

**HACKBRIDGE AND BEDDINGTON CORNER NEIGHBOURHOOD
DEVELOPMENT GROUP**

**(1) Application for Designation of
Neighbourhood Area**

**Neighbourhood Planning (General) Regulations 2012
Part 2 – Neighbourhood Area**

APPLICATION FOR DESIGNATION AS A NEIGHBOURHOOD AREA – PART 2 (5)(1)

(a) Map identifying the area to which this application relates

A map illustrating the proposed 'neighbourhood area', to which application relates, is available in Annex 1. (The proposed boundary has been subjected to early discussion prior to submission of this application. The outcome of these discussions and map identifying the wider possible areas discussed is set out in Annex 2 and 3).

(b) Statement explaining why this area is considered appropriate to be designated

The Map in Annex 1 represents a consensus of the members of the Hackbridge and Beddington Corner Neighbourhood Development Group ('NDG') that the 'neighbourhood area', as described and specified within this application, should be designated as that defined within the draft Hackbridge Masterplan 2009, which was widely consulted on in 2009, subject to minor variations with supporting clarification.

The two minor variations to the draft Hackbridge Masterplan are as follows:

(1) Inclusion of the Wetlands in the north-west of the area (see Annex 1, Site 4)

This site is a minor change to the boundary of the Wandle Valley Wetlands already contained within the draft Hackbridge Masterplan. The proposed boundary follows a ditched 'minor watercourse' that is marked by a fence immediately to the west. The Hackbridge and Beddington Corner NDG propose that the extension of the wetland habitat site is to be acknowledged and encompassed within the Neighbourhood Planning Area.

(2) Boundary of the Neighbourhood Area to follow the eastern side of the railway line

The consultation and debate prior to this application has sought to set a precise boundary that at first sight may appear straightforward. The geographical and identifiable boundary is the north-south railway track.

However, the Hackbridge and Beddington Corner NDG is committed to retaining the 'Victorian built' bridges that presently provide connectivity to the 'Beddington Farmlands' and will afford future access to the proposed Wandle Valley Regional Park east of the rail track on completion of landfill operations and restoration to wildlife and leisure use.

The Hackbridge and Beddington Corner NDG proposes that the boundary be designated and interpreted as the line of the safety and security fencing immediately to the east of the railway track which therefore ensures that the proposed neighbourhood area encompasses the totality of the Victorian bridge structures including any bridge structure east of the rail track.

The Hackbridge and Beddington Corner NDG considers that the draft Hackbridge Masterplan boundary, which has already been subjected to public consultation in 2009, along with the minor amendments suggested above, represents an appropriate area to be designated for the purposes of drafting a Neighbourhood Development Plan for Hackbridge and Beddington Corner.

(c) Statement that the organisation is a relevant body

In accordance with The Neighbourhood Planning (General) Regulations 2012 Part 2 (5) (1) (c) this document represents the statement explaining why Hackbridge and Beddington Corner Neighbourhood Development Group is a relevant body for the purposes of section 61G of the 1990 Act.

Following the selection of Hackbridge by Government as a 'Neighbourhood Planning Front Runner' in early 2011 the Hackbridge and Beddington Corner community has been working with Sutton Council with the aim of producing a neighbourhood plan for the Hackbridge and Beddington Corner Area.

The Hackbridge and Beddington Corner NDG is fully committed to promoting or improving the social, economic and environmental wellbeing of the neighbourhood as reflected in the sub-groups outlined below. The group are fully committed to working with developers in Hackbridge and Beddington Corner to help facilitate redevelopment in Hackbridge that meets the aspirations of the community.

The Hackbridge and Beddington Corner NDG has an open membership which exceeds 21 individuals, including local residents, local businesses, individuals who work in the area and elected Councillors. In addition it has an elected Chair, Vice-Chair and Secretary.

The Hackbridge and Beddington Corner NDG meet on the last Wednesday of each month, as well as regular sub-group meetings on a weekly basis.

