## Contents

1. Introduction .................................................................................................................................. 2
2. The site and its context .............................................................................................................. 2
3. Development Plans and planning policy ....................................................................................... 5
4. Re-use or redevelopment ............................................................................................................ 6
5. Opportunities and constraints ..................................................................................................... 7
6. Possible uses for the site ............................................................................................................... 8
7. Affordable housing ..................................................................................................................... 8
8. Scale and density of development ............................................................................................... 10
9. Design principles and form of development ............................................................................. 10
10. Access and parking .................................................................................................................. 12
11. Sustainability ............................................................................................................................ 12
12. Open spaces, trees and landscape ............................................................................................... 13
13. Designing out crime ................................................................................................................ 14
14. Refuse and recycling ............................................................................................................... 14
15. Archaeology ............................................................................................................................. 14
16. Services and utilities ............................................................................................................... 15
17. Demolition and construction ..................................................................................................... 15

Bibliography .................................................................................................................................. 16
1 Introduction

1.1 The Hill View site is located in Welling, in the west of the London Borough of Bexley just north of the A207, the original Roman, London to Dover route. The site is part of a former school and when it became surplus to education needs, the open playing field parts of the school were transferred to other open space uses, including the creation of a new cemetery. The buildings have remained in use by the Council as offices since around 1988, with the tarmac playgrounds being used for car parking.

1.2 As part of the Council’s Bexley First business transformation programme, it is the intention to relocate the Council offices from the Hill View site. The aim of Bexley First is to improve the Council’s efficiency and the delivery of services to local people. Most of the Council’s services and staff will be centralised into new offices within a new development on the site of the Civic Offices in Bexleyheath. Consequently, the buildings on the Hill View site will no longer be needed to accommodate Council offices.

1.3 The aim of this document is to inform and guide proposals for the redevelopment of the site, to secure a viable and sustainable form of development. It seeks development of high quality design which will respect and contribute positively to the character of the area.

1.4 It is not the role of this document to establish new policies or to supplement existing policies for this site, but rather to work within established and evolving planning policies and guidance to examine development options. It should therefore be read in conjunction with the saved policies in the adopted Unitary Development Plan (2004), The London Plan (consolidated 2008) and the Council’s Supplementary Planning Documents, including Design for Living. These are listed in the Bibliography.

2 The site and its context

The site

2.1 The Hill View site covers an area of 1.84 hectares. The land slopes up towards the northwest, the change in levels being most noticeable in the roadway that follows the western edge of the site, where the adjacent path is stepped. The site plan shows the current layout of the site. The western part of the site is mostly occupied by the former school buildings which form a large triangular mass of buildings. The largest block, three storeys high (plus a tank room on top) is in the northwest part of the site, closest to the boundary with the field. The buildings then step down towards the southeast, but are predominantly two storeys high. The buildings are separated from the boundary by a narrow green strip and access road. The buildings extend to about half the width of the site. The eastern part of the site is mostly hard surfaced car parking. There is a small grassed area on the northern edge of the site between the buildings and the car park. The southern part of the site contains an access road with various ancillary buildings and parking areas between the road and the boundary.

2.2 Whilst the majority of the site is covered by buildings and tarmac, the edges of the site display a much greener character with trees and shrubs which help to enclose the site and screen it from neighbouring sites. On the western edge, adjacent to the field, the boundary is partly open fencing, but particularly towards the northern end, there are large trees and shrubs, some of which shield a transformer sub-station. The northern
The surrounding area

2.3 To the west and north the site adjoins open areas. To the west is an open field whilst to the north is the Hill View cemetery. These open areas form part of the Green Chain, whilst further west rise the slopes of Shooters Hill. To the south and east of the site are residential areas with gardens backing onto the site. These include properties in Hill View Drive, Sandringham Drive, Marina Drive and Peters Close. The site therefore represents a transition between the green spaces to the west and north and the residential areas to the south and east. (See Context Plan)

2.4 The site has only one access point, in the southwest corner, where the driveway emerges at the end of Hill View Drive. That road leads out into Bellegrove Road (about 150m away), which carries two trunk bus routes linking to Welling, Bexleyheath, Lewisham and North Greenwich.
3 Development Plans and planning policy

Bexley's Unitary Development Plan (2004)

3.1 In Bexley’s Unitary Development Plan (2004) (UDP) the site is at the edge of an area allocated as Metropolitan Open Land, which extends to the west and north to cover the open areas of the Green Chain. To the east and south are areas of primarily residential use. The site therefore forms an area of transition but lies within the area of Metropolitan Open Land (MOL). Therefore any development proposals will be determined in the context of policies relating to MOL.

