraph 23 that: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.' The NPPF goes on to set out the issues that Local Authorities should consider in drawing up Local Plans, and those of particular relevance to Hackbridge and BC are:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability; and
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

Despite our efforts to engage with the local community and present ideas and options for a number of sites undergoing development across Hackbridge and BC, specifically the two large ex-industrial sites of Felnax and Wandle Valley Trading Estate, the fact they were already allocated by our local authority, meant that our ability to influence what was built on these sites was minimal. While the Heart of Hackbridge scheme attempted to address the hopes and fears of the existing business community by improving the look and feel of Hackbridge Corner, it failed to garner support for opportunities to nurture and grow employment opportunities across Hackbridge as a whole, leaving such initiatives as 'permitted development', to further compound lack of opportunity.

With our emphasis on the Wandle Valley Regional Park and the important role Hackbridge is set to play as the major gateway to this park, LEP2 places emphasis on the need to retain and enhance existing opportunities for employment. We see it as paramount that a balance is struck between residential and employment development, ensuring the continued vitality of Hackbridge as it beds in its new found status as a district centre.

LEP3 seeks to focus attention on the potential for redevelopment of Hackbridge Railway Station, car park and adjacent land. Similar to other sites in Hackbridge, we still don't have the opportunity for allocation in respect of Hackbridge Railway Station car park and adjacent land. This plan includes suggestions for what we would like to see happening to this site. These are based on comments received from local residents, during consultation on this plan. As we were unable to write a planning

policy in respect of this site, we opted to capture these suggestions, in the hope that our local authority would give them some attention and weight as they consider planning applications from speculators and landowners currently expressing interest in the site.

Delivering a wide choice of high quality homes

The NPPF sets out requirements in paragraph 47 for local planning authorities to significantly boost the supply of housing. This includes:

- identifying a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged; and
- setting out the local authority's own approach to housing density to reflect local circumstances.

H&BEP1: Local character and sense of place

H&BEP2: Sustainable design for sustainable living

H&BEP3: Design for sociability

The vision for Hackbridge is to ensure that as it moves to a status of a district centre, it manages to retain a feeling of a suburban town, accessible and community based. This means that new housing should be well integrated into the district centre, avoiding a single large development that is perceived as a separate place, ensuring residents in such new homes feel integrated with the existing community. Dispersing new housing development across a range of sites prevents new development dominating the local area.

The Hackbridge and BC NDG had no say in site allocations. We were directed to write our plan and supporting policies to reflect those contained in the existing Local Plan (Sutton Council's Local Plan -2009). What we were advised to focus on was the issue of 'sustainable suburb' and how this could and should be reflected in both housing design and building a vibrant community. Sadly, with the current political climate now focused on building homes by numbers, rather than by design, we have witnessed a sea change in emphasis, moving away from one of sustainable living.

With **H&BEP1**, **H&BEP2** and **H&BEP3**, this plan has attempted to go above and beyond just erecting housing and looks at how homes are used and facilitate living. These policies seek to incorporate new developments into the existing vernacular, suggesting innovative solutions to achieve good quality design and reduce the environmental impact of the development. For example:

H&BEP1: respect the scale and density of the suburban setting of the neighbourhood buildings

H&BEP1: adopt design principles which maximise access to natural light

H&BEP1: making use of a set of 'urban design performance criteria' questionnaire as a foundation prior to submission of planning applications.

H&BEP2: emphasis placed on four important areas of sustainable living, often forgotten, which have an impact on behaviour.

H&BEP3: designing spaces between and around buildings to encourage activities such as play areas for children.

H&BEP3: ensuring green space is commensurate with the size and type of development.

In paragraph 50, the NPPF encourages the delivery of a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities. This is reflected in the following objective, developed in consultation with local people:

- Objective 1.4 Meet changing housing needs of our neighbourhood.

To enable delivery of this objective, Hackbridge and BC NDG commissioned AECOM to produce a housing needs assessment for the neighbourhood area. This report highlighted a number of key points and issues, including: average earnings for Hackbridge fall far short of what would be required to buy a home and supply of housing between 2001 and 2013 has been lower in Sutton, resulting in cramped accommodation, unable to access larger accommodation.