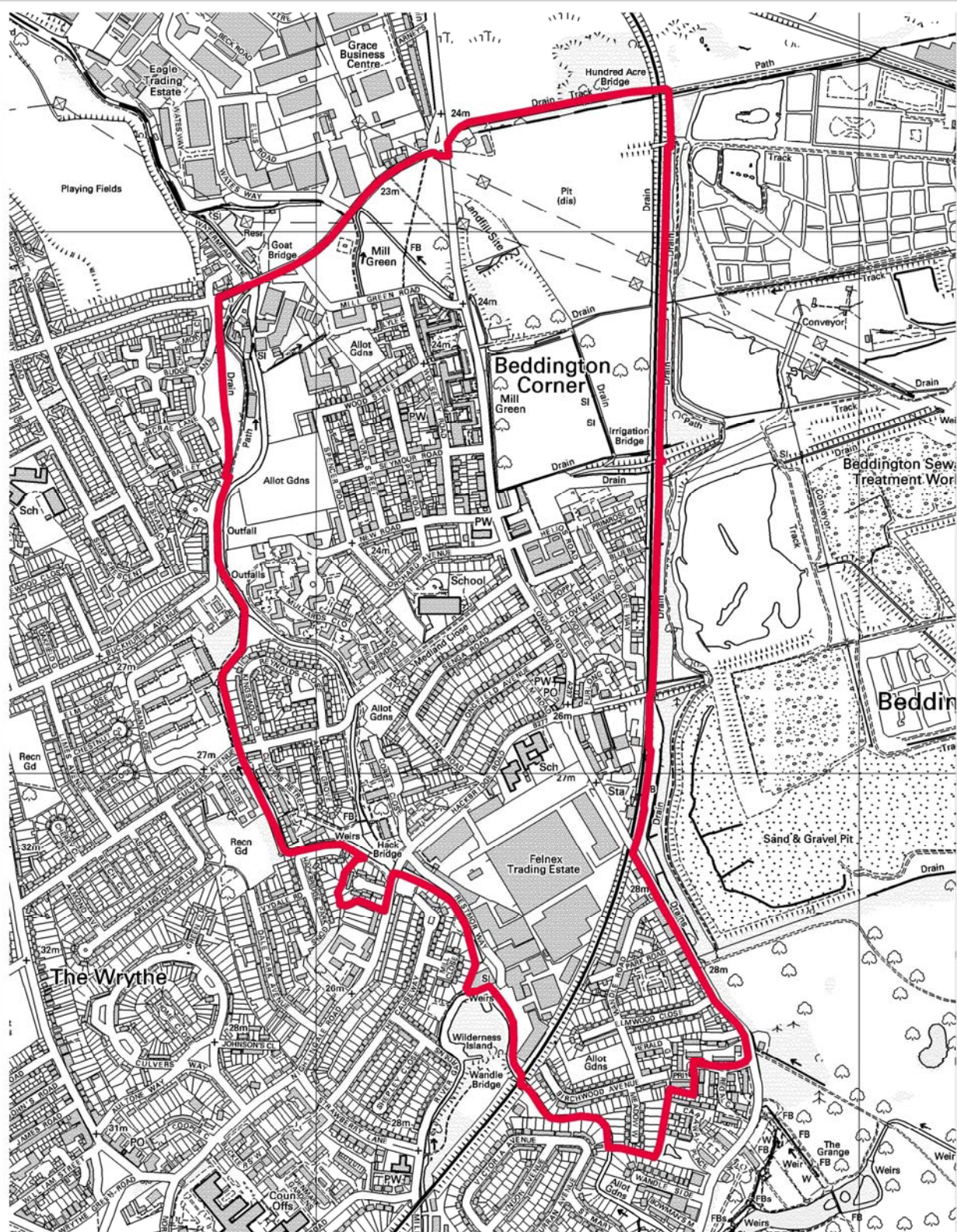
Sub-groups have been formed to develop policy on the undernoted 'themes'. The groups meet regularly and report progress and draft policy to the monthly NDG Group meeting:

- Housing and the Built Environment
- Utilities: Waste, water, energy, resources and communication
- Transport
- Local Economy and business
- Environment, leisure, history and heritage.
- Health, well-being and happiness

The minutes of meetings are published on www.hackbridge.net together with other supporting information. A full copy of the Written Constitution is available in Annex 1 of the application for designation as a neighbourhood forum. Emails can be sent to hackbridgeandbc@gmail.com

The Hackbridge and Beddington Corner NDG Group therefore consider itself a relevant body for the purposes of Section 61G of the 1990 Act. Accordingly an application for designation as a neighbourhood forum has also been submitted to Sutton Council (see Application 2).

ANNEX 1 – PROPOSED HACKBRIDGE AND BEDDINGTON CORNER NEIGHBOURHOOD PLANNING AREA.



