

APPENDIX 1

Hill View Development Proposals – Responses

Note, where similar comments arise from various addresses, the response column cross-refers to previous responses, to avoid repetition

Respondent	Comments	Council's Response
Greater London Authority	Confirmed the advice provided at meeting in October. that supported the Council's approach in respect of Metropolitan Open Land (MOL), noted that the site had previously been developed in an unsympathetic way and improvements in openness could be secured through redevelopment. Supported the use of the criteria set out in Annex C to PPG2 to assess development. Seek planning gain in relation to Green Chain and Green Grid.	GLA supports the policy approach taken by the Council. The main report discusses this in more detail.
Green Chain Working Party (views of Green Chain Project Officer)	The land is designated in the UDP as Green Chain open space and Metropolitan Open Land	It is designated as MOL and Green Chain, but there is no designation as open space.
	It is covered by UDP policies G13, G24, ENV15, 16, 17, 18, 24, 26 and TAL8	G13 was not a saved policy and therefore no longer applies. G24 deals with industrial and business growth and therefore does not apply. ENV15, 16, 17, 18 are appropriate and are addressed in the document at para. 3.2. ENV24 applies to sites of Borough Importance for Nature Conservation. Such designation does not apply to the Hill View site, only nearby farm fields which are not affected by the proposals. This policy is therefore not relevant. ENV26 applies to enhancing existing open spaces on linear routes, whereas this site is not an open space but occupied by buildings. TAL8 applies to improving public access to existing public open spaces and the countryside, and therefore is not applicable here.

	<p>The site is not a brownfield site and it is unhelpful to refer to its MOL designation as incongruous</p>	<p>About half of the site is covered by large bulky buildings while much of the remainder is under tarmac, former playgrounds, now used as car parks, and access roads. By any definition, this is a brownfield site. As such, it is incongruous that this built-up part of the former school still retains the MOL designation that once applied to the whole site including playing fields.</p>
	<p>Elsewhere open space has been lost to development, and the Hill View site offers an opportunity for built development to be lost and open space created to make up for loss of MOL elsewhere.</p>	<p>Every site should be determined on its own merits, not by what may have been decided elsewhere on some unrelated developments. There is no deficiency of open space in this area to justify putting this site into open space use at public expense. Where there is a deficiency of open space, the Council will consider providing new public open space as part of developments, as at the Howbury site in Slade Green.</p>
	<p>Site should be used for enhancing green infrastructure, relieving flood risk, enhancing biodiversity, providing for recreation and leisure, and reducing open space deficiency</p>	<p>The form of development proposed should remove large areas of buildings and enhance the openness of the site. It would include planting and enhanced landscaping which should benefit biodiversity. Recreation and leisure uses are identified as being potential acceptable uses. as explained above, the area is not deficient in open space.</p>
	<p>Suggested alternative uses (a) Sustainable urban drainage to accommodate climate change (b) A centre for local food production, greenhouses (c) Education facilities to support visits to Woodlands Farm</p>	<p>(a) Sustainable urban drainage is already specified to be provided in developments (para. 11.4) (b) This is unlikely to be viable. The site is under buildings and tarmac, and would require the installation of an extensive, artificially created growing medium to produce food. That is not sustainable. (c) Such a use would involve significant Council expenditure and ongoing operating costs at residents' expense.</p>
	<p>Opposed to any intensification of use as proposed</p>	<p>The development proposals are based on the concept that site coverage with buildings will be less intensive</p>