H&BEP4: Housing needs for Hackbridge residents

- prioritises meeting local needs, particularly for affordable and family housing
- provide solutions for those local people who cannot afford market housing or starter homes ie housing explicitly designed as rented properties although seeking to share ownership or community led housing.

Promoting sustainable transport

The NPPF states in paragraph 29 that: 'The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'

The NPPF goes on to state in paragraph 35: 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.' The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:

- accommodating the efficient delivery of goods and supplies;
- giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and
- creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.
- Incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- Consider the needs of people with disabilities by all modes of transport

Hackbridge and BC are well placed in terms of access to public transport, having a mainline station at the heart of the community, providing fast links to London and other towns nearby. This is a well-used commuter station, which would benefit from

more frequent services during peak times to ensure residents are better able to commute to and from their place of work, without the need to use a private vehicle.

Two bus routes serve Hackbridge and BC and while this provides an adequate level of service, both buses provide a limited service in the evening and there is no night bus provision.

MP1: Pedestrian and cycle networks

Increase proportion of journeys by cycle and on foot and improve access and links for pedestrians and cyclists throughout Hackbridge and BC.

- New development to provide good pedestrian and cycle connections to the town centre and other local destinations.
- Include a strategy for improving pedestrian and cycle connections along the River Wandle and unfolding Wandle Valley Regional Park.

MP2: Transport

Seek to reduce the impact of parking across Hackbridge and BC.

- Developers will be expected to demonstrate through road modelling whether their plans will exacerbate existing bottle necks, especially roads approaching Hackbridge Corner.
- The projected and significant increase in resident population and people travelling to and from the neighbourhood will have a pronounced impact on transport infrastructure. Having a system that can deal with this increase will be crucial.

The NPPF states in paragraph 124: 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.'

MP3: Air quality

Hackbridge and BC have a major concern regarding air quality, given its location either side of the busy A237. Increasing volume of traffic so close to homes and schools has for some time been a cause of concern for residents. The arrival of 1200+ new dwellings will see this concern only be compounded as a result of the inevitable increase in both private and service vehicles.

In addition, the soon to be opened Beddington Incinerator is set to challenge levels of air pollution, albeit sanctioned as low level and within guidelines.

Hackbridge and BC do not currently have a visible system of air pollution monitoring and have no access to data in respect of whether levels are low or high. This is an unacceptable situation and our neighbourhood plan asks for arrangements to be put in place to ensure data is being captured. This will reassure residents and also provide them with information regarding best and worse routes to take to avoid pollution.

In common with all other parts of the UK, we would wish to see restrictions placed on through traffic in terms of their emissions, with regular checks being carried out on high polluting vehicles including buses and lorries.

MP4: Car clubs & electric cars

All developments of more than 10 dwellings will be required to provide designated spaces for car club cars and provide charging points for electric vehicles.

The Hackbridge and BC NP policies require that all new development provides good links within the development and to the wider town. 'Good links' include short, direct routes for pedestrians and cyclists. However, the Hackbridge and BC NP recognises that routes not only need to be direct, but also need to be attractive and safe if they are to be well used. Design policies **H&BEP2: Sustainable design for sustainable living** **H&BEP3: Design for sociability** set out requirements for achieving safe and attractive routes.

Requiring good design

The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that: 'Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.'

The NPPF goes on to state in paragraph 58: 'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.'

The NPPF is clear that design policies should avoid unnecessary prescription or detail. The NPPF states in paragraph 60 that: 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'

The Hackbridge and BC NP gives due regard to the NPPF in setting out clear, comprehensive design policies that seek to reinforce local distinctiveness whilst also

providing developers and their design teams with the freedom to pursue innovative approaches. These are highlighted below:

H&BEP1: Local character and sense of place

All development shall make a positive contribution to the character of Hackbridge and Beddington Corner.

