

**Decision Statement**  
**Hackbridge and Beddington Corner Neighbourhood Plan**  
**September 2018**

**1. Summary**

- 1.1 Following an independent examination of the Plan, the London Borough of Sutton recommends that the Hackbridge and Beddington Corner Neighbourhood Plan proceeds to referendum subject to the modifications set out in Annex 1 of this statement.
- 1.2 The council concurs with the Examiner's recommendation that the referendum area for the Hackbridge and Beddington Corner Neighbourhood Plan (as modified) should be the approved Neighbourhood Area as set out in Annex 2 of this Decision Statement.
- 1.3 The Decision Statement, Examiner's Report and other documents can be inspected on the Council's website at [www.sutton.gov.uk/neighbourhoodplanning](http://www.sutton.gov.uk/neighbourhoodplanning)

**2. Background**

- 2.1 Sutton Council designated Hackbridge and Beddington Corner as a neighbourhood area for the purpose of preparing a neighbourhood plan in accordance with Part Two of the Town and Country Planning (England) Neighbourhood Planning (General) Regulations 2012. Following formal submission of the Plan to Sutton Council it was publicised and representations invited.
- 2.2 Sutton Council, in consultation with the Hackbridge and Beddington Corner Neighbourhood Group, appointed an independent examiner, Mr David Hogger, to conduct an examination into whether the Plan met the basic conditions and if it should proceed to referendum. The Examiner considered that a public hearing into the Plan was not required.
- 2.3 The Examiner's report concludes that, subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum.
- 2.4 The Examiner's report recommends that the area for the referendum should be the approved Neighbourhood Area.

**3. Decision**

- 3.1 At a meeting of the council's Housing, Economy and Business Committee on 25 September 2018 it was agreed that the Plan should proceed to referendum.
- 3.2 Having considered the Plan and the Examiner's report, the council has agreed to make the modifications to the draft Neighbourhood Plan as set out in Annex 1 of this Decision Statement. These changes are considered to be necessary to ensure that the draft Plan meets the basic conditions and legal requirements.

## Annex 1: Examiner's Recommendations and Council's Proposed Response

Examiner's Report Ref	Neighbourhood Plan Ref	Modification	Council Response
PM1	Page 3: paragraph 1.3 Page 6: Map 1	Update references throughout the NP to refer to the adopted 2018 LP (not the Core Planning Strategy or the Site Development Policies DPD).  Update title of Map 1 to refer to the re-designation of the NP in September 2017.	<b>Agree with modifications.</b> Factual update to reflect adoption of the Local Plan.
PM2	Page 13: Map 2 Development Sites	Map 2 should be updated: <ul style="list-style-type: none"> <li>Remove employment zone designation from land to north of Hackbridge station – should be mixed use (LP site S2)</li> <li>Identify the Hackbridge Primary School site (LP site S3)</li> <li>Identify mixed use site at Vulcan House, Restmor Way (LP site S4)</li> <li>Identify mixed use site adjoining Hackbridge Station and Car Park (LP site S5)</li> </ul> The site references are those given in the Local Plan.	<b>Agree with modification.</b> To ensure the map reflects other modifications to the neighbourhood plan.
PM3	Page 13: Map 2 Page 21: Map 3 Page 43: Map 6 Page 46: Map 7 Page 51: Map 8 Page 66: Map 9	Remove the icons depicting 100 Acre Bridge and Irrigation Bridge (and those two access points shown on Map 6). Add a new icon identified as 'potential pedestrian bridge' (near to the former Irrigation Bridge).	<b>Agree with modification.</b> Factual update to reflect demolition of 100 Acre and Irrigation Bridge.
PM4	Page 14: paragraph 3.4	Amend map reference to read: The Map on page 6 13 shows details ...  Delete last sentence and replace with: <b>It also shows a potential location for a new bridge across the railway line in approximately the same position as the former Irrigation Bridge. Although the delivery of a new pedestrian bridge across the railway cannot be confirmed at present, it is a strongly held aspiration which has the support of the London Borough of Sutton. The Wandle Valley Forum has been invited to take the lead, along with interested community groups, on securing external funding for a replacement bridge.</b>  Subsequent up-dates regarding the former bridges should be made to paragraphs 2.12, 3.13, 5.50, 5.105 and 5.136-5.140.	<b>Agree with modification.</b> Factual update to reflect demolition of 100 Acre and Irrigation Bridge and Policy 5(d) of the Local Plan
PM5	Page 16: paragraph 3.16	Replace second sentence with: <b>Their Strategic Housing Market Assessment (2015) identifies a borough-wide need for larger family homes (3 or more bedrooms) and smaller affordable units (1-2 bedrooms).</b>	<b>Agree with modification.</b> Factual update to reflect a more recently available study.