		than the current coverage of the large, bulky former school buildings. It would therefore be an enhancement.
Resident Hill View Drive	Former open land developed as school, if buildings no longer required, it should be returned to open space	There is no deficiency in open space in this area. such use would not be efficient use of land which has previously been developed. It would require substantial expenditure to clear the site at the expense of the Council/rate payers rather than providing beneficial use and a receipt as part of the Bexley First project.
	Site should have suitable drainage and reinstate land levels to reduce impact on neighbours	Drainage issues will be carefully considered as part of any new development. Para 11.4 already addresses this and promotes a sustainable urban drainage scheme. This issue is discussed in more detail in the report. (1)
	If not open space, there should be limits to vehicular and pedestrian access (a) no more than 30 parking spaces (b) access closed between 9pm and 7am (c) roadways no closer than 10m from any existing dwelling unless screened and security strip between open areas and boundaries	(a) parking spaces would be expected to meet the standards for the type of development proposed, not an arbitrary limit. Such a low amount of parking would encourage people to park in surrounding streets and therefore make the situation worse. (b) residents are unlikely to take kindly to being locked in all night and unable to go out for an evening. Such a suggestion is inappropriate. (c) this will depend on the layout of any scheme designed for the site. Most boundaries are already well screened and this is to be enhanced. Most open parts of the site are likely to be gardens, not open spaces for public use.
	Should use as extension to the cemetery	There is significant capacity in the existing cemetery. To hold this site vacant and unused pending possible future need for a cemetery would be inefficient use of scarce land resources. (2)
Resident Sandringham Drive	Surprised the trees backing Sandringham Drive do not have Preservation Orders on them. Essential they be	Para 12.3 already addresses the review of the trees for TPOs before disposal, and the need for development

	retained as provide green corridor for wildlife, and should be under-planted as a meadow.	to retain trees and enhance planting.
	Support habitat survey (para. 12.4)	Support welcomed
	Housing should be low density, no more than two-storey	Para 9.2 already specifies this to ensure that development is compatible with the surrounding area.
	Drainage – prior to the development of the school there was a drainage ditch bordering Sandringham Drive properties. It was filled in and properties suffer from flooding	Drainage issues have been recognised – see (1) above
	Traffic problems: Sandringham Drive is used as a rat-run. Currently site generates peak traffic twice a day but this will change with different uses, The area needs traffic calming.	The traffic flows likely to be generated by any new development will be assessed and compared to the traffic flows generated by the current authorised use. there are currently over 100 parking spaces on site. Residential development should generate less traffic flows than at present, and with movement patterns similar to those generated by the housing all around. It is likely that there will be less traffic than at present, and less risk of parking on street as new development should provide for its parking needs on site. The access into the site should be improved as part of any development (3)
Resident Sandringham Drive	Sandringham drive is used as a cut-through. Housing will increase traffic flows and impact on existing parking	See (3) above
	Housing will require more local services such as doctors, dentists, schools, hospitals and transport services. Social housing may generate problems.	The new LDF takes a broad approach to infrastructure and service planning for development growth in the Borough. Developments contribute towards essential provision through section 106 planning contributions (see para. 5.2). Affordable housing is a requirement in any housing development of more than 10 houses. (4)
	History of high water tables and flooding in Sandringham Drive and Hill View resulting in gardens being flooded. Suggests school had to move out	See (1) above The buildings are still in use and occupied by the Council

	because of subsidence and flooding making the building unsafe.	
	Development will affect potential house sales and affect outlook from property.	Property sales are more likely to be affected by the recession rather than plans to remove large unsightly school buildings and replace them with something more in keeping. The document addresses issues of impact on adjacent properties to avoid overlooking, but there is no right to views over some one else's property.
	Should provide doctors or dentists surgeries, or a nursing home, or extension to the cemetery.	The document already mentions the acceptability of use for doctors or dentists surgeries, or a nursing home. Cemetery see (2) above
Resident Peters Close	Concern over development of the site for housing, effect on local schools, the environment and access (traffic)	There is a recognised need for more housing development in the Borough. developments help contribute towards education, etc. see (4) above The effect on the environment should be an enhancement by creating a more sustainable form of development at a smaller scale than the current buildings. Access see (3) above.
	Prefer site used as old people's home	Already identified as a potentially acceptable use.
Ward Councillor	Can see need for more local housing but it must be in character with the area: high quality low-rise houses, not flats in any form, no more than two storeys high	Document already specifies the scale of new development must be in character with the area. It is possible to build flats to the same appearance.
	Site has a very small access road and as such a large development could cause significant local transport problems	Any development would be expected to improve the current access in order to improve visibility and safety (para 10.1). Traffic see (3) above
	Sheltered housing for the elderly would be acceptable.	Already identified as a potentially acceptable use
	Understand need for social housing but surrounding area is all private housing, therefore should be shared equity homes for key workers.	Affordable housing is required to conform to adopted Council policy, as set out at para. 7.1 in the document; that is 70% social rented and 30% intermediate. If that policy is revised by the Council at some time in the future, new developments would be expected to