- Respect the scale and density of the suburban setting of the neighbourhood's buildings, areas of special local character and other heritage assets.
- Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Hackbridge and BC's character
- Use innovative solutions to achieve good quality design and reduce the environmental impact of the development.
- Adopt design principles, which maximise access to natural light.
- Maximise access to green spaces and for high density developments use green walls and roofs to achieve this.
- Improve the character and quality of the public realm

H&BEP2: Sustainable design for sustainable living

Design in the 'forgotten' elements from the start of the design process

H&BEP3: Design for sociability

- Designing spaces between and around buildings, to encourage activities such as children playing and interaction between neighbours.
- Creating a positive relationship between the buildings and open space, particularly green space and the River Wandle.
- Design car parking so that it fits in with the character of the proposed development. The 'place' function of a street is essential as this is what differentiates a street from a road, whose main function is to accommodate the movement of traffic.

Promoting healthy communities

The policies in the Hackbridge and BC NP supporting this are:

EP1: Access to Wandle Valley Regional Park

EP2: Local Green Space Designation

The NPPF recognises in paragraph 69 'The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.' Producing a neighbourhood plan for Hackbridge and BC has involved extensive consultation, using a number of different mediums. All of this is captured in various documents supporting the neighbourhood plan.

The NPPF sets out in paragraph 70 that planning policies should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Hackbridge already has two thriving community centres, providing access to exercise and recreational classes and meeting spaces. The neighbourhood plan raises the desire to see a Visitor Centre designed and built in Hackbridge, which will promote educational and recreational aspects of the Wandle Valley Regional Park.

The NPPF paragraph 72 states that local planning authorities should 'give great weight to the need to create, expand or alter schools' to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities.

The NPPF paragraph 73 states that: 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.' It goes on to state: 'Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.... Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'

The NPPF paragraph 74 is clear in its protection of existing open space, where it states: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

The Hackbridge and BC NP was tested in respect of proposed planning policy in respect of currently designated MOL. This resulted in planning permission being given for the expansion of Hackbridge Primary School. While concern was expressed in terms of loss of MOL, residents acknowledged the need for extra school places as a result of the development of the Felnax site. At the time when all of this was being negotiated, Hackbridge and BC NDG sought to have associated land protected against further development. Sadly, this request was not given a hearing at the time and as a result the NDG found themselves unable to support the local authority proposal.

Protecting greenbelt land

The NPPF paragraph 77 states 'The local greenspace designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the greenspace is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

EP2: Local Green Space Designation

Meeting the challenge of climate change, flooding and coastal change

The NPPF sets out in paragraph 95 that, to support the move to a low carbon future, local planning authorities should:

- 'plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.'

The Hackbridge and BC NP includes the following policies that have regard to the need to move to a low carbon future and mitigate the impacts of climate change:

EP3: Trees

EP4: Management of current public green spaces

EP6: Green infrastructure

EP7: Climate change mitigation

EP8: Rainwater harvesting

EP9: Water efficient landscape design

EW&WP1: Better buildings for the future

Conserving and enhancing the natural environment

The NPPF states in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by a range of means, including:

- 'protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services; and
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

The Hackbridge and BC NP includes the following policies that seek to conserve and enhance the natural environment:

- EP1:** Access to Wandle Valley Regional Park
- EP2:** Local Green Space Designation
- EP3:** Trees
- EP5:** Management of new public green spaces
- EP6:** Green infrastructure

The Hackbridge and BC NP has balanced the need to protect and enhance the natural environment with other policy considerations such as access to sustainable transport.

Conserving and enhancing the historic environment

The NPPF sets out in paragraph 126 that: 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.'

CCI1: Local Infrastructure

CCI2: Community Infrastructure Levy

Hackbridge and Beddington Corner both have a rich industrial history but sadly much of this has disappeared at the hands of developers. A few small references remain and the Hackbridge and BC NP has sought to highlight these. During the compilation of this plan, we have endeavoured to raise the profile of a number of assets under threat, two of which as follows:

- **Culvers Lodge** – after much hard work and pressure by local residents and the CEO of the Wandle Valley Regional Park Trust, Culvers Lodge has been recognised as an important heritage asset and is currently the subject of a business case and funding streams
- **Railway Bridges** – sadly, despite much pressure from local residents to save both of the Victorian bridges, they were demolished in February 2017. As a result, we are left thinking 'what future for access to the Wandle Valley Regional Park?' Can Hackbridge retain the status of a 'gateway' into the Park?

The NPPF states that there are three principles to sustainable development – economic, social and environmental. This prompts the need for the planning system to perform a number of roles, which are defined below. It is believed that the policies contained within the H&BC NP also contribute to these three roles stated below.