3.2 In the UDP, the main policies relating to MOL are set out at Policy ENV5 and 6, together with policies ENV 7 and 8 on the Green Chain. Policy ENV5 followed the guidance on Green Belts and the higher level policy of the London Plan, and stresses the presumption against inappropriate development. It lists appropriate uses and development such as agriculture, open air recreation, nature conservation, cemeteries and other uses that would maintain the open character or visual amenity of MOL. It also included institutional uses in extensive grounds, but that has subsequently been dropped from higher level (Government Green Belt) guidance and no longer applies. There is no specific policy for dealing with the redevelopment of previously developed sites, though it might fall within the category of “other uses which would maintain the open character or visual amenities of MOL”, provided that development was no more prominent in terms of scale, massing, layout, etc.

3.3 Other UDP policies look to enhance recreational opportunities and conserve and enhance the landscape of MOL, including screening of built development. The treatment of the edge of the Hill View site will therefore be important in the setting of the MOL and Green Chain.

3.4 UDP Policy ENV20 sets criteria for reuse of surplus operational land. In this case, there is no deficiency in open space, the land does not provide an attractive open break in the built up area, and does not have any special landscape features. However, it does provide an opportunity to meet other land use requirements in the UDP by providing an opportunity for new residential development.

The London Plan (consolidated 2008)

3.5 The London plan policy 3D.10 on MOL sets the criteria to define such areas, and guides policies to have a presumption against inappropriate development. Its criteria to define areas of MOL clearly apply to the open land to the north and west of this site, which contribute to the open area of the Green Chain. Those open areas are clearly distinguishable from the built up area. However, this remnant of the former school, comprising extensive buildings and car parking areas, does not contribute to that openness, and is far more closely related to the built development to the south and east. It does not function as part of the MOL but remains within that designation as a residue after the open parts of the school had been separated off to become part of the open area. The MOL designation over the remaining buildings is therefore incongruous in strategic planning terms. This is a brown-field site covered partly in large buildings and partly in tarmac, where the urban form of development predominates.
Government Guidance

3.6 MOL is unique to London, and therefore not subject to specific Government guidance. However, the similarity between MOL and Green Belt suggests that the guidance on green belts could be appropriate when considering development within areas of MOL (an approach which is in line with the London Plan). The high level policy is the presumption against inappropriate development unless there are very special circumstances to justify development. It sets out the types of development that would not be inappropriate, such as agriculture, forestry, outdoor sport/recreation, cemeteries, etc. One category is limited infilling or redevelopment of major developed sites identified in development plans if meeting certain criteria. Reuse of buildings would not be inappropriate if it does not increase the impact on openness of the area, controls extensions, involves a permanent building suitable for conversion and the form of building is in keeping with the area.

3.7 Annex C to PPG2 also sets out criteria for considering redevelopment of redundant sites where development may provide an opportunity for environmental improvement without adding to the impact on the openness of Green Belt. Local authorities can identify such sites for redevelopment through their development plans and briefs. It sets criteria that development should have no greater impact on openness, contribute towards objectives for green belt land, not exceed the height of existing buildings, and not occupy a larger area of the site than existing buildings, unless this would achieve a reduction in height to the benefit of local amenity.

3.8 This criteria-led approach to re-use or redevelopment of already developed sites can usefully be applied to the future of the Hill View site, which clearly meets the Government’s definition of previously developed brown-field land.