PM6	Page 16: Table in paragraph 3.17	State whether the housing numbers are net or gross.	<b>Agree with modification.</b> Required to ensure clarity.
PM7	Page 22: paragraph 3.51	Amend start of first sentence to read: An <del>incinerator is proposed</del> <b>energy recovery facility</b> is <b>under construction</b> within a mile ....	<b>Agree with modification.</b> Factual correction
PM8	Page 23: paragraph 3.57	Delete paragraph 3.57 and replace it with:  <b>Our railway bridges: There were three bridges over the railway line, which offered access to Beddington Farmlands and the unfolding WVRP. However, two of them have been demolished. This has resulted in the loss of west to east pedestrian links to this area of open green space. It is still an aspiration of the local community, and the London Borough of Sutton, to provide a new bridge but until feasibility and/or viability studies have been undertaken a precise and favoured location for a new pedestrian bridge cannot be identified with any certainty. Map 2 identifies a potential location for a bridge.</b>  (see also PM3).	<b>Agree with modification.</b> Factual update to reflect demolition of 100 Acre and Irrigation Bridge.
PM9	Table on page 27 under 3.6	Amend to read: Minimise <b>the impact of</b> climate change.	<b>Agree with modification.</b> To ensure consistency with national policy.
PM10	Table on page 28 under 6.2	Amend to read: <del>Retain and</del> Conserve <b>and enhance</b> the historic ...	<b>Agree with modification.</b> To ensure consistency with national policy.
PM11	Page 31	Delete text in shaded box above paragraph 5.9.	<b>Agree with modification.</b> To provide clarity to decision-makers what proposals the policy applies to.
PM12	Page 32: policy H&BEP1	Amend first bullet point to read: <ul style="list-style-type: none"> <li>respect the scale, density <b>and appearance</b> of the setting of ...</li> </ul> Add sentence at end of first bullet point to read: <b>Within the 'Area of Taller Building Potential' higher buildings are acceptable in principle.</b>  Delete second bullet point entirely.  Amend third bullet point to read: <b>Where appropriate</b> use innovative solutions to .... In sixth bullet point insert <b>appropriate</b> before	<b>Agree with modifications.</b> To provide clarity and ensure and effective policy implementation. This will also ensure that the policy is not unduly onerous and is consistency with the Local Plan.

