

Howbury Regeneration Brief – Consultation Statement

| Respondent | Comments | Council Response |
|--|--|--|
| Resident, Alderney Road | Are we to lose Slade Green Library in redevelopment? No mention of it in Brief, should be retained as valuable for children, elderly who can't travel to Erith or Bexleyheath. | Council's decision in respect of re-provision of Library will be clarified in Brief. |
| | Fear for loss of Community Service Police Office, which has reduced incidents of bad behaviour amongst youngsters. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Can the schools cope with the influx of 5-11 year olds? | Current over-provision for primary education in Borough. Likely needs generated by new developments are taken into account by the Children & Young People's Services Directorate of the Council in planning school provision. |
| | Need for facilities to keep teenagers occupied and off the streets. | See note on community facilities above. |
| Manager, Howbury Tumblers Parent Carer Toddler Group | Not much reference to existing services in the Brief and how the Council plans to re-house them. Seek clarification on whether will be offered comparable accommodation under similar terms and conditions. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| Secretary and Pastor-in-Charge, Redeemed Christian Church of God (meets in St Augustine Church Hall) | Lends support for development which they consider will open up Slade Green Community to further development and integration with neighbouring communities. Suggests a worship area in the proposed site that will help them work amongst young people and contribute to community. Letter is accompanied by sheets with 60 signatures of church members, but no addresses, and is not a formal petition. | In looking at potential uses, para 4.4 of the draft Brief already includes places of worship in the list of appropriate uses in a residential setting. |
| Resident, Hazel Road, Slade Green | Priorities for area should be a Police Station, and Erith Hospital revamped to replace Queen Mary's Hospital Accident and Emergency Department. More housing should be the least priority. Sees residents paying more for less services and cites less | This document deals with the future of the Howbury site, not the local hospitals. Police stations are nowadays replaced by more local police offices, and provision of such a facility is mentioned in the Brief. Library see above. |

| Respondent | Comments | Council Response |
|--|--|--|
| | Police, loss of A&E services at Sidcup, meals on wheels service, fortnightly refuse collections, paying for compost bags and loss of library as illustrations. | |
| Resident, Hazel Road | Concerned that no mention in brief to retaining Slade Green Library, which is a valuable asset to local community. Library provides an important focus for occupiers of new homes, especially young families. It caters for all ages and its loss would discourage good reading habits amongst children. | Council's decision in respect of re-provision of Library will be clarified in Brief. |
| | Also queries the future of sports hall, police room and adult education classes. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Public transport, on whom older people rely, is unreliable and they will not travel to alternative library facilities at Erith and Bexleyheath. | Public transport in the area is not very frequent and offers only limited routes, but changes are being planned. Route 469 may be cut back to Erith, but replaced by an extension of route 99 past this site, but this would not significantly affect accessibility. |
| | Redevelopment plans should aim to address problems of lower educational attainment, low skill levels and high unemployment and associated higher levels of crime and antisocial behaviour. | These issues are dealt with by various Council departments. Designing out crime is addressed in the Brief and proposed developments will be assessed against this. |
| Leader of Light Zone, a childrens club for 6-16 year olds at Howbury Sports Hall | Plans would demolish a good and well used sports hall and replace with an outdoor swing park, that would attract vandals and only be used in the summer. Slade Green already has an outdoor park within 5 minutes walk. Keep current sports hall and create a indoor sports centre area that would be used all year round by the whole of the community. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |

| Respondent | Comments | Council Response |
|--------------------------------------|---|---|
| | There is no mention of replacing the library, which is well used by local people. Ditto services for other youth groups. | Council's decision in respect of re-provision of Library will be clarified in Brief. |
| | Recommends keeping the Howbury structure on the left hand side, the youth rooms. library and three halls. | Layout of site will be determined by selected developer. |
| Anonymous | Conditions in Slade Green have deteriorated with congestion, drugs and alcohol, built on land fill sites, rubbish tips, "living in match boxes" with no gardens, risk of flooding, pollution and contaminated ground. There should be no more development. | This development is aimed at improving the quality of the area, bringing regeneration and new development. Issues of contamination and flood risk are addressed. |
| Resident, Alderney Road, Slade Green | Disappointment that another site in Slade Green is to be developed, and another open space lost. Dismayed that possible use could be commercial. Residents have more than their fair share of commercial and industrial uses in the vicinity. Residents in the north of the borough have been given a raw deal. No more commercial uses other than shops. | The site is partly undeveloped but fenced off, and is not an open space for public use. A new public open space will be provided. Commercial uses are one option and would provide employment locally. However, the choice of use would depend on the market. It could be appropriate for commercial or residential, or a range of other uses as specified. |
| | Utilities should be considered especially water supplies, as low pressure at peak periods. | Will be addressed by any future developer. Services are mentioned in the Brief. |
| | Need open spaces on the site for leisure activities. | Open space to be provided. |
| | Number of flats should be kept to a minimum and buildings kept to two storeys. | The mix of flats and houses will depend on needs at the time of development. Scale is already addressed in the brief. Existing buildings are three storeys. |
| | Community facilities should be put in place especially educational and leisure facilities. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Slade Green Library should be reinstated as a purpose built building. | Council's decision in respect of re-provision of Library will be clarified in Brief. |
| | Shops, doctors and dental surgeries supported. | Support welcomed. |