Conclusions

3.9 The main policy consideration in the redevelopment of this site is its designation as Metropolitan Open Land, and the presumption against inappropriate development. The Hill View site is brown-field land in the most obvious sense of the word, since it is covered in buildings and tarmac. The site contributes nothing to the character of the MOL and if anything the bulk and form of the current buildings detract from the area. Carefully planned redevelopment of the site with appropriate scale and layout could therefore be an enhancement to the adjacent open areas of MOL and would not therefore be inappropriate development. Whilst not directly referring to MOL, the guidance from the Government on addressing changes of use or redevelopment in equivalent cases in the Green Belt provides a positive way forward through a criteria based approach. That approach has therefore been adopted in formulating development proposals for this site in such a way as to enhance the adjacent open areas whilst achieving redevelopment of a brown-field site.

4 Re-use or redevelopment

4.1 There would appear to be two possible approaches to the development of this site, retention and re-use of the existing buildings or redevelopment to create new buildings. Both approaches have advantages and disadvantages.

Re-use

4.2 Re-use would involve retaining the existing buildings on the site and adapting them to
new uses, possibly with limited new extensions. In visual terms, this would leave the rather bulky buildings on the most prominent part of the site when viewed from the open spaces. In terms of sustainability, it would preserve the embodied energy that went into constructing the building in the first place, but the form of construction of the current building is unlikely to be as energy efficient as a new building. There is also the question of adaptability for new uses due to the form of the building; for example the width of blocks which could result in internal rooms without natural light.

Redevelopment

4.3 Creating a new development to replace the existing building would enable the position and scale of buildings to change. This need not increase the footprint of buildings, but would enable them to be positioned in a less intrusive way. In terms of sustainability, the embodied energy of the current structure would be lost, but materials could be recycled on site to be more sustainable. New buildings would be built to modern standards of energy efficiency. New buildings would also be designed for their specific use, and therefore more fit for purpose than adapting an existing building.

4.4 In planning terms, re-use of the existing buildings would appear to be easier to justify within MOL. However, in terms of visual impact, adaptability and sustainability, new development would appear to offer a better solution.

5 Opportunities and constraints

5.1 There are a number of opportunities for redevelopment presented by this site, whilst at the same time there are constraints that would affect the form of development. Some of the main opportunities and constraints are:

Opportunities

- A large site in single ownership which will become available for redevelopment
- Site lies adjacent to a pleasant residential area
- Site looks out over open spaces to west and north
- Opportunity to create a development of high quality design and landscaping in a sensitive location on the boundary between open land and the built up area
- Opportunity to improve housing choice in the area

Constraints

- Single access point onto residential road so need to consider traffic generation
- Layout to avoid overlooking or overshadowing of adjacent houses
- Development must reduce visual impact from adjacent open spaces
- Residents in new housing will require support facilities, such as school spaces
- Choice of uses that will not cause disturbance to adjacent residents

Planning Obligations

5.2 The redevelopment of this site should enable the securing of associated planning benefits in line with the Council’s published guidance in Bexley’s Planning Obligations Supplementary Planning Document (SPD).
6 Possible uses for the site

6.1 This site lies between residential areas to the south and east, and open space recreational uses to the west and north. The future use or redevelopment of the site could relate to either, and must take account of the context of both. It might be appropriate for residential development or leisure development, subject to identified need and proven viability.

6.2 Residential use would meet an identified need to accommodate growth within this sector of London, to meet targets set. The Government promotes the redevelopment of brown-field sites, such as this, for redevelopment in preference to green-field sites which have not previously been developed.

6.3 Residential development will be required to provide a balanced mix of property types including provision for smaller households and families, wheelchair accessible housing and units suitable for older people. Residential development can also include residential-type uses such as live-work units, sheltered housing for the elderly or residential care homes. These uses are generally compatible with residential areas. The physical form of care homes tends to be larger continuous blocks rather than individual, groups or short rows of houses with spaces in between. Such uses are therefore less likely to enhance the openness of the site as required by the MOL policy approach.