4.2 Economic Sustainability

Contributing to building a resilient, responsive and collaborative economy by ensuring that sufficient land of the right type is available to support entrepreneurship and innovation in local industry; and coordinating development requirements in support of local supply chains and networks.

H&BC NP supports this principle through:

- protecting Hackbridge town centre and encouraging continued retail provision (LEP1, LEP2);
- encouraging a diversity of retail provision in Hackbridge, catering for and encouraging use by local residents as well as future visitors to the Wandle Valley Regional Park (LEP2, EP1);
- ensuring continued business provision at Land adjacent to Hackbridge Railway Station and car park (LEP3);

4.3 Social Sustainability

Supporting a strong, vibrant and healthy community, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community needs and support its health, social and cultural wellbeing.

H&BC NP supports this principle through:

- providing for affordable housing for local people (H&BEP4);
- providing for open space provision to accompany new developments (EP5);
- encouraging high quality design (H&BEP2, H&BEP3);
- identifying and protecting existing community facilities (CC11);
- encouraging safe, accessible and attractive cycle and pedestrian routes through new development sites, particularly to local amenities (MP1, MP3);
- identifying and protecting culturally significant buildings, particularly encouraging their continued use as community spaces (and/or places of employment) where currently used as such (CC11).

4.4 Environmental Sustainability

Contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

H&BC NP supports this principle through:

- reinforcing designated landscape areas and important open/green spaces (EP1);

- protecting open/green spaces of particular importance to the local community (EP2);
- protecting flora and fauna, trees, woodland, hedgerows (EP3, EP4);
- protecting open/green spaces within settlements as well as between (EP1, EP2, EP6);
- encouraging sustainable transport provision (MP2)
- identifying and protecting historically significant buildings (CCI1).

4.5 Contribute to the Achievement of Sustainable Development

H&BC NP has been prepared with a clear understanding of the three key areas of sustainable development – economic, social and environmental – and the interplay between them. The policies aim to protect what is valuable to the community, both in the natural and built environment, whilst allowing for developments that will contribute to social infrastructure and economic resilience.

H&BC NP policies that contribute to sustainable development have been listed in the section above.

4.6 Be in General Conformity with Strategic Local Policy

H&BC NP has been prepared in consultation with planning officers from London Borough of Sutton. This has ensured that the process of developing draft policies has been scrutinised in terms of conformity with the strategic policies of the London Borough of Sutton Local Plan 2009.

London Borough of Sutton are currently consulting on a revised version of their Local Plan covering the period 2017-2031.

4.7 Be Compatible with EU Obligations

A screening opinion was obtained from London Borough of Sutton in terms of the need for Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA). It was concluded that a SEA and HRA were not required.

A Sustainability Appraisal (SA) was not completed but our draft plan was circulated to Natural England, English Heritage and the Environment Agency. Their responses have been consolidated into the plan and can be seen in the Consultation Statement.

It is considered that H&BC NP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

Appendix 1

APPLICATION AND APPROVAL OF NEIGHBOURHOOD AND BOUNDARY DESIGNATION

HACKBRIDGE AND BEDDINGTON CORNER NEIGHBOURHOOD DEVELOPMENT GROUP

(2) Application for Designation of Neighbourhood Forum Neighbourhood Planning (General) Regulations 2012 Part 3 – Neighbourhood Forums

APPLICATION FOR DESIGNATION AS A NEIGHBOURHOOD FORUM PART 3 (8)

In accordance with The Neighbourhood Planning (General) Regulations 2012 Part 3 (8) this document represents the statement explaining why the Hackbridge and Beddington Corner Neighbourhood Development Group is considered a relevant body for purposes of designation as a Neighbourhood Forum.

(a) Name of Proposed Forum:

Hackbridge and Beddington Corner Neighbourhood Development Group (NDG)

(b) Copy of Written Constitution:

See Annex 1

(c) Name of the Neighbourhood Area to which this application relates:

Hackbridge and Beddington Corner (See Annex 2 for Map) - The boundary of the proposed neighbourhood area is largely as previously defined within the draft Hackbridge Masterplan (which was subject to wide public consultation in 2009), with some minor amendments. Please see the other application for the designation of the neighbourhood area for further details.