| Respondent | Comments | Council Response |
|--|--|--|
| | Provision for homes for older people, either retirement homes or sheltered housing, with spacious communal gardens. | The form of housing should reflect identified need and developers will build the type of development which they can sell. The Brief specifies the particular identified needs for affordable housing. |
| | Avoid over development of the site if it must go ahead. | Scale and density are specified so as to avoid developers seeking to cram too much on to the site. Development must be in character with the area. |
| Bexley Local Agenda 21 Natural Environment Focus Group | No major comments to make on Planning Brief, but wished to remain involved with the planning and development of this site. Particular interest in flooding and landscaping issues. The latter should be in keeping with the local area and use native species. | Landscaping and open space will be related to results of flood risk assessments. |
| Natural England | No comments with respect to proposed uses. Welcomes recognition of and need for open space provision in the site to help overcome local deficiencies. Should consider the provision of natural areas as part of a balanced policy to ensure local communities have access to a mix of green spaces, at least 2 ha of natural green space per 1000 population such that no person living more than 300 metres from the nearest green space, and at least 20 ha within 2 kilometres. There should be one of 100 ha within 5 kilometres and one of 500 ha within 10 km. | Support for open space welcomed. It should include native planting, as should the general landscaping of the development. This will be a local park, while there is good accessibility to more open natural areas on the nearby marshes. |
| | Welcomes reference to sustainable Urban drainage Systems ay paragraph 9.3 and requirement for a landscape strategy at 10.1. | Support welcomed. |
| | Habitat survey referred to at paragraph 10.4 should also include a survey of water voles and birds, which have been identified in and near the site. Survey should also include areas of restricted habitat such as tall herbs and improved grassland. | Site currently has limited habitat potential, being mostly mown grass and tarmac, but potential to create habitats. |

| Respondent | Comments | Council Response |
|--|---|--|
| | No formal objection to proposal under Natural Environment and Rural Communities Act 2006 duty of care with regard to biodiversity, but Council should ensure that all relevant nature conservation issues are addressed. | Conservation issues and sustainability are addressed in the Brief. |
| Resident, Lincoln Road | Opposes demolition of Howbury Centre and loss of facilities for children and adults. Will have an adverse impact on crime rate and behaviour of young people. A swing park is unnecessary. An active park in Howbury Lane has caused unnecessary violence and drink and drug abuse amongst young people. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. A park is essential to provide access to open space for local residents in an area which is currently deficient. Careful layout with homes overlooking the park should create natural surveillance. |
| Dartford resident whose son attends sports Hall club known as ULTIM8 | Opposes loss of sports hall for a swing park. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| Howbury Pre-school and Day Care Ltd | There is not only a need for a pre-school in Slade Green but continuity of provision is also essential. Closure and re-opening months or years later would impede the education and let down the children and parents of Slade Green. Pre-school group has 80 children on role from 2-5 years and 150 children on its waiting list. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed and phasing to avoid breaks in services. |
| Resident, Alderney Road, Slade Green | Values the Howbury facilities (library, pre-school groups, groups for over 60's) urges that a new centre is built before the old one is demolished to ensure continuity of activities. Derelict industrial sites adjacent to Howbury should be used for a sports centre. A relief road needs to be considered to reduce the heavy and dirty traffic in Manor Road. | Council's decision in respect of re-provision of Library will be clarified in Brief. The phasing of development is already addressed. There are already three large purpose built sports centres covering the needs of the borough, that for the north of the borough being close by at Erith. There is no need for a further one here. This site would not be appropriate for a new road. The most likely use of this site will be residential which is unlikely to contribute heavy traffic to Manor Road. The |