		comply with the subsequent standards.
	Further consultation should go to all houses not just those in 100 metres.	It is not clear whether what is being suggested is all houses in Welling or all in the Borough. The consultation area included all houses within 100m of the site plus additions to take it to a logical break point on each road. That involved over 160 addresses. There are currently no plans for further rounds of consultation on this document.
The following comments were submitted on forms handed out at a local meeting.		
Resident Sandringham Drive	Access road to Hill View is too narrow and could not accommodate the amount of traffic that would be generated by a housing development	See (3) above
Resident Sandringham Drive	Suggests decision already made for housing. Concern affordable housing will not have any parking so likely to park anywhere	Decisions on future development will only be made when the site has been marketed. This document guides possible uses and the form of development. Affordable housing is expected to make provision for car parking as for any housing development.
Resident Sandringham Drive	Drainage is a problem on site	See (1) above
	Access is a problem and limited parking will result in overflow onto surrounding streets	See (3) above
	Prefer open land, cemetery or park with a play ground	Cemetery see (2) above. there is no deficiency in open space necessitating a new park.
Resident Sandringham Drive	Do not want extra traffic	See (3) above
	Do not want house devalued due to extra litter, traffic and people that a housing estate will bring.	There is no evidence that housing would generate extra litter and devalue the person's house, indeed some suggest the school used to generate litter and nuisance. Traffic see (3) above
	Do not want rented housing	Objector gives no explanation why rented housing is not acceptable. Affordable housing is standard requirement in all developments over ten units in line with the Council's adopted policy.

Resident Sandringham Drive	Concern over increased traffic, graffiti and noise	See (3) above
Resident Sandringham Drive	Ideal site for housing, maybe incorporating sheltered housing	Support for principles set out in Development Proposals. Sheltered housing is identified as acceptable use (para. 6.3)
	Has to be compatible with existing housing	Para 9.2 guides the scale and character of new development to be compatible with existing housing in the area and 9.7 highlights the need for quality design. (5)
Resident Sandringham Drive	Concern over traffic as road used as a rat run. need to restrict traffic.	See (3) above
	Housing should be as low capacity as possible	See (5) above
Resident Sandringham Drive	Not been sent copy of the document	Letters were sent to all local addresses, informing them where copies could be obtained locally and on the website. This is more efficient than spending a lot of money printing and posting hundreds of copies to people who have no interest in the matter.
	Proposals for housing seem best providing the Council keeps to the principles set out in section 9 and 10.	The document gives guidance on the form of development that will be appropriate, and once adopted this will serve to guide developers on the Council's expectations.
	Roads used as rat-runs leading to congestion at peaks at the Wickham Street junction, and speeding cars at night.	See (3) above
	Notes para 11.4 deals with drainage and surface water issues – this is paramount as local problem	See (1) above
Resident Hill View Drive	Concern about parking on Hill View Drive, particularly around junctions, meaning traffic can only move slowly.	See (3) above
	Concern over construction traffic, suggesting temporary parking restrictions during construction.	Planning conditions can control hours of construction and routing of vehicles. Roads should already be clear enough for fire engines to access, so construction vehicles should be able to access as well.