6.4 Indoor leisure uses would need to be assessed in the context of the three established public leisure centres which serve the Borough. There is therefore unlikely to be any proven need for further public provision, but the site might be suitable for a new commercial leisure or sports facility. However, the limited extent of the site and the need for car parking could constrain opportunities for outdoor provision of courts. Consequently intensive indoor activity would be more likely. In considering the impact of such uses, the effects of traffic generation and lighting would need to be addressed. Outdoor open space and leisure uses would potentially be compatible with the open areas to the north and west of the site, and therefore acceptable in planning terms. However, there is no recognised deficiency in open space provision in this area and it is unlikely that public expenditure in creating such uses and the ongoing operational and maintenance costs could be justified.

6.5 Other uses which may be appropriate in a residential setting (provided they do not have any adverse impact on occupiers of adjacent sites) could include doctors’ or dentists’ surgeries, education uses, places of worship, community facilities, etc. Any proposals for other uses would need to be assessed against established Council policies and the criteria set out in this document.

7 Affordable housing

7.1 Residential development will have to make provision for affordable housing in line with Policy H4 of Bexley’s Unitary Development Plan (2004), and policy 3A.11 of the London Plan (Consolidated 2008) which seeks affordable housing as part of any development of 10 or more dwellings. Having regard to local circumstances, a target of at least 35% of units being affordable will be sought. The Council’s current policy requires the affordable housing to be provided on the basis of 70% social rented / 30% intermediate mix, in accordance with the London Plan and the Council’s Affordable Housing Supplementary Planning Document (SPD). Any application for
affordable housing should comply with this mix or such other mix as may be in force when the application is submitted. The affordable element must be fully integrated within the overall scheme in terms of spatial distribution, design and materials.

7.2 Affordable housing is expected to meet the identified needs of the borough as reflected in the Housing Needs Survey. That survey identified the following mix of unit sizes which the rented affordable housing elements should normally reflect:

- 8% one bedroom
- 45% two bedroom
- 30% three bedroom
- 17% four bedroom

7.3 The Council is currently undertaking a Housing Market Assessment which will include an updated needs assessment. These percentages may therefore be subject to modification in due course, and the development would be expected to provide affordable housing compliant with the mix specified at that time.

7.4 Whilst the mix of unit sizes set out above would generally apply, the proposed development for the Hill View site is likely to be predominantly houses, rather than flats, to fit in with the scale and character of the surrounding area. It is important that the affordable housing element is fully integrated in terms of type of housing, design, scale, detailing, etc., and it is therefore likely that the mix of affordable unit types on this site will reflect the overall development.

7.5 At least 10% of all affordable units must be developed to full wheelchair adapted standards, as detailed in the South East London Housing Partnership’s Wheelchair
Homes Design Guidelines. Affordable housing will also be required to comply with the Housing Corporation’s Design Quality Standards, achieve Secured by Design standards, and be built to Lifetime Homes standards.

8 Scale and density of development

8.1 Development must achieve a well defined townscape that is compatible with the adjoining residential areas to the south and east, whilst at the same time responding to the open spaces to the north and west. It should, however, acknowledge the scarcity of land for development and ensure best use of this resource by making the most efficient use of the site possible within existing constraints.

8.2 The need for the redevelopment of this site to represent a less intrusive development than the current buildings in relation to the Metropolitan Open Land will influence the scale and density of development achievable on the site. This approach would also help the development to fit in well with the scale and character of the adjacent residential areas. The form of development is therefore likely to be predominantly houses rather than flats, and should be set out to create a spacious setting. The form of development is therefore likely to have a greater influence over the development than numerical density standards, but the latter need to be considered; for example to avoid the risk of under-development.

8.3 In numerical density terms, development should comply with the recommended range of densities for developments across different parts of the Borough as set out in the London Plan and the Council’s residential design guidance, “Design for Living”. The site is not particularly accessible. Using the PTAL method in which the range extends from 1a (lowest accessibility) to 6b (highest accessibility), the site achieves only level 1b. In view of this low level of accessibility, combined with the scale of its context and constraints on layout, scale and built form, high density forms of development will not be appropriate for this site. The London Plan suggests densities of 150-200 hr/ha for suburban sites with a PTAL level of 0-1 (the higher end of the range being appropriate where sites have better public transport connectivity). In Bexley’s Design for Living SPD, similar density ranges are adopted for most of the Borough; in this case 120-210 hr/ha for development that is predominantly houses rather than flats, as proposed here to fit in with the character of the area. The range of densities reflects the accessibility and context of the development site and, in this case, the lower end of the range is more likely to be achieved.

