



Referendum
Version
November
2018



Hackbridge & Beddington Corner
Neighbourhood Plan 2017 - 2027

Local Referendum – 29 November 2018

Why your vote is needed

- Residents in our [neighbourhood boundary](#) will be asked to vote on whether or not they support the Hackbridge and Beddington Corner Neighbourhood Plan.
- We are asking you to vote so that residents get a greater say in what happens in their local community.
- There have been so many developments in Hackbridge, which is why it has taken us so long to write our plan, as we have been responding to planning applications since 2012!
- However, there are more developments to come; behind the train station and the station forecourt itself. By having our Plan voted in, it makes it a statutory weighted document, that will be used alongside Sutton Council's Local Plan and the London Plan in making planning decisions.

How to vote

- Voting will take place on 29 November 2018 at:-
All Saints Community Centre – New Road, Mitcham, CR4 4JN
- The polling station will be open from 7am to 10pm
- Those eligible for voting should receive polling cards or notification of postal voting.
- We believe there will be just two boxes 'yes' or 'not' and you decide!

What happens next?

- If more than 50% of votes are yes, Sutton Council will bring our plan into legal force.

A brief guide to: Our Neighbourhood Plan 2017-2027

Neighbourhood Planning

In 2011 the Localism Act devolved more decision-making powers from central Government to local communities. For example, it gave local residents an opportunity to form a neighbourhood forum, in which they could draw up their vision of how they want their neighbourhood to be developed. The Hackbridge and Beddington Corner Neighbourhood Development Group (H&BC NDG) was one of the first of these groups to be formed and officially recognised, and over the past seven years we have been writing our Neighbourhood Plan. It reflects many people's opinions, as we have consulted residents and businesses. Taken as a whole, the document expresses the "look and feel" of Hackbridge and Beddington Corner, as its people want to see it.

A summary of our Neighbourhood Plan

As we began to work on our plan, we found that there were six main themes which we felt were most important, and our ideas were grouped under these headings.

Housing and the built environment

This has been a rapidly-developing scene as we have worked on the plan. New homes have appeared and much more development is to come, notably on the cleared site of the old Felnax industrial complex. We want to see housing with spaces where neighbours can meet – the opposite of the “ghetto”. We also want to see housing on a human scale: we are concerned that, in designating Hackbridge a “district centre”, Sutton’s planners intend to allow much higher building – up to nine or ten storeys in places, such as alongside Hackbridge Station. Assuming the Neighbourhood Plan is approved in the referendum and adopted by the Borough, H&BC NDG will expect would-be developers to study our 12-point check-list of planning criteria, designed to help make new developments human-friendly and environment-friendly.

While the Plan has been in development, H&BC NDG has observed several building projects and has had the opportunity to meet developers and express to them our aspirations. New developments are often on a scale inappropriate to the surrounding architecture. In some cases designs have been modified, softening their impact on neighbours.

Energy, waste and water

Use of energy and water in this neighbourhood, as in all London suburbs, tends to be wasteful and inefficient. We call for planners to insist on better use of renewable energy sources and more imaginative handling of water, such as use of grey water. We call on the local authority to increase the percentage of waste material, which is recycled.

Local economy

Retail businesses have been developing, especially at Hackbridge Corner, and H&BC NDG believes the current business mix could be improved. Why doesn’t our neighbourhood have a quality baker and confectioner, for example? There is also a case for a community shop, run at least partly by local volunteers. The giant shadow hanging over all this, of course, is “The Supermarket”! One of the “big five” retailers was about to sign a deal to develop a supermarket opposite Hackbridge Station, but then withdrew. Will one of the discounters move in?

Retailing aside, we are concerned at the erosion of employment premises from many of the mixed developments in the neighbourhood. As these have been redeveloped, the percentage of employment use has been falling.

Environment

Hackbridge should be a sustainable suburb. The way we use our environment affects everyone, from our immediate neighbours to the rest of the world. Our buildings, commerce and transport operations should be designed to give a positive legacy for others.

Unfolding in the near future, the Wandle Valley Regional Park will provide an important green space on our doorstep. Within the neighbourhood, too, are valuable green spaces, which need to be fostered and protected.

Movement

Getting around the neighbourhood is a risky and often unpleasant experience, in which pedestrians and cyclists can feel threatened by motor vehicles. Shared cycle and footpaths need to be extended. We call on developers and public transport operators to create a transport hub, to make it easier for people to move between bus and train.

The new-look Hackbridge Corner is at best a “mixed bag”: it has more of the feel of a local centre than before, and some drivers understand and respect courtesy crossings; but safety needs have not been met to everyone’s satisfaction, and hence a traditional zebra crossing has been restored. The “sense of place” which is starting to emerge here needs to be developed further, possibly around the existing community centres at All Saints and BedZED.

Conservation, community and identity

The character of Hackbridge and Beddington Corner as a neighbourhood is expressed mainly by three things: its buildings, especially how they have evolved over the past 300 years or so; its people, and the way the buildings contribute to their life as a community; and the River Wandle, which is a constant presence, but often not noticed. Any development must offer the best for all three of these local characters.

We have lost much of the historic heritage already, and this must stop. It is unnecessary, after all: though the Queen’s Head has closed, for example, the style of the building has been respected sensitively in the redevelopment for residential use.

As the population of the neighbourhood grows, services will be needed to support it. Obvious examples include: additional health facilities, such as a drop-in centre; a district library; educational amenities such as a local museum; and a farmers’ market.

While the Wandle Valley Regional Park promises much on our doorstep, we also need to see better access to the river within the neighbourhood itself. Improved riverside paths will benefit everyone.

This is a very brief introduction to our Neighbourhood Plan. Please look at the document in full at <https://hackbridgendg.com/referendum-2018/>



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