

Design Guide Supplementary Planning Document (SPD)

Part 2

**Area Types, Building Alterations and Extensions, Small Sites &
Technical Handbook**

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This report summarises the consultation and engagement undertaken in relation to the Design Guide Supplementary Planning Document (SPD) Part 2 prepared by the London Borough of Bexley.

The Design Guide SPD Part 2 comprises four documents - Area Types, Building Alterations and Extensions, Small Sites and the Technical Handbook and has been prepared by the Council to support the 2023 adoption of the Bexley Local Plan.

The [Design Guide SPD Part 1 - Design Principles](#) was adopted in January 2025 and provides overarching design guidance across all new development in Bexley.

The Design Guide SPD Part 2 builds upon this guidance, providing more detailed and specific guidance on common and emerging types of development across the borough. As with the Design Principles, the Design Guide SPD Part 2 sets out how the policies in the Bexley Local Plan and London Plan should be applied.

The guidance has been prepared to ensure development is coordinated and reinforces and respects the local distinctiveness of Bexley, whilst discouraging generic development that fails to respond to its context.

This new SPD is intended to aid the planning process and is anticipated to be primarily used by people in local communities and their representatives when assessing and commenting on proposals; applicants and their design teams in the preparation of planning applications; and decision makers when determining planning applications.

The production of the Design Guide SPD Part 2 has been informed by a local evidence base and shaped through engagement with stakeholders and the statutory consultation process. The statutory consultation period took place over a six week period between March and April 2026.

This report summarises the engagement methods used during development of the guidance and subsequent consultation, including those consulted and the key findings and takeaways from the consultation process.

Consultation and Engagement Summary

The consultation was developed in compliance with the Council's [Statement of Community Involvement](#) (SCI) (2019).

The consultation aimed to provide an opportunity for internal and external stakeholders to comment on the design opportunities and issues that the Design Guide SPD Part 2 should address, and the effectiveness of the guidance as drafted.

The objectives which framed the consultation and engagement process are:

- To establish a deeper understanding of the key local design issues and opportunities that the Design Guide SPD Part 2 aims to address.
- To seek internal and external stakeholder views on the proposed objectives, themes and topics of the Design Guide SPD Part 2.
- Reach a broad and diverse audience through a variety of engagement methods and encourage comprehensive comments and feedback.
- Ensure that those who might be directly affected by the guidance are informed and have their opinions heard, recorded and considered, meeting the requirements of the Council's Statement of Community Involvement (SCI).
- Identify successful aspects of the consultation strategy and where lessons could be learned and how to implement these for future engagement and consultation.

The consultation process was designed to enable broad and inclusive engagement. The following details the various consultation and engagement methods used throughout both production of the design guidance and the statutory consultation period that followed.

Pre-public consultation

In the first instance, Officers determined the appropriate scope, objectives and proposed contents of the documents forming the Design Guide SPD Part 2. This was undertaken by gathering a local evidence base which included referencing recent planning applications and utilising documents such as the Urban Morphology Study and Bexley Local Character Study prepared as part of the Local Plan process.

In addition, in-person and online meetings and workshops with Officers across the Place directorate including Development Management, Environmental Services, Planning Policy and Transport and Development were used to discuss and test ideas for relevance according to each consultees service area and specialism. During these sessions, drafting Officers gained invaluable insights on design opportunities and issues frequently arising in planning applications across the borough that ought to be addressed by the Design Guide SPD Part 2.

All Officers consulted during guidance development were periodically issued with draft versions and provided opportunities to comment on the content, with this feeding into the final content of the draft documents published for public consultation.

Prior to the statutory consultation period, Senior Officers were briefed on the proposed content of the Design Guide SPD Part 2.

Members of the Bexley Design Review Panel (DRP) were engaged to workshop topics for inclusion in the Design Guide SPD Part 2 - Area Types guidance document. Both in-person and online workshops were designed to test the proposed content, using the design expertise and specific knowledge of the panel members to further evolve the content, particularly regarding the level of detail provided by the guidance. Following drafting of the guidance, the DRP members reviewed a draft version of the Area Types guidance, providing their comments on the effectiveness of the content. This feedback was used to inform further development of the guidance during the editing phase.