	Accommodation for the elderly or public open space with tarmac football pitch and playground, or community centre.	Accommodation for elderly is already identified as an acceptable use. There is no identified deficiency in open space. Leisure or community uses are identified as being acceptable (para 6.5)
Resident Hill View Drive	Site is not suitable for housing as the existing building has problems of flooding and subsidence, and new houses will be affected.	New buildings would be constructed with foundations appropriate for the ground conditions.
	If developed, it should be good quality housing in keeping with surrounding properties	See (5) above
	Increase the size of the cemetery	See (2) above
	Project should reduce traffic flows	See (3) above
	There should be a new access to the site	Creation of a new access would either involve purchasing and demolishing adjacent houses, which is undesirable and unnecessary, or constructing a new road across the cemetery. traffic levels are unlikely to necessitate a new access, see (3) above
	Site access in Hill View Drive is not large enough for the development	See (3) above. Access would be improved as part of any development (see para 10.1)
	Site has many springs which cause problems to adjacent sites – study needed	See (1) above
	Sewage systems in Hill View Drive insufficient for new development	Developer would be required to ensure adequate service capacity for development proposed (para 16.1)
	Do not want places of worship as enough churches in the area	There are other places of worship besides churches that could fit in with a residential area.
	Do not want social housing as not in character with the area	Social housing is expected to be designed to the same standards as private housing so should fit in equally with the character of the area.
Site should not be developed but given to Woodlands Farm	This is a previously developed site in Council ownership where the Council is seeking a beneficial new use, to make efficient use of scarce land resources. It would not be appropriate to give it away. Clearing the site and making it useable for the farm would also be expensive.	

Resident Hill View Drive	Want more definite proposals to comment on	The document sets guidance for assessing a range of possible uses and proposals that may come forward when the site is marketed for development. It would not be appropriate to dictate one particular scheme of development at this stage (6)
	Traffic problems in Hill View Drive	See (3) above
	There are underground streams on the site	See (1) above
	Hill View Drive is a private road and should not have traffic	The road is a public highway, not a private road.
Resident Marina Drive	Council do not take any notice of comments	All views are being taken into account in this report
	There are brooks on the site	There are no streams on the site. see (1) above
Resident Marina Drive	Want the site developed as a modern old people's home	This is included in the list of possible acceptable uses on the site (para 6.3). Buildings for such uses tend to be larger than the suggested small scale housing with spaces between
	Traffic problems need to be solved	See (3) above
	Need surveys of underground streams on the site	See (1) above
	The school closed because the buildings were cracking and unsafe	The buildings remain in use
Resident Marina Drive	Opposed to housing development – empty houses should be refurbished	Refurbishing houses elsewhere is a different issue. The Borough needs new housing to meet identified needs and targets.
	Traffic problems on local roads used as a cut through	See (3) above
	Site has underground springs	See (1) above
	Use as extension to cemetery or respite care home	See (2) above. Care home is included as potential acceptable use (para 6.3)
Resident Marina Drive	Opposed to housing development	The Council is seeking a beneficial use for this site. The Borough needs new housing to meet identified needs and targets.
	Extend the cemetery	See (2) above
Resident Marina Drive	Flooding problem on site	See (1) above
	Do not want buildings overlooking house	Issue already addressed in document at paras 9.1 and 9.4 and highlighted on Plan 3. (7)

Resident Marina Drive	Surface water problems mean large scale development not appropriate	See (1) above
	Development should not cause extra traffic movements	See (3) above
Resident Marina Drive	Traffic makes access difficult particularly for emergency vehicles and lorries; roads used as cut through	See (3) above
	Drainage on site is not satisfactory, causing problems for adjacent properties	See (1) above
	Do not want anything detrimental to the area	Document already addresses the need for development to be compatible with the area.
Resident Peters Close	Want to know precisely what the development will be	See (6) above
	Want to know how close perimeter roads and bus routes would be to their property	Road layouts cannot be determined at this stage. For efficient layout, most roads service houses on both sides rather than run on the perimeter of sites. The site could not contain any bus routes as it is a cul-de-sac. No bus routes run in the local side roads.
	Concern about possible overlooking	See (7) above
Resident Peters Close	Do not want high rise flats or high density development. Low rise housing supported.	Document already specifies low-rise development to be in character with the surrounding area.
	Concern about possible overlooking	See (7) above
	Support use for old people's home where buildings already situated, and doctors' surgery	Already identified as potential acceptable uses
Resident Peters Close	Site should be used as old people's home or low rise housing similar to Peters Close	Old people's home already identified as potentially acceptable use. Residential development already specified to be low-rise to be in character with the surrounding area.
Resident Peters Close	Suggest housing for retired people or extend cemetery	Sheltered housing already identified as potentially acceptable use. Cemetery see (2) above.