8.4 For developments involving the retention and adaptation of the existing buildings, the extent of development and density would be determined by the floor space that could be adapted.

9 Design principles and form of development

9.1 Fundamental to the redevelopment of this site is the achievement of a spacious layout of low-rise residential development responding to its context of neighbouring open spaces and suburban housing. The development should aim to enhance the character of the site and improve the openness of the site in comparison to the current extensive and bulky buildings. (An effective indicator of this would be the site coverage of the new buildings not exceeding the site coverage of the current buildings). The achievement of a satisfactory layout will necessitate careful planning of the buildings, their setting and their relationship to the edge of the site. The treatment
of the spaces between and around the buildings will be extremely important, retaining and reinforcing areas of trees, and planting more trees within the development. The aim should be to create high quality buildings set in a high quality environment.

9.2 The scale and massing of buildings should reflect the character of the adjacent residential areas, and therefore should be predominantly two-storey houses; possibly incorporating some rooms in the roof space. Large blocks of buildings should be avoided, and use should be made of views between buildings to create visual breaks in the townscape.

9.3 The alternative approach to retain and adapt the existing buildings would not allow for any enhancement of the site in terms of reducing the height and bulk of the built form. It may prove necessary to remove some buildings in order to be able to effectively convert others to residential use. There would be a need to create amenity space and parking areas within the site, which could break up and enhance the current extensive parking areas, but the net result is unlikely to be as satisfactory as could be achieved through redevelopment.

9.4 Certain features and characteristics of the site and its surroundings need to be accommodated and are likely to influence the layout of the site. For example, new housing will need to be set away from the southern and eastern boundaries so as to avoid any risk of overlooking or overshadowing, both into and out from the site.

9.5 The western boundary of the site currently presents a green edge to the open spaces beyond and that green edge is separated from the existing buildings by an access way. This open edge must be protected and enhanced. No new buildings should come any closer to that edge than the current buildings and they should preferably be further away. Existing planting along that edge should be reinforced with additional trees and native hedgerow planting to improve the screening of the site in views from the open fields and Green Chain Walk beyond (see Development Proposals Plan).

9.6 The northern boundary adjoins the Hill View cemetery. Protecting and enhancing planting along that boundary will be important to help screen views from the cemetery and avoid the new development imposing a more urban context on the cemetery’s green setting. The removal of the bulky school building will improve the setting to both the northern and western edges of the site.

9.7 The Council will be looking for a development of high quality design which will enhance the area - not just the buildings but also the spaces around and in between. It is important that the buildings, landscape and public realm are carefully planned and integrated to create a clear, readable environment for users. For example, clearly defined private defensible spaces differentiated from public spaces. The provision of design features and public art will be encouraged.

9.8 All residential development will be expected to provide useable amenity space accessible to residents. For houses this would be in the form of private gardens. For flats this would comprise shared amenity space which should represent at least 45% of the plot area. For ground floor units, well designed amenity space can provide essential defensible space to separate the flat from public circulation areas. For further guidance on amenity space provision, see Design for Living.

9.9 The detailed design of the buildings for the Hill View site development should avoid
the prevalent blanket design typical of volume housing development in favour of a more bespoke approach that respects the character of this part of Welling. A limited palette of materials should be agreed with the Council, adding to the coherence of the development and taking inspiration from both traditional and modern materials and colours. The local vernacular combines red brick with render, timber and red-brown roof tiles, as found within many of the inter-war buildings in suburban Bexley.

10  **Access and parking**

10.1 The site has a single shared vehicular and pedestrian access point in the south-west corner onto Hill View Drive, which would be retained as the access for any new use or redevelopment. The alignment of that access and the provision for pedestrians should be enhanced to improve public safety.

10.2 Proposals must create a place that is easy to get to and move through, in vehicles, on foot or on cycles. Routes and spaces should be clearly defined and unambiguous, so as to enhance the safety of users and avoid any risk of vehicles dominating the area. Any highways within the site that are to be adopted as public highways should be constructed to agreed standards.