Themes brought by Members during a earlier workshop with the Placemaking team at the outset of planning for the Design Guide SPD, informed aspects of the content in the Design Guide SPD Part 2. All Members were invited to a briefing on the contents of the Design Guide SPD Part 2 prior to the statutory consultation period, with several attending.

The statutory public consultation period

Given the number of documents being consulted on, the consultation period was extended from the statutory four weeks to six, running from 02 March to 12 April 2026.

For the duration, copies of the Design Guide SPD Part 2 and relevant supporting documents, including the Consultation Statement found in [Appendix A: Consultation Statement](#), were made available in all 13 borough libraries, with a set of documents available in the Civic Offices' Contact Centre. The Consultation Statement outlines the Council's process in engaging stakeholders prior to the public consultation period.

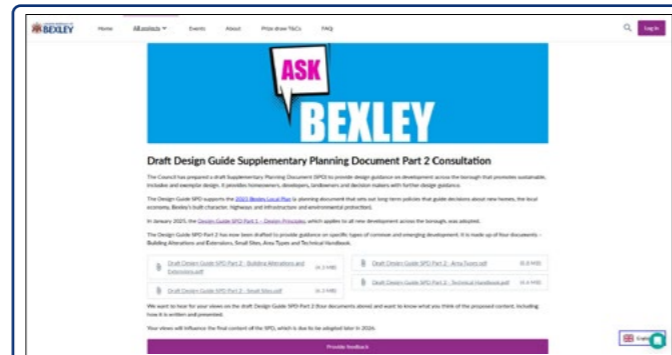


Fig.01 Landing page for Ask Bexley survey on the draft Design Guide SPD Part 2 consultation

In the run up to, and during the public consultation period, the following methods were used to engage people.

Letter and email outreach

When the statutory consultation period began, letters and emails were delivered to over 1000 individuals, businesses, applicants and agents on the Bexley Strategic Planning database. These informed the database of the public consultation and encouraged people to review the draft Design Guide SPD Part 2 and provide comments prior to the public consultation closing.

Online presence

The Council's citizen engagement platform, Ask Bexley, was used to host a feedback survey for the duration of the public consultation (see Fig.01). A dedicated landing page for the draft Design Guide SPD Part 2 was set up containing an explanation of the Design Guide SPD, PDF files of the draft SPDs and associated documents and a survey. The survey sought views on the clarity and effectiveness of the draft content and accessibility of each of the documents.

Social media

The Council's Communications Team announced the public consultation process via press release on the Council website, as shown in Fig.02. This included information on the objectives of the Design Guide SPD Part 2 and dates the consultation would be open, and drop-in events hosted across the borough.

The same team publicised the consultation period, Ask Bexley survey and related in-person events via social media including LinkedIn, X and Facebook.