		<p>colour.</p> <p>Delete seventh bullet point (to be moved to policy H&amp;BEP2).</p> <p>Replace eighth bullet point with: <b>include proportionate evidence that is material to the proposal in question which demonstrates that these requirements, where relevant, have been satisfactorily addressed.</b></p>	
PM13	Page 33: policy H&BEP2	<p>Replace the first two sentences of the policy with: <b>Residential development proposals should provide the following requirements where feasible and practical.</b></p>	<p><b>Agree with modifications.</b></p> <p>To ensure clarity and to secure the appropriate implementation of the policy.</p>
PM14	Page 33: policy H&BEP2	<p>Add third introductory paragraph to read: <b>Where appropriate and possible, locally sourced materials should be utilised.</b></p> <p><u>Cycle Storage</u> First bullet point: delete <del>exceed</del> and replace with <b>at least meet</b>.</p> <p>Delete all of third bullet point.</p> <p><u>Recycling Facilities and Outdoor Drying</u> Delete all bullet points under recycling facilities and outdoor drying and replace with (under a heading of <b>Recycling Facilities and Outdoor Drying</b>): <b>In flatted developments appropriate facilities for recycling and outdoor drying should be provided.</b></p> <p><u>Allotments</u> In the first bullet point add the words: <b>where feasible and practicable.</b></p>	<p><b>Agree with modifications.</b></p> <p>To ensure clarity and to secure the appropriate implementation of the policy. This will also ensure that the policy is not unduly onerous</p>
PM15	Page 34	<p>Add a new paragraph below 5.20 to read:</p> <p><b>In order to improve the sustainability credentials of the area it is important that some emphasis is placed on recycling, outdoor drying and allotment provision – all of which have the support of local people. Communal areas for recycling and outdoor amenity space will be sought for flatted development.</b></p>	<p><b>Agree with modification.</b></p> <p>To ensure the policy is justified and its requirements clear to decision-makers and applicants.</p>
PM16	Page 34: policy H&BEP3	<p>Amend opening sentence to read: All development proposals shall demonstrate that <b>sufficient consideration has been given to ensuring that</b> the design will encourage sociability and community interaction by:</p>	<p><b>Agree with modification.</b></p> <p>To ensure the policy provides sufficient flexibility to support the intentions of the policy.</p>

PM17	Page 34: policy H&BEP3	Delete the eighth bullet point regarding the cycling network.	<b>Agree with modification.</b> To avoid repeating other policies of the neighbourhood plan.
PM18	Page 35: policy H&BEP4	Delete proposed policy and replace with: <b>All residential development proposals will be expected to give priority to meeting local needs, particularly by providing affordable and family housing (for example 1 bed flats and 3 bed + family housing). Applications for community-led housing projects will be supported where they meet identified local needs and optimise housing provision.</b>	<b>Agree with modification.</b> To improve the clarity of the policy and ensure that it can be accurately interpreted by decision-makers and applicants.
PM19	Page 37: policy LEP1	Reword opening sentence to read: The <b>following</b> existing and proposed employment sites shall <del>not be lost</del> <b>be retained for employment use.</b>  Delete last bullet point: <del>land north of Hackbridge train station.</del>  Delete paragraph 5.37	<b>Agree with modification.</b> To ensure the plan is general conformity with strategic policies of the adopted Local Plan in relation to Site Allocations.
PM20	Page 37: policy LEP2	Amend last part of introductory sentence to read: ... should <del>consider and provide the following</del> demonstrate that the following have been appropriately considered:  Amend first bullet point to read: <del>Encourage</del> business opportunities that cater for <b>recreational</b> visitors to ...  Delete second bullet point and replace with: <b>the provision of flexible spaces for new start up enterprises and opportunities for training and apprenticeships.</b>	<b>Agree with modifications.</b> Required to ensure clarity.
PM21	Page 39: paragraph 5.43 and policy LEP3	Delete paragraphs 5.43 to 5.47 (including the sentence at the top of page 41), policy LEP3 in its entirety and the Neighbourhood Planning Thought Box on page 39.	<b>Agree with modification.</b> To ensure the plan is general conformity with strategic policies of the adopted Local Plan in relation to Site Allocations.
PM22	Page 41: policy EP1	Amend to read: shall be required to <del>support improved access</del> <b>contribute to the provision of easy access to green spaces where justified, including:</b>  Delete first bullet point.  Replace <del>consider</del> by <b>the consideration of.</b>  At end of policy EP1 add a sentence (not a bullet point) to read: <b>Support will be given to the</b>	<b>Agree with modifications.</b> To ensure the policy provides sufficient flexibility to support the intentions of the policy.