| Respondent | Comments | Council Response |
|-------------------------------------|---|--|
| | Prefers the status quo is kept. | <p>Unitary Development Plan already identifies a route for a Manor Road by-pass</p> <p>Land is a scarce resource and large areas are unused and providing no benefit to the area. The brief recognises that suitable development of this site can contribute to the regeneration of the area.</p> |
| Resident, Lincoln Road, Slade Green | <p>Need to show how schools will accommodate new households. Could the secondary school buildings be re-used for education and only a part of the site be used for housing?</p> <p>Brief suggests replacing the Howbury Centre but does not fully show what will be in its place. Replacement community buildings needed. Council should produce a comprehensive list of community buildings to be provided, before plans are finalised, to show how the facilities will show the community together.</p> | <p>School provision in the Borough is planned to take account of growth in demand resulting from new residential developments. The site is adjacent to a school.</p> <p>All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed.</p> |
| Lin Pac Group Ltd | <p>Fully supports paragraph 8.2 (proposes partnership working with owners of adjacent sites to improve accessibility and help reduce sense of isolation that residents experience).</p> <p>Full support should be given to incorporating some of adjacent industrial land on the scheme if it becomes available. This should be used to restructure the development layout and reduce the residential/industrial conflict. By taking opportunity to develop a larger area the aim of mixed use with modern employment premises should be easier to achieve.</p> <p>Greater weight could be given to developing a north west access point by incorporating some of the industrial land to give a better, shorter access to Erith Town Centre. It</p> | <p>Support welcomed. A coordinated approach to planning and regenerating the wider area is desirable.</p> <p>The future of adjacent industrial sites needs to be reviewed in the context of the Local Development Framework, through studies of employment land availability, core strategy policies and site-specific allocations.</p> <p>See above. The potential for future integration with other developments can be planned into the layout for development on the Howbury site.</p> |

| Respondent | Comments | Council Response |
|------------------------------------|---|---|
| | would also provide additional emergency access (para 8.3) and reduce the land on Slade Green Road (para 8.4). | |
| Resident, Hazel Drive, Slade Green | Available housing to be provided should be for people working on low incomes, rather than subsidising those without work to live in them. Slade Green already suffers from a high proportion of households living on benefits. There is a correlation between low socio-economic profile, low levels of achievement and higher crime rates. | There is a requirement to provide at least 35% affordable housing in line with the Council's adopted policy. |
| | Health and welfare in Slade Green has been adversely affected by the industrial areas flanking the community and the prospect of the Pro Logis Freight Terminal. High incidence of asthma in both adults and children in the area, yet the Council wishes to move more families into this environment. | The regeneration of this site aims to lead the way on creating new quality development, setting the pattern for Slade Green to develop and evolve. |
| | Development of up to 400 properties with a high population density will confirm Slade Green's ghetto status and will cause more problems associated with property, including crime. | Well designed, quality development should improve the quality of the area. Designing out crime is already addressed in the Brief. |
| | Measures should be taken to ensure that quality schooling will be available. Local primary school has a high proportion of SEN pupils. | The site is adjacent to a primary school which should provide for the needs of new residents. |
| | High proportion of young people concentrated in Slade Green negatively impacts on sense of safety and security amongst the elderly. Should provide a safe, gang free facility for supervised social/educational/sporting activities and provide real social inclusion so that next generation will feel different about their lives, community and environment. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Queries impact of increase in social housing and low income families relying on benefits on local taxes and the working poor. | The scheme will be required to provide at least 35% affordable housing in line with adopted Council policy. |