Hackbridge and Beddington Corner Neighbourhood Development Group
Proposed Area

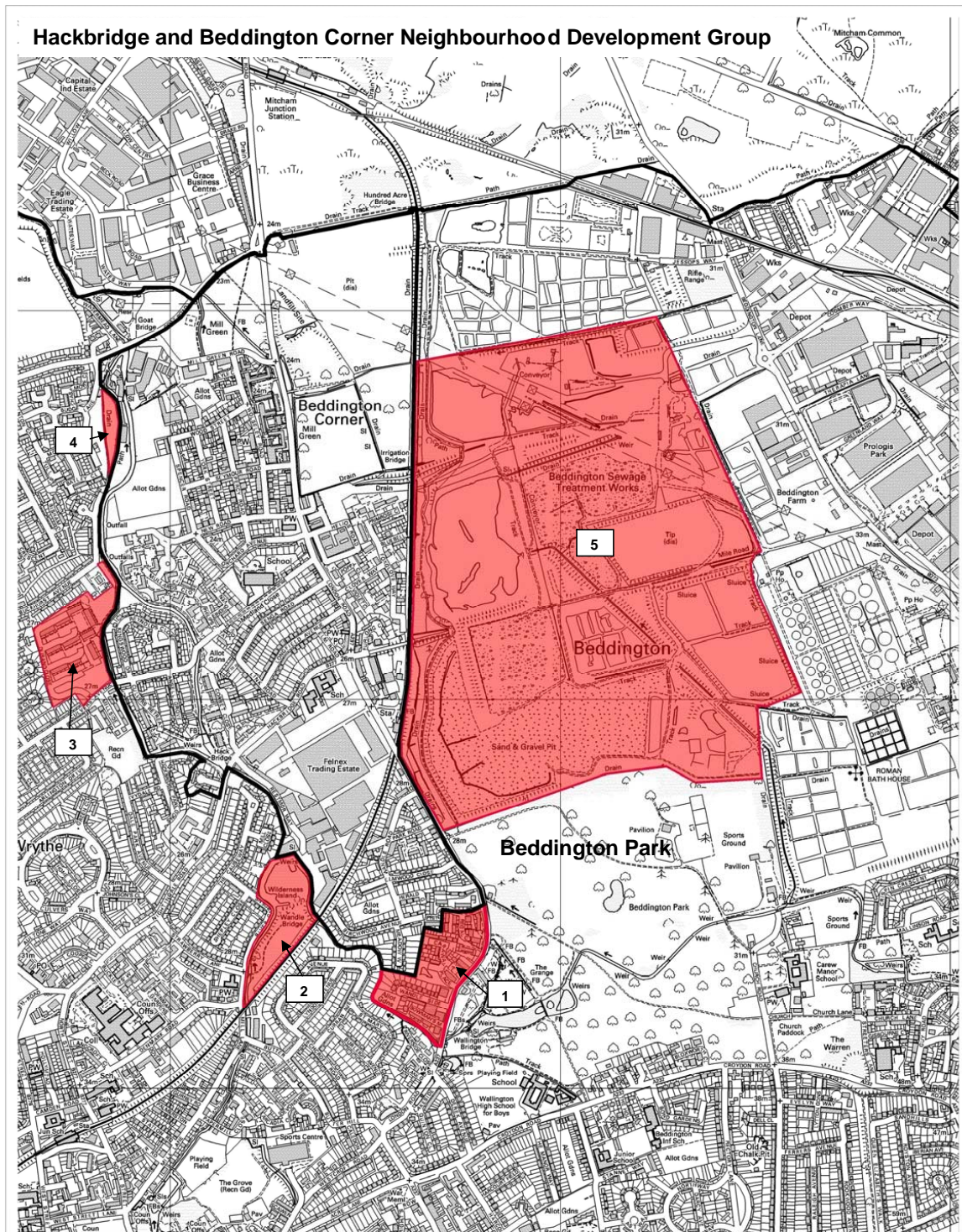
www.hackbridge.net

hackbridgeandbc@gmail.com

15th June 2012

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Sutton 10001002 (2011)

ANNEX 2 - DRAFT MAP USED FOR PURPOSES OF EARLY BOUNDARY DISCUSSION



Proposed Boundary for the H & BC Neighbourhood Development Plan

- 1 = Southern Boundary Extension**
- 2 = Wilderness Island**
- 3 = Durand Close – East of River Wandle**
- 4 = Minor Extension to include Wetlands**
- 5 = Landfill Restoration Area – Future Regional Park**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to proceedings or civil proceedings. London Borough of Sutton 100010302 (2011)

ANNEX 3– OUTCOME OF EARLY BOUNDARY DISCUSSION

Summary of boundary discussions:

- Email sent by Chair to all NDG members and wider stakeholders 17 May 2012
- NDG meeting with LBS Officers 25th May 2012
- NDG Steering Group Meeting 30th May 2012
- NDG meeting in Red Lion 7th & 8th May 2012
- Letter sent to NDG member and Councillors 13th June 2012
- Consultation with Thames Water, Viridor and the London Wildlife Trust.

Site 1 - Considered Southern Boundary Extension

This site lies outside the southern boundary of the Draft Hackbridge Masterplan. As the natural boundaries of this are predominantly the course of the River Wandle and London Road, the group reflected on why the southern boundary did not follow the River Wandle to its intersection with London Road.

