



## Local Development Framework

### Planning and Compulsory Purchase Act 2004 Regulation 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004

#### Planning Obligations Guidance Supplementary Planning Document – Representations Statement

The Planning and Compulsory Purchase Act 2004 requires that a local planning authority shall not adopt a Supplementary Planning Document (SPD) until they have considered any representations made during the consultation period; and prepared a statement summarising the main issues raised in these representations and how these issues have been addressed in the SPD that they intend to adopt.

Between 7 April and 19 May 2008, the London Borough of Bexley consulted on a draft Planning Obligations Guidance SPD and draft Sustainability Appraisal. Twenty-three responses were received and all representations were analysed. **Table 1** summarises the main issues raised in representations and how those issues have been addressed in the SPD the Council intends to adopt. A more detailed table of responses can be found on our website at [www.bexley.gov.uk/ldf](http://www.bexley.gov.uk/ldf) and available to view at Wyncham House, 207 Longlands Road, Sidcup, Kent.

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**Table 1**

<b>Summary of the main issues raised in representations</b> Regulation 18(4)(b)(i)	<b>How the main issues have been addressed</b> Regulation 18(4)(b)(ii)
Concern that the SPD goes beyond the guidance in Circular 05/2005, in prescribing the level of obligation or financial contribution for particular services and types of development.	The SPD the Council intends to adopt has been amended to clarify how it accords with Circular 05/2005, in particular, that financial contributions received will be spent on projects that are geographically related to the development from which they arose.
Arrangements should be extended to other services, e.g. policing, childcare and environmental infrastructure.	The draft SPD (paragraph 3.3) included provision for other types of obligations. The SPD the Council intends to adopt includes examples of the types of additional non-financial obligations the Council might seek.
Concern with the arrangements for the pooling and spending of financial contributions. Representations also sought further clarification around the basis for calculating contributions.	The SPD has been amended to clarify how intensification of use will be determined and that development below the thresholds indicated might still require obligations, as appropriate, to manage a development's impact.
Relevant new policy, legislation and strategies adopted should be updated in the SPD.	The SPD and annexes have been amended to refer to: <ul style="list-style-type: none"> <li>• Bexley's Sustainable Community Plan 2008-2018, adopted in June 2008;</li> <li>• the Town and Country Planning (Mayor of London) Order 2008, which sets out the types of applications which are referable to the Mayor of London and procedures for negotiating planning obligations; and</li> <li>• proposed regulations to introduce a Community Infrastructure Levy and the practical and technical issues that the SPD would need to deal with should new legislation be enacted.</li> </ul>