| Respondent | Comments | Council Response |
|--|--|---|
| | Existing medical facility in Slade Green will not be able to provide basic health care needs. | Such facilities could be appropriate on this development should the Bexley Care Trust identify a need for new facilities. |
| | Slade Green is a high risk flood area. | This is addressed in the Brief. |
| | Development of two housing estates in Slade Green has done nothing to improve the area. Have no faith that this scheme will be any different. | This scheme aims to regenerate part of Slade Green which currently contributes little to the area, with new open space and improved facilities. |
| Resident, Buxton Road, Northumberland Heath | Though not a resident uses the facilities in Slade Green, including the Howbury Tumblers, activities organised by Howbury Friends and training courses. Queries where else all this could be provided under one roof with good parking. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Concerns about the loss of the library. | Council's decision in respect of re-provision of Library will be clarified in Brief. |
| Howard Sharp Partners for Diocese of Rochester | <p>Diocese is keen to support and participate in initiative to seek to use development scheme to improve Slade Green and the circumstances for those who live there. Asks that the following is considered:</p> <ol style="list-style-type: none"> 1. Need for careful survey of the various uses of the existing Howbury Centre, to establish where there can be an overlap of facilities and shared facilities. Refers to experience at Temple Hill, Dartford and provides a working paper to show how floor areas needed could be dispersed and ensure nobody gets left out. 2. Brief needs to be tightened before go out to market so that everyone is putting forward proposals on the same basis. Recommends it becomes Supplementary Planning Guidance at a later date to give it more weight as a planning consideration and on S106 negotiations. | <ol style="list-style-type: none"> 1. All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. 2. Status of the Brief is now to guide development when marketing and the Council will need to assess all schemes submitted on an equitable basis. The land is owned by the Council, so benefits/ obligations will be secured through the various development and other agreements linked to the land disposal. |

| Respondent | Comments | Council Response |
|---------------------------------|--|---|
| | <p>3. Supports concern of local residents about the traffic on Slade Green Road. This is a good opportunity to divert some of heavy traffic away from Slade Green Road. If, as hoped, the Church and the area around it, becomes a focal centre, heavy traffic moving past it will spoil it.</p> <p>4. Careful thought needs to be given to providing facilities whilst development takes place, so that community groups continue to function.</p> <p>5. Have you undertaken ground studies so that costs of asbestos decontamination can be established before marketing, to give developers greater certainty when bidding.</p> <p>6. A concern to Diocese that the parsonage is close to the (Howbury Centre) site.</p> <p>7. Suggest a joint working group involving the community forums, key interest groups and the Council is established to take forward the plans together.</p> | <p>3. The site is not appropriate for a new road for heavy traffic.</p> <p>4. Phasing of development will be addressed. The frontage buildings will remain until staff decant into the new Civic Offices.</p> <p>5. Contamination studies have been undertaken and the issue is already covered in the Brief.</p> <p>6. The layout of the site is flexible and not yet determined. The Diocese will have opportunities to comment on layout and relationship to their property.</p> <p>7. This can be considered once the study of community facilities and needs has determined what is appropriate to re-provide.</p> |
| English Heritage | Suggests reference is made to PPG16 Archaeology and Planning, which sets out guidance with regard to monitoring site works: for unknown archaeological remains. | Archaeology is addressed and will be clarified. |
| Resident, Oak Road, Slade Green | Understands redevelopment is going ahead regardless of public opinion – seeks assurances that facilities residents now have, - library, toddlers group and other – will be replaced in the new development as soon as possible. This is imperative as Slade Green is one of the most deprived areas of Bexley. | Council's decision in respect of re-provision of Library will be clarified in Brief. All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| Resident, Manor Road, Erith | Does not want the Howbury Centre replaced by an outdoor swing park. Sports Hall is used by children and friends for | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will |

| Respondent | Comments | Council Response |
|--|---|---|
| | foot-ball, tennis and basket ball. Already have a swing park to visit. | be flexible to include provision as needed. |
| Resident, Alderney Road, Slade Green | <p>Suggests re-opening of Howbury as a secondary school will do most to break down local sense of isolation. Widespread concern when school closed in 1990s and a continuing issue for residents and the Slade Green Community Forum.</p> <p>Bunches of population growth in north of borough has added to a mismatch of schools and families, worsening home-school contact. The demand for secondary school place has increased. Erith School is oversubscribed and has redrawn its catchment area to exclude Slade Green pupils. Slade Green children face long journeys to schools outside of the area.</p> <p>Prospective redevelopment of Linpac site for residential purposes would produce a further increase in the need for school places.</p> <p>Statement in brief at para. 3.8 of site's unsuitability for school use on grounds of limited catchment is not supported by facts on growth.</p> <p>Planning Brief gives no details of how existing community facilities would be re-provided if Howbury buildings lost. This should not be left for subsequent investigation and specification in the marketing particulars but included in the final version of the Planning Brief to inform the decision on whether any or all of the site should be disposed of.</p> | <p>The site was one of many examined for provision of secondary education. However, the location is on the fringe of the Borough with the Thames to the north and marshes and River Cray to east, resulting in a tightly constrained catchment area.</p> <p>All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed.</p> |
| Resident, Beacon Road, Slade Green Resident, Crayford Way, Dartford | <p>A standard letter received with the following text: "I wish to register my concern regarding the development of the Howbury Site. The planning brief gives little regard to existing services at the Howbury Centre and I wish to</p> | <p>All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed.</p> |