(d) Contact details of Chair and Vice-Chair:

In accordance with the requirements of the regulations the undernoted contact details are to be made public:

Helena Barrowclough (Chair) 07982 246923

Peter Lloyd (Vice-Chair) 07974 425120

Email: hackbridgeandbc@gmail.com

Web: www.hackbridgendg.com

(e) Statement which explains how the proposed neighbourhood forum meets conditions contained in section 61F(5) of the 1990 Act:

A group of local residents and businesses are submitting this application for designation of a neighbourhood forum, for which we will formulate and produce a 'neighbourhood plan'.

The Hackbridge and Beddington Corner NDG recognise and support the spatial vision for Hackbridge, as set out in the adopted Core Planning Strategy (2009), as a focus of sustainable regeneration and growth, bringing about the renewal of the fabric of the area through environmentally friendly innovative mixed-use redevelopment schemes, to create the UK's first sustainable suburb. Hackbridge is currently the subject of imminent and extensive regeneration, including the redevelopment of a number of prominent sites within the area defined. This

regeneration will have a significant impact on the existing residential and business community. Accordingly, local residents and businesses wish to be fully involved, by consulting, engaging and working with developers to ensure a positive impact in Hackbridge and Beddington Corner.

Additionally, the award of funding from the Mayor's Outer London Fund, enhancement of the River Wandle and preparations for the development of the Wandle Valley Regional Park are also factors that will significantly influence the lives of residents and opportunities for business growth within Hackbridge and Beddington Corner.

Hackbridge has been designated as being suitable to move to the status of a district centre and sustainable neighbourhood. This will require careful planning to ensure that all of the people who live and work in Hackbridge feel included in this major change, as new developments will result in a significant influx of residents and new businesses into Hackbridge, with approximately 1,500 new homes and associated rise in population.

Developments, whether residential, commercial, educational, leisure, or other, require to be designed and built in full consultation with local residents and having regard to the effect on the local economy.

The members of the Hackbridge and Beddington Corner NDG are committed to producing a plan that meets the requirements of the 10 'One Planet Living' principles and, using the vehicle of a neighbourhood plan, aim to help Hackbridge become the first truly sustainable suburb, achieving the vision of the Core Planning Strategy. Through this process the residents and businesses aspire to:

- protect, enhance & improve access and use of open space for play, recreation & biodiversity;
- enhance connectivity between all the communities that comprise Hackbridge and Beddington Corner;
- support and grow the viability and identity of the local centre as it moves towards District Centre status, addressing the impact on the local residential population, business and potential visitors that will be attracted by the regeneration;
- develop a sustainable suburb;
- create a 'Low Carbon Zone' with zero carbon standards achieved for all new developments;
- promote sustainable transport and accessibility;
- improve health and well-being;
- further enhance the River Wandle and wetlands as a green corridor for wildlife and its enjoyment of people either living locally or visiting the area;
- address the causes and impacts of climate change and promote Hackbridge and Beddington Corner as an exemplar of 'One Planet Living';
- encourage 'built' energy efficiency and renewables, reducing waste, managing flood risk and protecting habitats and species diversity; and
- Identify, protect and restore buildings and structures of historic interest that demonstrate the heritage of Hackbridge and Beddington Corner.

Formulating a neighbourhood plan will provide clear guidance and direction to investors and developers, as to the way local people wish to see Hackbridge

move forward and thrive in the future. It will form part of a long-term delivery plan, for implementation by a variety of partners.

The Hackbridge and Beddington Corner NDG has been meeting since June 2011 and consist of:

- local residents from all parts of the area;
- local businesses;
- Councillors;
- land owners;
- persons who work in the area; and
- Community and Interest Groups:
 - All Saints Church
 - Heads of Local Schools
 - Cycle Groups
 - Nature Conservation Groups

The current membership easily exceeds the minimum number of 21 individuals, including representatives from all above categories (Further membership details are set out in the 'Written Constitution, Annex 1). New members are actively encouraged at all times including information updates at the Local Committee and other local community meetings and events.