It has been considered that the extension south to the River Wandle would encompass a residential area that had a stronger connection with Carshalton/Wallington than Hackbridge, with areas of more recent housing development.

Site 1 - Hackbridge and Beddington Corner NDG Consensus: There are no previous links expressed within the Draft Hackbridge Masterplan that support inclusion within the proposed 'neighbourhood area'. Therefore the site will be *acknowledged and referenced* in the neighbourhood plan narrative as having been considered but not included as part of the 'neighbourhood area'.

Site 2 - Wilderness Island – Local Nature Reserve

The London Wildlife Trust (LWT) manages Wilderness Island.

'London Wildlife Trust works to sustain and enhance London's wildlife habitats through effective community involvement, land management communication, education and campaigning.'

A gated bridge at Mill Lane/River Gardens and Strawberry Lane to the southwest currently accesses the island.

Note: The group have expressed their concern to support the aims of the London Wildlife Trust.

Site 2 - Hackbridge and Beddington Corner NDG Consensus: That the site be excluded from the 'neighbourhood area' as there are no existing links to Wilderness Island from the northeast and no rationale to support any future link given Wilderness Island's status as a wildlife habitat. Therefore the site be *acknowledged and referenced* within the Plan narrative and not included as part of the neighbourhood area.

Site 3 Durand Close - Currently under Regeneration

This site lies to the west of the River Wandle and immediately outside the Hackbridge Draft Masterplan Plan boundary. On completion the site will comprise 403 flats and 71 houses with an on site combined heat and power (CHP) unit energy centre.

Proposals for a Heat Network throughout Hackbridge and Beddington Corner using energy generated either by the methane produced by waste within the Beddington landfill may in future serve the energy centre at Durand Close.

Additionally, there is the potential to feed the heat network using hot water generated by the proposed Energy Recovery Facility at Beddington Farmlands. At the time of writing, no planning consent has been granted and the construction timeline of the facility, were planning consent to be granted, would be of the order of three years before becoming operational.

Site 3 - Hackbridge and Beddington Corner NDG Consensus: That the site be excluded from the 'neighbourhood area' as the links are weak and inclusion cannot be supported. The site be *acknowledged and referenced* within the Plan narrative but excluded as part of the neighbourhood area

Site 5 – 'Beddington Farmlands' east of the Railway Line

The term 'Beddington Farmlands' has been used for many years and encompasses land both within the boundary of the Draft Hackbridge Masterplan and also land to the east of the railway line.

Land east of the railway Line is an extensive and complex site area with existing land uses under change and subject to future planning uses under on going debate

The land uses, past and present, have included sand and gravel extraction, subsequent backfill and land raising by waste disposal, and sewage treatment and disposal.

The major land uses that are current or proposed are:

1. The continuing use of the Farmlands as a location for sewage treatment currently operated by Thames water Utilities Limited. This activity requires a large footprint of land upon which the sewage treatment can take place to cope with large variations in waste received dependant on the population and rainfall. Treated liquid effluent is discharged to the River Wandle at the junction of Mill Green Road and London Road. The water quality standards are set and policed by legislation enforced by the Environment Agency and the requirements of OFWAT. The water quality of the River Wandle north of this discharge point is clearly dependant on the quality of the discharged water from the sewage works as it accounts for approximately 85% of the water volume down stream of the discharge point.
2. The final stages of landfill and land raising of waste on areas of the Farmlands.
3. The expected and imminent planning application for an energy from waste plant also described as an energy recovery facility (ERV).

4. The development and establishment of the Wandle Valley Regional Park will integrate existing green corridors and spaces such as Mitcham Common and the River Wandle corridors with the restoration of the landfill site to form a wildlife reserve including recreational and leisure uses.

In summary, the site is scheduled for significant land use changes that in future will generate associated influences on life for residents and business opportunities within Hackbridge and Beddington Corner. The opportunity to afford access from the West to the proposed Regional Park is particularly significant.

Additionally the potential to supply energy to a heat network from any future Energy Recovery Facility is a significant linkage between the Beddington Farmlands and Hackbridge and Beddington Corner.

A primary focus is the retention and restoration of the Victorian bridges that currently provide access links across the railway line. Retention and improvements to all the bridges will be crucial in providing future opportunities for business development associated with the future Wandle Valley Regional Park.

Site 5 - Hackbridge and Beddington Corner NDG Consensus: That the 'Beddington Farmlands' east of the Railway Line be excluded from the 'neighbourhood area'. However, this area of land will be *acknowledged and referenced* within the Neighbourhood Plan narrative as being a site of significant change of land use that will impact residents and business within Hackbridge and Beddington Corner.