| Respondent | Comments | Council Response | |
|---|---|--|--|
| Resident, Craydene Road, Slade Green | draw attention to the needs of the community, which are currently met, yet for which the future seems uncertain. | Council's decision in respect of re-provision of Library will be clarified in Brief. | |
| Resident, DA8 | I refer to services provided by community and voluntary groups at the centre, including the Howbury Tumblers, | | |
| Resident, Parkside Avenue, Barnehurst x2 | Howbury Friends, library, pre-school and many sports groups and youth groups all of whom contribute positively to our community." | | |
| Resident, Hartslock Drive, Thamesmead | Some of the letters contained additional, hand-written comments. These covered the following: | | |
| Resident, Eversley Avenue, Barnehurst | 1. Doesn't see how closure of these facilities is going to help community, only make matters worse. | | |
| Resident, Waterhead close, Erith | Feels no-one cares what we need. | | |
| Resident, Lincoln Road, Slade Green | 2. Howbury Centre providing excellent service to all ages of the community. | | |
| Resident, Bridge Road, Erith | 3. Howbury Tumblers is the only local group to Larner Road housing. The others are pre-school and nursery groups catering for older children. | | |
| Resident, Maple Court, Erith | 4. Children enjoy Library and Howbury Tumblers. No other facilities within walking distance. | | |
| Resident, Moat Lane, Slade Green | 5. Have used toddlers group over many years, with different children. There is nowhere else like it. | | |
| User of Howbury Centre, no address x2 | 6. Howbury Centre is the heart of Slade Green. | | |
| Resident, Lunedale Road, Dartford | 7. Facilities for outdoor play and shops not needed. | | |
| Resident, Larkwood Close, Slade Green x 2 | 8. Lack of child care placement opportunities in the area for work experience. | | |
| Resident, Upper Abbey Road, Belvedere x2 | 9. Planning Brief should be revised to incorporate space for current community activities. | | |
| Resident, Clive Road, Belvedere x2 | 10. More homes will add to problems, viz more children on the streets with nowhere to go and no support | | |

| Respondent | Comments | Council Response |
|--|--|--|
| Resident, East Holme, Northumberland Heath ----- Resident, Avenue Road, Erith ----- Resident, Cricketer Close, Erith ----- Resident, Shearwood Crescent, Crayford ----- Resident, Broadoak Road, Erith ----- Resident, Victoria Road, Erith ----- Resident, Maiden Lane, Crayford | for single parents | |
| Sustrans | <p data-bbox="481 767 1252 863">NCN Route 1 runs very close to the Howbury site, along Manor Road, River Darent and connecting to Slade Green Station.</p> <p data-bbox="481 866 1252 1066">A northwest access point would be a major benefit for walkers and cyclists, linking to the NCN, avoiding Manor Road if possible, into Erith Town Centre and beyond, providing greater options for people without a car. A spur to NCN1 would provide local people with a direct connection to Slade Green for the north and west.</p> <p data-bbox="481 1069 1252 1238">Pedestrian priority should be a key feature of the design of the site. Designing site from outset provides a good opportunity to develop a living environment that is not dominated by the car. Refers to Sustrans 'Liveable Neighbourhoods' as an illustration.</p> <p data-bbox="481 1241 1252 1300">Avoid a through-route for traffic that would lead to rat running and an unpleasant local environment.</p> | <p data-bbox="1274 767 1955 831">Noted, the needs for cyclists will be planned into the layout.</p> <p data-bbox="1274 866 1964 1002">Integrating redevelopment with broader regeneration objectives will include examination of improving accessibility through cooperation with adjoining developments. This is mentioned in the brief.</p> <p data-bbox="1274 1069 1995 1173">The needs of pedestrians and cyclists will be taken into account in assessing layouts for the site put forward by potential developers.</p> <p data-bbox="1274 1241 2047 1278">Layouts should be designed to constrain traffic rat-running.</p> |