		<b>principle of providing a suitable visitor centre within the WVRP.</b>	
PM23	Page 41: paragraph 5.48	Add a new second sentence to read: <b>It is also subject to the 'Strategy for the Wandle Valley Regional Park' which was published by the WVRP Trust in November 2016.</b>	<b>Agree with modification.</b> Factual update to reflect a more recently available study.
PM24	Page 42: paragraph 5.57	Add sentence to read: <b>Improvements to the Wandle Valley Regional Park are identified as one of the priorities for the spending of local CIL monies.</b>	<b>Agree with modification.</b> To strengthen links to other parts of the Plan.
PM25	Pages 44 and 45 and policy EP2	Delete entire policy and replace it with: <b>Policy EP2 - Hackbridge Green is designated as Local Green Space.</b>  Delete paragraphs 5.61 to 5.71 and amend Map 7 accordingly.	<b>Agree with modification.</b> To ensure consistency with national policy.
PM26	Page 48: policy EP3	Delete second sentence: <del>It also reduces flood risk.</del>  Start third sentence with: <b>Where possible and appropriate</b> the equivalent ...  Add <b>where appropriate</b> to end of fourth sentence.  In last sentence add <b>and appropriate</b> before 'provision'.	<b>Agree with modification.</b> To ensure the policy provides sufficient clarity and flexibility to support the intentions of the policy
PM27	Page 48: policy EP4	Add <b>where appropriate</b> to last sentence.	<b>Agree with modification.</b> To ensure the policy can be effectively implemented.

PM28	Page 49: policy EP5	<p>Delete entire second sentence.</p> <p>Amend the sentence before the bullet points to read:</p> <p><b>With regard to</b> the management of new green spaces in Hackbridge and Beddington Corner <b>it must be satisfactorily demonstrated that the following factors have been taken into account:</b></p> <p>Delete first bullet point.</p> <p>Amend second bullet point to read: <del>take</del> the growing history of lavender, mint and watercress <del>into new design concepts</del>.</p> <p>Amend third bullet point to read: <del>We would support proposed developments which clearly demonstrate</del> the inclusion of multifunctional landscaping ....</p> <p>Delete fourth bullet point (grow your own). Amend start of fifth bullet point to read: <del>Use</del> <b>The use of</b> ....</p> <p>Delete text from <del>This approach as recommended...</del> to ... <a href="http://www.rspb.org.uk">www.rspb.org.uk</a></p> <p>Amend seventh bullet point to read: <b>the use of</b> formal and informal grass <b>areas</b>.</p> <p>Delete eighth bullet point (House sparrows)</p> <p>Insert <b>The use of</b> at start of ninth bullet point.</p> <p>Delete references in policy to <del>Bat Conservation Trust, British Trust for Ornithology, Butterfly Conservation, Buglife and Plantlife</del>. These references should all be included in an Appendix.</p> <p>In eleventh bullet point delete <del>Guide for</del>.</p> <p>Delete thirteenth bullet point (reference to Appendix 8).</p> <p>Amend fifteenth bullet point to read <del>Give the</del> <b>provision of</b> sufficient space for off-street car parking (using SUDs) <b>thus making the paving over of front gardens (which may exacerbate flood water run-off) less likely</b>.</p> <p>Start sixteenth bullet point with <b>the provision of</b> <del>provide</del>.</p> <p>Start seventeenth and nineteenth bullet points with: <b>the use of</b> <del>use</del>.</p> <p>Delete criterion 18 (mowing techniques).</p>	<p><b>Agree with modifications.</b></p> <p>To ensure the policy is clear and easy to understand for decision-makers and applicants.</p>
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		Delete twentieth bullet point.	
PM29	Page 50	Delete paragraph 5.80.	<b>Agree with modification.</b> To ensure the plan remains reasonable and its policies effective.
PM30	Page 50: policy EP6	Amend start of policy to read: All development shall be required, <b>where appropriate</b> , to extend ...	<b>Agree with modification.</b> To ensure clarity
PM31	Pages 50 and 52: policy EP6, paragraphs 5.84, 5.85, Map 8, 5.90, Map 6 and any other references	Replace the term <del>green corridor</del> with <b>green link</b> .	<b>Agree with modification.</b> To avoid confusion with regional and local designations of the same name.
PM32	Pages 51 and 43: Map 8 and Map 6	Amend plans to accurately portray the various 'green' designations.	<b>Agree with modification.</b> To ensure consistency with modification PM31.
PM33	Page 52: policy EP7	Retitle the policy 'Urban Greening' and amend text to read:  Development proposals, <b>where appropriate</b> , should use soft landscaping in an innovative way to help combat climate change. <del>Policies EP8 and EP9 focus more on the water elements.</del> <b>Consideration should be given to:</b>	<b>Agree with modifications.</b> To ensure the policy title is more accurate and its contents clear and effective.



