

## London Borough of Bexley Local Development Framework

### Lamorbey Planning Brief Supplementary Planning Document (Adopted 08 September 2007)

#### Addendum (January 2012)

This addendum ensures the Lamorbey Planning Brief SPD remains consistent with the planning framework and policies it is intended to supplement. Since the adoption of the SPD on 08 September 2007, there have been key changes to the relevant policy framework, most notably at the regional and local levels, including the adoption of a new London Plan in July 2011 and a Direction from the Secretary of State, resulting in the expiration of 61 of Bexley's Unitary Development Plan (2004) policies on 28 September 2007.

In addition, Bexley has progressed several of its Local Development Framework (LDF) documents. The Core Strategy (Proposed Submission Document) was submitted to the Secretary of State on 13 May 2011, with a draft set of revisions proposed by the Council following the document's Examination in Public (EiP) in July 2011. It is expected that the Core Strategy will be adopted on 22 February 2012 and its policies bear consideration given the current stage of development plan production. As well, the Planning Obligations Guidance SPD was adopted in July 2008.

Finally, the Government published the draft National Planning Policy Framework in July 2011, with a consultation period closing on 17 October 2011, and this document is a material consideration.

This addendum sets out a series of minor modifications to the Lamorbey Planning Brief SPD, ensuring the document is up-to-date in light of the changing circumstances, as noted above. **Text highlighted in red represents an amendment and text with strikethrough an omission.**

#### Foreword

This Planning Brief is a Supplementary Planning Document (SPD) which has been prepared to supplement the policies and proposals of the adopted Bexley Unitary Development Plan (UDP) (2004 **with Saved Policies in 2007**), **Bexley's Core Strategy, once adopted**, and the London Plan ~~(2004)~~ **(2011)**, which together form the development plan for the area...

#### Section 1 - Introduction

- 1.1 This Planning Brief has been produced to help guide the redevelopment of the former Lamorbey swimming pool site and adjacent areas. It should be read in conjunction with adopted Unitary Development Plan (2004 **with Saved Policies in 2007**), **Bexley's emerging Core Strategy (post Examination in Public) (October 2011)**, the London Plan ~~(2004)~~ **(2011)** and the Council's new guidance documents including Design for Living and Planning Obligations Guidance, as listed in the attached bibliography.
- 1.3 The ~~current~~ swimming pool building ~~is being~~ **has been** replaced by a new pool and leisure centre nearby in Hurst Road, ~~due to open in Spring 2008, at which time the current swimming pool will become~~ **and is** surplus to requirements...
- 1.4 **Bexley's emerging Core Strategy sets out the Council's objective to seek to achieve sustainable development, and the redevelopment of the site should be consistent with the sustainable development principles listed in policy CS01.**



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## Section 2 - The site and its context

- 2.9 The site is situated within the Sidcup geographic region, as identified in Bexley's emerging Core Strategy, and development proposals should have regard to policy CS06 requirements in order that the site contributes to corresponding vision for Sidcup, as well as the broader vision for Bexley borough.
- 2.12 The Planning Brief site has changed slightly to include a small area to the northwest of the original site, as shown on the plan attached.

### Public car park

- 2.10 The existing public car park ...The times when there are no spaces available may deter casual visitors from using local shops and businesses, to the detriment of the viability of this shopping centre. ~~Its use by customers using the swimming pool will decline when the new leisure centre in Hurst Road with its associated car parking, opens in 2008.~~ In the evenings and at weekends...
- 2.11 Pedestrian links from the car park...
- 2.12 The car park access...

## Section 4 – Acceptable uses

- 4.3 Acceptable uses should also be considered in view of Bexley's emerging Core Strategy. Policy CS06 on Sidcup geographic region provides a strategic context for future uses in the area. Furthermore, policy CS14 is relevant given the site's position in a neighbourhood centre, which the Council is keen to support and enhance in its aim to deliver sustainable development.

## Section 5 - Affordable housing

- 5.1 Residential development will have to make provision for affordable housing in line with Policy H14 of Bexley's Unitary Development Plan **as well as the emerging Core Strategy policy CS10**, which seeks affordable housing as part of any development of ~~15~~ 10 or more dwellings units. Having regard to local circumstances, a target of at least 35% of units being affordable housing will be sought. The Council's current **and emerging** policy requires 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)...

Affordable housing is expected to meet the identified needs for the borough as reflected in the ~~Housing Needs Survey~~. ~~That survey identified the following mix of unit sizes: 8% one bedroom; 45% two bedroom; 30% three bedroom; 17% four bedroom~~ South East London Strategic Housing Market assessment (SHMAA), which identified the mix of unit sizes as set out in the table below. The table is derived from the Core Strategy and includes figures for market and affordable housing, based on the latest available information.

	Market housing	Intermediate housing	Social housing
1 bed	33%	9%	12%
2 bed	24%	22%	19%
3 bed	42%	69%	33%
4+ bed	1%	0%	36%

- 5.4 In addition, **line with London Plan (2011) Policy 3.8**, at least 10% of all affordable units must be developed to full wheelchair adapted standards, as detailed in the ~~LB Greenwich Wheelchair Homes Design Guide~~ **Wheelchair Homes Design Guidelines (2009)**, as adopted by the South East London Housing Partnership.

- 5.5 The affordable housing will be required to comply with the Housing Corporation's Scheme Development Standards, reach Secured by Design Standards, and be built to Lifetime Homes standard and meet Code for Sustainable Homes Level 3 standard. Whilst the Housing Corporation would require achievement of an Eco Homes rating of 'very good', the Mayor of London has now set an expectation for all major developments in London to achieve the 'excellent' standard. However, these standards are being superseded and The Council's newly adopted Sustainable Design and Construction Guidance SPD (2007) will apply. sets an expectation that residential developments should meet the code for Sustainable Homes Level 3 standard and that will apply to all residential units within this development. The affordable housing should also comply with the Council's Affordable Housing SPD. This document also provides details of the financial and legal arrangements for securing affordable housing.