| Respondent | Comments | Council Response |
|--|--|---|
| | Suitable walking and cycling links to station will be of paramount importance. | Walking and cycling can be planned within the site. Wider improvements can be addressed through Local Implementation Plan. |
| | Ensure suitable number of bike parking/storage spaces per household, and that these are accessible and safe. | Already mentioned in Brief |
| Bexley Civic Society | Howbury should be re-used as a school for local catchment. Falling school rolls no longer applies in this area and local children required to travel to distant schools. Need for closer parental involvement is undermined by not having a local school. | The site is adjacent to a primary school. The Howbury site was one of many examined for provision of secondary education. However, the location is on the fringe of the Borough with the Thames to the north and marshes and River Cray to east, resulting in a tightly constrained catchment area. |
| Resident, Canada Road, Slade Green | <p>Planning brief will not meet regeneration needs of Slade Green. Low income, affordable medium density social housing and smaller units are over-represented in Slade Green. Through the planning brief, the demographic profile should be diversified to create a truly mixed, socially mobile community by offering a better blend of social and commercial housing with inspiring architecture – low density, low rise and well-proportioned homes. This should aim to attract working families, key workers and professional people.</p> | The Brief requires the provision of 35% affordable housing in line with Council policy, the mix responding to identified need. The private development will also need to respond to identified need in the area. |
| | Slade Green has the potential to be a desirable, exciting place to live as it offers excellent access to all facilities. It needs a vision to realise it. Council needs to commit itself to closing the gap between top and bottom of society rather than entrenching it. | This Brief aims to provide quality development to promote regeneration in Slade Green and helping to improve the area. |
| Turley Ass – for Blackrock Land (UK) Ltd (land owner at Slade Green industrial Estate) | Suggest principle of redevelopment and regeneration of the Howbury Centre, but has concerns about more prescriptive elements of the draft Planning Brief:- Buffer Zones – Prescribed buffer zone in brief (along boundaries within industrial areas) could adversely affect | The future of adjacent industrial sites needs to be reviewed in the context of the Local Development Framework, through studies of employment land availability, core strategy policies and site-specific allocation. The likelihood of redevelopment of adjacent sites will |

| Respondent | Comments | Council Response |
|------------------------------------|--|--|
| | <p>permeability of the site and its ability to integrate with its surroundings. Rather than have a prescriptive buffer zone a mechanism that provides a design response to the site's surroundings would be preferred. If it is still considered a buffer zone is still required, it should be included at a later stage as part of a landscape strategy, in conjunction with a broader master plan for the area.</p> | <p>influence the nature of the design and layout. Buffer zones are particularly important along the northern boundary adjacent to the industrial estates.</p> |
| | <p>Height of buildings – Identifying suitable building heights and their location should not be prescribed at this stage. These should be derived from a comprehensive urban design analysis, that identifies particular locations for increased height based on heights of surrounding buildings, topography, skyline, mix of uses, public transport and design factors, and derived from PPS3 and the London Plan.</p> | <p>It is important that the scale of any new development is compatible with the overall character of the surrounding area. This is firmly established Council policy and is fully in line with Government guidance in PPS1.</p> |
| | <p>Density – Density should be derived from extensive urban design analysis, not a mathematical calculation. Density should be only one of a number of factors to take into account when considering the quality of the living environment provided. It is more important to consider design, size of dwellings, the layout and level of amenity space provided.</p> | <p>Density and form of development is influenced by accessibility and by the scale and nature of surrounding developments (see above). Policies set density ranges and maximum densities, and they need to be taken into account, particularly on large development sites.</p> |
| | <p>Welcomes dialogue with adjoining site owners to enable a more comprehensive development within Slade Green.</p> | <p>Support welcomed.</p> |
| <p>Resident, no address given</p> | <p>Concern that the Council is planning to develop the site without concern for uses of present facilities most of whom have special needs.</p> | <p>All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed.</p> |
| <p>Slade Green Community Forum</p> | <p>Forum is concerned about any further development in north end ward due to concerns about the capacity of existing services. Insufficient secondary school places for young people resulting in some travelling long distances to</p> | <p>The site was one of many examined for provision of secondary education. However, the location is on the fringe of the Borough with the Thames to the north and marshes and River Cray to east, resulting in a tightly</p> |

