

BEXLEY LOCAL DEVELOPMENT FRAMEWORK  
LAMORBEY PLANNING BRIEF

**Planning and Compulsory Purchase Act 2004**

**Bexley Council  
Lamorbey Planning Brief**

**Consultation Statement**

The Planning and Compulsory Purchase Act 2004 requires that a local planning authority shall not adopt a Supplementary Planning Document (SPD) until they have:

- considered any representations made during the consultation period; and
- prepared a statement setting out a summary of the main issues raised in these representations and how these main issues have been addressed in the SPD that they intend to adopt.

The Lamorbey Planning Brief SPD and its associated Sustainability Appraisal Final Report (the SPD documents) were the subject of public consultation between 9 February and 23 March 2007.

The documents were consulted on widely, using the consultation database that was compiled during preparation of the Statement of Community Involvement and the preliminary consultation on the Planning Brief in 2006.

Copies of the documents were sent to appropriate statutory bodies; to groups with an interest in the potential redevelopment of the site, such as residents' associations and faith-based organisations (92 consultations) and to local Councillors. Notification letters were distributed to residents close to the site and to local businesses (74 addresses).

An article appeared in the March edition of the Bexley Magazine and press releases ensured coverage in local newspapers. Stakeholder meetings were held with landowners and prospective development partners. Presentations were made to the Sidcup Town Centre Partnership.

During the consultation period, copies of the SPD documents were available at Borough libraries, the Contact Centre within Bexleyheath Civic Offices, and the principal offices of the Planning Service, Wyncham House, Sidcup. The documents were available on the Council's website.

The Council received 42 written responses which were addressed in a report to the Cabinet Member (Regeneration and Housing). A summary of the issues raised and the Council's comments on and subsequent amendments of the SPD forms **Appendix A** to this Statement.

The Planning Brief and its associated sustainability appraisal final report have been amended to incorporate the actions proposed by Bexley Council in addressing the main issues raised from the representations made during the consultation period.

Chris Donovan, Assistant Director of Environment and Regeneration Services  
(Strategic Planning and Regeneration)  
September 2007

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**Consultation Statement Made Under Regulation 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004**

**Summary of Main Issues Raised in Representations and How they Have Been Addressed**

<b>Regulation 18(4)(b) (i) Summary of Main Issues Raised in Representations</b>		<b>Regulation 18(4)(b) (i) How the Main Issues Have Been Addressed</b>
Various Local Residents	Object to multi-level car park due to overlooking, affect on outlook and increased traffic and increased disturbance.	Car park area removed from Planning Brief.
Various Local Residents	Object to building flats above car park due to overlooking and affect on outlook.	Car park area removed from Planning Brief.
Royal Mail	Concern over residential development above car park close to 24 hour operation of mail delivery depot.	Car park area removed from Planning Brief.
Various Local Residents, LA21 and Lamorbey RA	Enlarged car park will increase traffic and add to local traffic congestion.	No longer any proposal to increase car park capacity. Car park area removed from Planning Brief. Development of main site will require Traffic Assessment.
Various Local Residents and Groups	Redevelopment of main swimming pool site and location of new pedestrian link were broadly supported. General support for scale of development proposed to fit with its context, but some concern over suggestion of part rising to 4 storeys.	Planning Brief now just covers this main site. Advice on scale of development remains, and makes clear the only section rising to 4 storeys would be a central feature.
Various Local Residents and Groups	Various suggestions of alternative uses for proposed buildings.	The Planning Brief addresses uses which are most likely to be viable to generate redevelopment/regeneration. Alternative uses have been addressed. The Planning Brief set out a wide range of acceptable uses which would be appropriate to this shopping centre location.

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<b>Regulation 18(4)(b) (i) Summary of Main Issues Raised in Representations</b>		<b>Regulation 18(4)(b) (i) How the Main Issues Have Been Addressed</b>
2 People	Should be clearer requirement for public art.	Brief already provides for this, wording slightly amended to clarify.
Natural England	Supportive of sustainability approach, and varied access distances to open spaces.	Deletion of car park area creates less potential for creating habitats, but Brief emphasises potential within the smaller development. Site is opposite a park and the Brief already deals with distance to play area.
Environment Agency	Supported approach to sustainability and provided advice on flood sites due to surface water run-off, noting the proposals for SUDS.	Brief provides for SUDS to lessen any issues created by surface water run-off, and wording takes account of EA advice.
Thames Water	Standard test on water and drainage.	Some revisions to test in Planning Brief. Full details to be provided with particulars of the site for redevelopment.
LA21	Should require zero traffic growth and zero carbon.	The Planning Brief already requires travel plan to be submitted with any development proposals. Traffic levels will depend on the mix of uses. The Brief already requires sustainable development in line with established policies.
Government Office for London	Concern over wording on mix of affordable housing.  Sustainability concern over seeking contribution to 'Resources Plus' to secure local jobs for local people, as goes beyond guidance on S106 agreements.	Wording in Brief slightly revised.  S106 will not apply in this case as the Council is the landowner, Council will enter other agreements as part of the land disposal. Wording revised to reflect this.

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