10.3 The Bexley UDP sets out the standards for car parking to be provided with new residential developments. Where possible, the opportunity should be taken to provide parking spaces related to each house. Developments should avoid the creation of large areas of shared parking, as these are not only visually intrusive, but also increase the risk of crime. Any shared parking areas should be overlooked by habitable rooms in order to create natural surveillance.

10.4 Any proposal for the site will need a Transport Assessment to address issues of access and parking provision. An Access Statement will also be required.

11  **Sustainability**

11.1 The Council is committed to achieving sustainable development. Development on this site must incorporate a range of considerations to minimise resource consumption and encourage green lifestyles. Developers should take note of the guidance in Bexley’s Sustainable Design and Construction Guide SPD (2007) and the London Plan Supplementary Planning Guidance on Sustainable Design and Construction (May 2006). The following section just highlights some of the key considerations.

11.2 It is the Council’s expectation that any development of this site should:

(a) adopt forms of design, layout, orientation and construction that minimise adverse impacts on the environment and protect and enhance biodiversity;

(b) enhance the quality of life for everyone in the area now and in the future;

(c) be designed and constructed to minimise running costs and create a high quality living or working environment; and

(d) ensure the design of the development is sustainable and incorporates environmentally friendly techniques and materials.

11.3 Developers must have regard to a wide range of issues relating to sustainability, including construction, transport, local materials, biodiversity, social, environmental
and economic impacts. They should also address the location and orientation of buildings relating to solar gain, energy use and efficiency, alternative power sources, water conservation, pollution, waste minimisation, construction materials from renewable, sustainable and local sources, landscape and ecology, accessibility, personal safety, etc.

11.4 The development will be expected to include a Sustainable Urban Drainage Scheme. Developers should consider the risks associated with surface water run-off from buildings and hard surfaces, and include measures to minimise such risks. Water tables and ground water conditions will need to be carefully considered in relation to drainage and soak-aways. It appears likely that the underlying geology includes a thick impervious layer of London Clay which prevents water soaking readily into the ground. Standard soak-aways are therefore likely to be ineffective, and developers should consider alternative drainage methods, such as deep bored soak-aways and interceptor storm water storage tanks. Consideration should be given to including rainwater harvesting and a grey water recycling system within the development.

11.5 All residential buildings will be expected to meet the Code for Sustainable Homes Level 3 standard, whilst non-residential buildings should meet BREEAM ‘Very Good’ rating. All buildings should meet the current target of achieving at least 20% reduction in CO₂ emissions through use of on-site renewable energy generation, as specified in the London Plan. Opportunities should be taken to incorporate technology related to energy efficiency and renewable energy as an integral part of the development, not as a late add-on to the design.

11.6 The residential units within the development will be expected to meet Lifetime Homes standards, so as to ensure future usability and adaptability.

11.7 Applications for planning permission should be accompanied by a Sustainable Design and Construction Proposal (see London Borough of Bexley’s Sustainable Design and Construction Guide for more details) to explain how the sustainability issues have been addressed. For further guidance on other documents which will need to accompany any planning application, see Smarter Developments - Working Together on Major Planning Applications (2004).

**Local Sourcing of Labour**

11.8 The Council is keen to encourage sustainable travel patterns and ensure that the redevelopment of this site brings economic and employment benefits for local people. To this end, developers will be asked to agree that any jobs created during the construction phase of the development and as a result of subsequent maintenance of the development, are notified to the Council’s “Resources Plus” local labour scheme, with a view to recruiting locally where possible.

**12 Open spaces, trees and landscape**

12.1 A landscape strategy will be required as an integral part of any proposal for the site. The strategy should consider the creation of new habitats and encouragement of biodiversity. As explained above, the landscape strategy should have regard to the open sites adjacent and plan for appropriate screen planting related to the Green Chain and MOL.
12.2 Any areas of landscaped space should form an integral part of the development and should, in their positioning, orientation and size, have regard to designing out crime. It is important that private and public amenity areas are clearly demarcated to preserve security and provide clear responsibility for maintenance.