| Respondent | Comments | Council Response |
|------------|---|--|
| | <p>schools elsewhere in the Borough, less time for homework, less family time. Erith school has a greater number of pupils than its facilities were designed for, reducing the quality of education the school can deliver, such as examination areas used for school lunches.</p> <p>Forum wishes to see Howbury site used for a new secondary school with wrap around services.</p> <p>Acknowledges Council's proposals for a new school at Crayford, but concerns that North End Ward children may not get places as it is close to Dartford District. Seeks assurance that North End Ward children will be prioritised.</p> | <p>constrained catchment area.</p> <p>The brief for developing this site is not an appropriate means to control the allocation of school places. CYPS propose admissions arrangements to allow equal priority for Slade Green and residents close to the new school.</p> |
| | <p>There should be no further major developments in the area until this schools issue is addressed. This should be addressed by developer of Howbury providing funding towards new school provision and prioritising North End Ward children.</p> | <p>School capacity and provision is already being addressed by the Council, and takes account of likely new development and projected additional needs.</p> |
| | <p>Concern about the capacity of roads in the ward to take additional development. There are only 2 ways in and out of central Slade Green where site lies. This route already has queues at peak times, with no other route available.</p> <p>Air pollution problem in Manor Road referred to due to traffic.</p> | <p>The traffic generation of future development will be assessed in relation to the capacity of the network.</p> |
| | <p>Council should explore taking traffic out of Slade Green across the Howbury site and other vacant land, although this would involve bridging over the railway. Forum suggested route.</p> | <p>That would involve taking private land, expensive bridging of the railway and potentially removing housing. Such proposals would take many years, blight areas, need compulsory purchase and are unlikely to be viable.</p> |
| | <p>Concern about the capacity of single doctor's surgery and dentist in the area and that of primary schools, to cope with additional people. Closure of Colyers School will result in extra applications to Northend School, in turn resulting in pupils that would have gone to Northend School going to</p> | <p>See comments above on school capacity.</p> <p>Doctors surgery etc are identified as being acceptable uses within a residential development on the site.</p> |

| Respondent | Comments | Council Response |
|------------|---|---|
| | Slade Green schools. | |
| | The Forum is concerned to preserve existing facilities and services currently at the Howbury Centre, which have been achieving success in increasing levels of participation and breaking down barriers. Mention, in particular, of Police Office, Library, Howbury Pre-school. Parent and Toddler Group, Howbury Tumblers, Adult Education Learn Direct scheme, Howbury Friends family learning and activities for local children. Use of multiple rooms for holiday activities (Sports Hall, Drama Hall and Youth Room). Youth Room and sports facilities also important. They must be incorporated into any new development. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. Council's decision in respect of re-provision of Library will be clarified in Brief. |
| | Replacement facilities should minimise disruption to and not interrupt the delivery of services. Replacement facilities must be in place before existing facilities are renewed. | The phasing of development and provision of facilities will depend on the outcome of the study. |
| | Concern the Council might use the Slade Green Community Centre to take some of the services, displacing community events such run by the Forum. Also heavily used by the Slade Green Active Retirement Association who have a waiting list for membership. | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed. |
| | Acknowledge opportunities presented by the consultation and planning brief for improving existing facilities. | These are being addressed as part of the overall approach to regenerating this area. |
| | Development must be of a high standard and planning brief must address issues of quality of build and encourage innovative, environmentally friendly design, incorporating flood mitigation and adaptation where appropriate. Concerns about flooding issues. | Already covered in brief. |
| | Relocate National Cycle Route Network Route 1 from Manor Road, which suffers from air pollution, dirty surroundings, lorries turning and danger to cyclists. | Being considered but needs to be coordinated with other sites. |

| Respondent | Comments | Council Response |
|--------------------------------------|--|--|
| | Possible route through the Howbury site suggested. | |
| | Little enthusiasm for suggested open space and play area incorporated within site. | Open space is essential to overcome current deficiency in open space for local residents as well as new residents. |
| | No objections to a new neighbourhood centre based on Slade Green Road but not a priority for Slade Green residents. Additional shops could damage existing shops in Forest Road. Locate a shop near to Canada Road would be more appropriate. | Any shop will be to meet local service needs only, not to compete with existing neighbourhood centres. |
| | Supports need for affordable housing in the area, but believes this is currently out-weighted by out-stretched services and need to retain existing services. | Any development will be required to provide 35% affordable housing in line with adopted Council policy. |
| | Slade Green Infant School would wish to see a secondary entrance from the Howbury site onto the school site. | The relationship between the development site and the adjacent school site will be carefully planned. |
| | The two issues of greatest concern to the Forum are the retention of facilities and services already provided and the issue of secondary school provision, which must be addressed before any development is considered. | See notes above. |
| Resident , Newbury Road, Slade Green | Currently Slade Green Road is quiet, tranquil and friendly. New development would result in a tremendous increase in traffic noise and environmental pollution that will affect residents. | Slade Green Road is part of the road network carrying people around the area. Residential development would generate some additional car traffic and this will be assessed in relation to road capacity on the network. |
| | Objects to proposed development. New shops and 'prominent frontage' should be located away from Slade Green Road and at heart of new development to avoid problems caused by youths loitering in threatening groups at all hours. Existing shops in Forest Road are only a five minute walk away and new shops are not needed. | This is intended to help to integrate the new development and any facilities into the wider community of Slade Green, rather than concealing such provision in the depth of the site as if it were only intended for use by the new residents. |
| Resident, Newbury Road, Slade Green | No mention of future of Library in the Planning Brief. It serves a wide variety of people and would be missed by local community. | Council's decision in respect of re-provision of Library will be clarified in Brief. |