		<p>Rewrite first bullet point to read: <b>establishing a multi-functional landscape, for example by providing the ability to grow food, increase biodiversity and mitigate flooding;</b></p> <p>In third bullet point: Minimising, <b>where possible</b>, the paving ...</p> <p>In fifth bullet point: <del>Increasing</del> <b>providing</b>.</p>	
PM34	Page 53: policy EP8	Title the policy ' <b>Water Efficiency</b> '.	<p><b>Agree with modification.</b></p> <p>To ensure the policy title is more accurate.</p>
PM35	Page 53: policy EP9	Start the policy with the words: <b>Where appropriate</b> ...	<p><b>Agree with modification.</b></p> <p>To ensure the policy is applicable to the right development proposals.</p>
PM36	Page 54 under 'Objective 4.1'	<p>Start the paragraph: <b>Where it is an issue it is essential that developers demonstrate that adequate water supply and sewerage infrastructure exists or can be provided to serve the development satisfactorily.</b></p> <p>Place the last paragraph of policy EW&amp;WP1 (starting: 'To confirm ...') as a final sub-section in the Objective 4.1 text box and insert <b>where appropriate</b> after 'carried out'.</p>	<p><b>Agree with modification.</b></p> <p>To ensure the policy is justified and effective.</p>
PM37	Page 55: policy MP1	<p>Re-write first sentence of policy to read:</p> <p><b>Where appropriate development proposals will be expected to facilitate:</b></p> <p>In first bullet point replace <del>designing</del> by <b>implementation</b>.</p>	<p><b>Agree with modification.</b></p> <p>To ensure the policy is sufficiently flexible to be effective.</p>
PM38	Page 55: paragraph 5.101	Insert <b>the sixth</b> in front of highest.	<p><b>Agree with modification.</b></p> <p>Factual update.</p>
PM39	Page 60: objective 5.5	Replace a <del>positive</del> by <b>an appropriate</b> .	<p><b>Agree with modification.</b></p> <p>To ensure the plan is justified.</p>
PM40	Page 60: policy MP2	Replace all of policy MP2 by: <b>Where appropriate development proposals should demonstrate how they would integrate with existing transport infrastructure, for example in terms of road use, public transport provision, cycling, walking and car parking.</b>	<p><b>Agree with modification.</b></p> <p>To ensure the policy is justified and not over onerous, and is sufficiently flexible to be effective.</p>

PM41	Page 62: policy MP3	<p>Replace second sub-section and list of locations with: <b>Air quality reports will be required for all major development proposals.</b></p> <p>In third paragraph replace <del>amenity</del> with <b>air quality.</b></p>	<p><b>Agree with modifications.</b></p> <p>To ensure the policy is reasonable in planning terms.</p>
PM42	Page 62: policy MP4	<p>Replace 40 with <b>35.</b></p>	<p><b>Agree with modification.</b></p> <p>To ensure the policy is justified and consistent with other policies.</p>
PM43	Page 64: policy CIP1	<p>Delete <del>All</del> at start of policy and replace <del>the following</del> with <b>how it would:</b></p> <p>Delete <del>how it</del> from first bullet point and the <del>s</del> from contributes.</p> <p>In second bullet point replace <del>Safeguard</del> with <b>Conserve and where possible enhance...</b></p> <p>In third bullet point delete <del>and the potential for community engagement.</del></p> <p>Delete fourth bullet point in its entirety.</p>	<p><b>Agree with modifications.</b></p> <p>To ensure the policy is sufficiently flexible in order for it to be effective.</p>
PM44	Page 65: policy CIP2	<p>Delete entire policy.</p>	<p><b>Agree with modification.</b></p> <p>Not a land use policy.</p>
PM45	Page 65: paragraph 5.144	<p>Replace heading of <del>Justification</del> with <b>Community Infrastructure Levy.</b></p>	<p><b>Agree with modification.</b></p> <p>To ensure clarity.</p>