## Section 6 – Scale and density

- 6.4 Potential developers are recommended to read the Council's residential design guidance in Design for Living, as well as the Sustainable Design and Construction Guidance SPD.

## Section 7 - Form of development

- 7.2 It is expected that the development will include CCTV coverage of the pedestrian link route, linked to the Council's central control room. The developer will provide the equipment, including that needed to create the increased capacity in the control room, and contribute a commuted sum towards the costs of ongoing monitoring and maintenance.
- 7.6 ... The site is close to three parks, one of which contains an equipped children's play ground, so the provision of on-site equipped play space would not be necessary. The Council will look for a contribution from the developer towards off-site play space provision, to fund improvements in nearby parks.
- 7.7 As noted, Bexley's emerging Core Strategy sets out considerations for development in the Sidcup geographic region and neighbourhood centres. In addition, policy CS19 is relevant given the site's position adjacent a conservation area, and seeks to ensure development is sympathetic to historic environment and its wider setting.
- 7.8 The adopted Halfway Street Conservation Area: Area Appraisal and Management Plan (2008) should be referred for contextual appreciation of the historic environment.

## Section 8 - Access and parking

- 8.4 As there is a public car park to the rear of this site, which currently provides for the parking needs of the swimming pool, it would appear appropriate that all parking for the new development should be integrated...
- 8.5 Car parking for the new development would be expected to be calculated within a Transport Assessment and, whilst parking should be broadly in accordance with the standards published in the Unitary Development Plan (2004 with Saved Policies in 2007) (Annex 1 to Chapter 8), the level of parking should be justified using cumulative figures for the different uses and users throughout the day....
- 8.8 Bexley's emerging Core Strategy policy CS15 seeks to achieve an integrated and sustainable transport system and encourages improvements in this regard, for example, with particular respect to sustainable modes of transport.

## Section 9 - Sustainability

- 9.5 All buildings will be expected to meet the Code for Sustainable Homes Level 3 for residential development and BREEAM very good standard for non-residential development, **in accordance with Bexley's Sustainable Design and Construction Guidance SPD (2007). Further, the Mayor has set criteria in respect of minimising carbon dioxide emissions and, in this particular regard, London Plan policy 5.2 includes requirements for a Code for Sustainable Homes Level 4 for defined major developments. Proposals should also meet the current target of achieving at least 10% renewable energy. It should be noted that a revised target of 20% renewable energy is included in the draft amendments to the London Plan. Once that revised standard is adopted, any new development will be expected to achieve it. 20% renewable energy, where feasible, as set out in London Plan policy 5.7.**
- 9.8 Local sourcing of labour. 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. **Further details in this regard are set out in Bexley's Sustainable Design and Construction Guidance SPD.** 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~~ **coordinate with the** Council's 'Resources Plus' local labour scheme, with a view to recruiting locally where possible. A financial contribution will be sought towards the scheme's costs of local recruitment and training. The eventual site users and any developers on adjacent sites will also be encouraged to participate in the scheme where new jobs are to be created.
- 9.9 As noted, **Bexley's emerging Core Strategy supports the delivery of sustainable development. Policy CS01 sets out general policies and principles in this regard. In addition, policy CS08 is relevant to sustainable design and construction, particularly at a site level and in respect of adapting to and mitigating the effects of climate change. Proposals should be consistent with this policy and apply the requirements contained therein.**

## Section 10 – Other considerations

- 10.5 It is expected that a CCTV system will be installed to cover the pedestrian link as part of this development, ~~with the development providing a commuted sum to cover future monitoring and maintenance (see section 7 above).~~

### Developer contributions

- 10.14 **Bexley's Planning Obligations Guidance Supplementary Planning Document was adopted in July 2008 and is a material consideration. It forms part of the Local Development Framework (LDF) and gives further detailed guidance on relevant policies set out in the Unitary Development Plan and other LDF documents. The SPD sets out the Council's protocols for securing developer contributions and will inform the scope of planning obligations sought for proposals concerning this site.**
- 10.15 **The setting of a regional Community Infrastructure Levy (CIL) is a new power given to the Mayor of London under the Planning Act 2008. It is designed as a tool to raise money to support key transport infrastructure, specifically Crossrail. The Mayoral CIL is proposed as a levy, to be collected by London boroughs, and is expected to be charged on most developments from April 2012, pending the outcome of an independent examination. Developer contributions to the Mayoral CIL will be additional to those set out in Bexley's Planning Obligations Guidance SPD.**

## Bibliography

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

Bexley's Unitary Development Plan (2004 **with Saved Policies in 2007**)

**Bexley Core Strategy (post Examination in Public) (October, 2011)**

**Bexley Planning Obligations Guidance – Supplementary Planning Document (2008)**

**Bexley Sustainable Design and Construction Guide – Supplementary Planning Document (2007)**

Bexley's Residential Design Guide, Design for Living – Supplementary Planning Document (2006)

Affordable Housing – Supplementary Planning Document (2006)

**Halfway Street Conservation Area: Area Appraisal and Management Plan (2008)**

Smarter Developments – Working Together on Major Planning Applications (2004), **London Borough of Bexley website resource**  
<http://www.bexley.gov.uk>

The London Plan (~~2004~~) **(2011)**

~~LB Greenwich Wheelchair Homes Design Guide~~

**South East London Housing Partnership, Wheelchair Homes Design Guidelines (2009)**

Sustainable Design and Construction – The London Plan Supplementary Planning Guidance (2006)

# Revised Site Area



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