| Respondent | Comments | Council Response |
|---|---|--|
| Our Lady's Vesper | What planning provision is there for Slade Green Library? Will you be employing local consultants and construction labour? | Council's decision in respect of re-provision of Library will be clarified in Brief. Employment of local labour is already mentioned. |
| Pinnacle Housing Consultancy Services | Suggest a mix of private and social housing in Zone 1. Remaining space used to create a park. Also suggest, improvement of biodiversity and sustainability through good species selection, gardens waste recycling, supply chain for renewable energy systems, mulch and compost production, opportunities for local employment and volunteering, care and ownership of scheme by the community, sports facilities, allotments, safe play areas, rest and recreation areas, seating and facilities for outdoor events and activities. | Housing mix and affordable housing is already covered. Provision of open space is covered. Its layout and management will be addressed in future proposals rather than being prescribed at this early stage. |
| Thames Water | Supports section on services and utilities but is too brief. SPD should include section on water supply and drainage. Need to expand flood risk to include sewer flooding. | More details will be included in marketing documents sent to prospective developers. Inappropriate to go into fine detail in this document which sets out the broad planning issues. Flood risk is covered. |
| Environment Agency | Extent of flood zones on this site will be more extensive following update of Environmental Agency's Flood Zones. More detail on level and nature of flood risk site along with recommendations. Basement dwellings unacceptable on Flood Zone 3 and maybe in Zone 2. Police stations highly vulnerable not appropriate for Flood Zone 3 as paragraph 6.5 stated. Drainage of new development should achieve most sustainable drainage system. Open space should consider enhancing biodiversity and may be possible to provide wetland area. | A detailed flood risk assessment has been carried out and has informed the proposed revisions to the Brief. This will influence the disposition of uses around the site and the nature of any development proposals. |
| Local Agenda 21 Traffic and Transport Sub Group | Reserve commenting until know likely development. | Noted. |
| Resident Elm Road, Slade Green | Should include specific requirement to re-provide community facilities, and keep existing ones available | All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will |

| Respondent | Comments | Council Response |
|--------------------------------------|--|--|
| | <p>during building works. Land should be re-used for education purposes.</p> | <p>be flexible to include provision as needed. The site was one of many examined for provision of secondary education. However, the location is on the fringe of the Borough with the Thames to the north and marshes and River Cray to east, resulting in a tightly constrained catchment area.</p> |
| Resident, Forest Road, Slade Green | <p>New estates dominated by parked cars. Open spaces not maintained by owners, so questions the value of 'pocket park'.</p> | <p>Developers are encouraged to design estates so that cars do not dominate, including garages. The proposed park will be a public space of a significant size to meet needs of existing and new residents.</p> |
| | <p>Support sheltered housing for the elderly.</p> | <p>Sheltered housing would be an acceptable use for the site and this is already mentioned in para 4.3.</p> |
| | <p>Concern over the loss of community facilities, particularly the sports hall, and emphasised large number of groups that use the Howbury Centre.</p> | <p>All community facilities being reviewed in a study of community need and provision in Slade Green. Brief will be flexible to include provision as needed.</p> |
| Slade Green Community Centre | <p>Context should mention existing community facilities nearby including the community centre. Asks if intention to consolidate community facilities in one place, as there are various facilities</p> | <p>The description of the area will be amended. It is intended that the study of community facilities and need will cover the wider area and will inform future decisions on provision of community facilities for the area. Only when there is a clear understanding of facilities and needs can decisions be made on future provision.</p> |
| Resident, Alderney Road, Slade Green | <p>Wants to know what development will take place adjacent to garden</p> | <p>The layout will depend on the schemes that developers bring forward</p> |