The Hackbridge and Beddington Corner NDG welcome the powers being passed to local residents and businesses under the provisions of the Localism Act 2012 and is capable of working with all relevant partners to help bring forward positive development in the neighbourhood. This has already been demonstrated by the Hackbridge and Beddington Corner NDG in its work with developers who have recognised the importance of the neighbourhood planning process.

As such the Hackbridge and Beddington Corner NDG have been working with those developers who are intending to bring forward sites for redevelopment, or are already in the process of redevelopment, in order to ensure the regeneration meets the aspirations of the community and impacts positively on Hackbridge and Beddington Corner. To date we have had constructive meetings with the developers and/or landowners of the Wandle Valley Trading Estate, the proposed Corbet Close regeneration (LB Sutton), the Felnex Trading Estate, Thames Water and Viridor. The experience gained through this work with developers and landowners will positively contribute towards the formulation of the neighbourhood plan.

Additionally the status of Hackbridge as a neighbourhood planning frontrunner has attracted offers of assistance and training from a number of external organisations including Locality, Design Council/CABE, Matrix Partnerships, Westminster College students, Glasshouse and Building Communities. The Hackbridge and Beddington Corner NDG have established good relationships with these organisations and have taken advantage of the training offered which has been a big benefit in preparing a neighbourhood plan.

Hackbridge and Beddington Corner NDG therefore consider that the above information demonstrates it is a relevant body for the purposes of Sections 61F(5) of the Town and Country Planning Act 1990, to apply for designation as a 'Neighbourhood Forum'.

ANNEX 1 – WRITTEN CONSTITUTION

HACKBRIDGE AND BEDDINGTON CORNER NEIGHBOURHOOD DEVELOPMENT GROUP TERMS OF REFERENCE

Purpose: To shape the development of Hackbridge and Beddington Corner for the benefit of local people. Planning and improving the social, economic and environmental well-being of the Neighbourhood Area.

Aim: Membership: The group aims to lead the local community in shaping future developments and may receive statutory powers. There should be a minimum membership of 21 members. Membership is open to all who live or work in Hackbridge and Beddington Corner (the Hackbridge Neighbourhood Area), Elected Members and Sutton Council

Meetings: Meetings will normally be held monthly. Seven members will constitute a quorum. Formal meetings will be publicised on a notice board at All Saints Centre and on hackbridge.net.

Voting: Discussions will aim at consensus. If a vote is taken, voting is restricted to members as defined above.

Code of Conduct: Everyone is to be treated with respect.

Communication: The Group will communicate with the local community through the web and printed materials, and through the Hackbridge Community Forum.

Officers: Chair, Vice-Chair and Secretary will be appointed at a formal meeting of the Group, normally for a period of 12 months.

The Group will appoint facilitators to lead particular sub-groups.

The following sub-groups were identified and will report through this Group:

- Housing and the Built Environment
- Utilities
- Transport
- Local Economy
- Environment
- Health and Happiness

NB Please note the constitution has since been updated from the submission for designation application and can be found at:

<https://hackbridgendg.files.wordpress.com/2015/10/signed-ndg-constitution-march-2017.pdf>

FORMAL DESIGNATION APPROVAL

London Borough of Sutton – Neighbourhood Area Designation

Notice is hereby given that in accordance with the Neighbourhood Planning (General) Regulations 2012 Sutton Council formally designated Hackbridge and Beddington Corner as a 'Neighbourhood Area' on 18 September 2012. In accordance with Part 2(7) of the Regulations 'publicising a neighbourhood area' the Council are required to publish:

(a) Name of the neighbourhood area

The 'Hackbridge and Beddington Corner Neighbourhood Area'

(b) A map which identifies the area

Please see Annex 1 – The map identifies the area in which the 'Hackbridge and Beddington Corner Neighbourhood Forum' intend to prepare a 'neighbourhood development plan'.

(c) The name of the relevant body who applied for the designation

At the time of the application the relevant body were called the 'Hackbridge and Beddington Corner Neighbourhood Development Group'. However, the group have also been formally designated as a neighbourhood forum and are now called the 'Hackbridge and Beddington Corner Neighbourhood Forum'.

Formal notice can be viewed on Sutton Council's website

https://www.sutton.gov.uk/info/200464/planning_policy/1424/neighbourhood_planning/4