12.3 There are no Tree Preservation Orders on the site. However, there are some significant areas of trees and shrubs which help to create a visual barrier along the edges of parts of the site (see Site Plan on page 3). Therefore, prior to any disposal, trees will be assessed and Tree Preservation Orders will be considered in order to protect the best trees. Existing shrubs and hedgerows at the boundaries of the site should be protected and enhanced with planting of, for example, native hawthorn, blackthorn and elder shrubs to help screen the new development from adjacent open areas and contribute to the biodiversity of the site. Species should be selected on the basis that they are characteristic of the area and have low maintenance requirements.

12.4 The areas to the north and west of the site are noted as an area of Borough importance for nature conservation, but that notation does not include the development site. However, the site may contain ecological habitats and the potential presence of protected species should be assessed prior to any disturbance of the site. A Habitat Survey is recommended, which should also cover the presence of wildlife, notably bats and reptiles.

13 Designing out crime

13.1 The development should be designed to achieve Secured by Design standards. Developers are recommended to contact the local police Crime Prevention Design Officer for further advice on the application of secured by design principles.

13.2 The development should create defensible space related to dwellings and the clear separation of private and public space. Care is needed to avoid creating hidden corners or left-over areas without any defined purpose. The layout should avoid rear alleyways and avoid them linking to cul-de-sacs, and should avoid creating garage courts or remote parking areas. The development should provide active frontages with windows facing onto roads, footpaths and other public areas, to create visual interest and encourage natural surveillance to aid security.

14 Refuse and recycling

14.1 Bexley sets high standards for door-to-door collection of waste for recycling. Therefore, besides the normal requirements for refuse collection, the development should make provision within units to allow occupants to segregate their waste into refuse and recyclables and store it temporarily before it can be transferred to external bins. Where flats are proposed, appropriately located communal areas should be provided to house bins for recycling and composting as well as refuse, easily accessible to collection vehicles.

15 Archaeology

15.1 The site lies just outside the area of archaeological search lining the Roman Road route across the centre of the Borough. There are no scheduled ancient monuments or listed buildings within or adjacent to the site. Prior to the development of the school, the site appears to have been open farmland. Large parts of the site have
been disturbed by development. It is not considered that any prior archaeological investigation would be required. Developers should note the guidance in Planning Policy Guidance Note PPG16, Archaeology and Planning, and the potential need to monitor ground works during construction.

16 Services and utilities

16.1 The developer will be expected to ensure that the proposed development will have satisfactory connections to all utilities in accordance with existing regulations. Developers should liaise closely with service providers to determine the extent of demand generated by the development related to the current use and the capacity of the system. This applies not only to power/service supplies but also to the drainage system, both foul and surface water runoff, to ensure the development would not potentially create any problems by overloading the drainage network downstream.

17 Demolition and construction

17.1 Any potential impacts resulting from demolition and construction will need to be addressed through a demolition and construction methodology statement, indicating how the amenity of nearby residents and users will be safeguarded, particularly with regard to dust and noise. It should also address the recycling of demolition and construction waste for re-use on site. The construction methodology will need to indicate details of site enclosure, fencing and hoardings, which should be attractively designed and resistant to vandalism, graffiti and fly posting.

17.2 The demolition and construction methodology must take into account any results of soil testing and materials within the building, in order to safely dispose of any identified contaminants
Bibliography

Developers should take account of the policies and guidance set out in the following publications as referred to in this document:

**London Borough of Bexley’s Unitary Development Plan (2004)**

**Bexley’s Local Development Framework Supplementary Planning Documents:**
- Affordable Housing SPD (2006)
- Bexley’s Planning Obligations SPD (2008)

**Other Bexley Publications:**
- Bexley’s Open Space Strategy (2008)
- Smarter Developments – Working Together on Major Planning Applications

**The London Plan** (Consolidated 2008)


**South East London Housing Partnership’s Wheelchair Homes Design Guidelines**

**Government’s Planning Policy Guidance Notes and Policy Statements:**
- PPG2  Green Belts (Rev 1995)
- PPG16  Archaeology and Planning (1990)
- PPS1 Delivering Sustainable Development (2005)