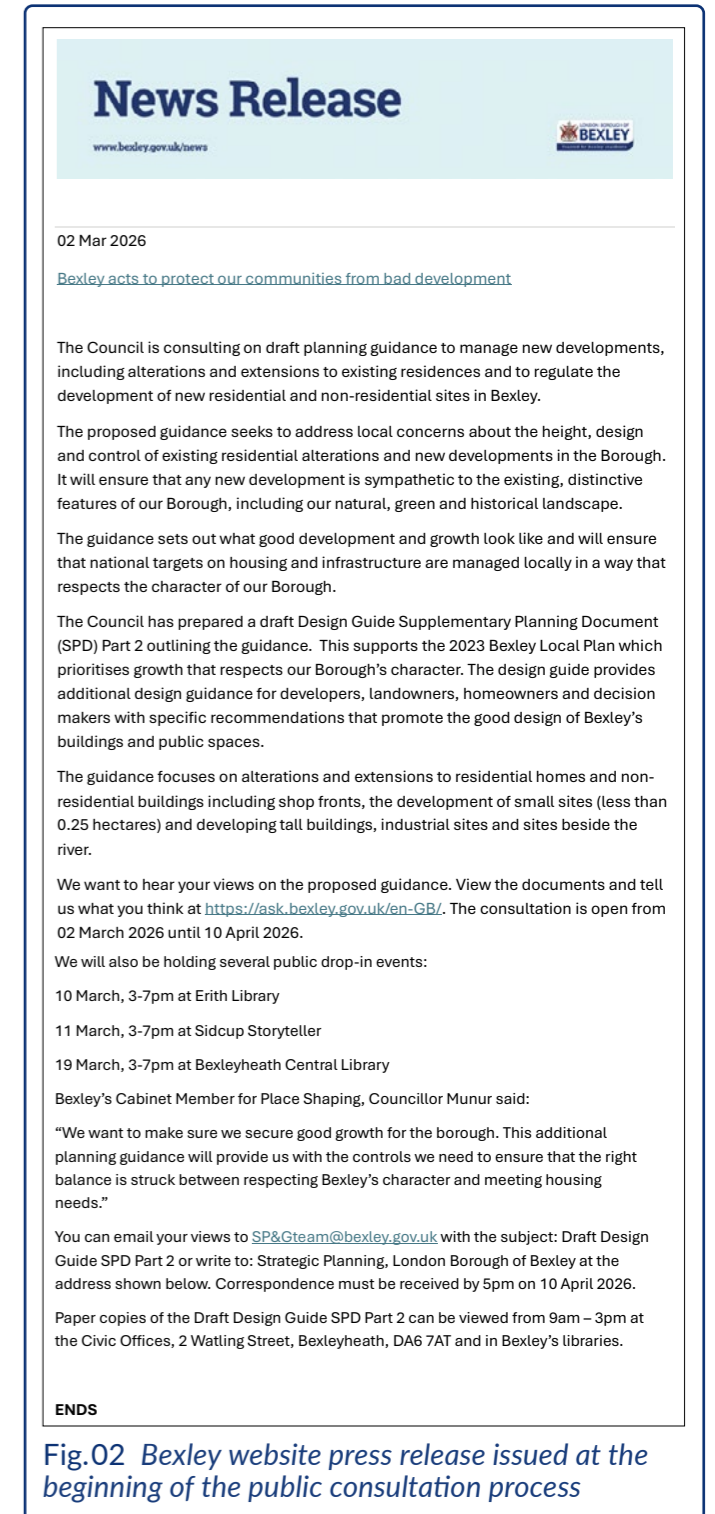


Fig.02 Bexley website press release issued at the beginning of the public consultation process

The Bexley Business & Employment (BBE) team, also shared details of the public consultation on their social media channels.

Drop-in events

Three in-person drop-in events were hosted at Erith, Sidcup and Bexleyheath libraries on 10th, 11th and 19th March respectively. These locations were chosen to ensure equal presence across the north, centre and south of the borough.

Posters advertising the public consultation and drop-in events were provided to, and displayed in, all borough libraries. The posters also provided a QR code to the Ask Bexley survey.

The drop-in sessions were designed to provide opportunities for face-to-face engagement between Officers from Strategic Planning and Development Management and the wider public. Attendance was generally low and primarily attended by local residents.

During these events, four A1 boards (shown in Fig.03 and Fig.04) were displayed, setting out the content of each draft Design Guide SPD Part 2 document and explaining how each achieves the Design Guide SPD objectives to be more Bexley, promote good design and provide clarity. Copies of each document were made available to read, alongside paper copies of the same online survey available for completion.

Post-public consultation

A final draft of the Design Guide SPD Part 2 has been prepared for adoption and has been informed by the comments received during public consultation. Further details of the comments received are found in the [Statutory Consultation Responses](#) section of this document.



Fig.03 A1 consultation boards as presented during the in-person consultation events



Fig.04 Drop-in consultation set up at Erith Library on Tuesday 10th March 2026

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Statutory Consultation Responses

The following summarises the representations and comments received during the statutory consultation period.

10 people completed the Ask Bexley online survey and seven representations were received by email, including responses from statutory consultees at Natural England, National Highways, the Environment Agency, TfL and Port of London Authority.

Each representation and comment was logged and reviewed by the Council. The following summary has been split by mode of response and then further into each document, with the relevant colour coding used to clearly identify this with the section/code referenced in the comments provided.

Some comments were received that did not pertain to any one chapter and, as a result, did not warrant changes to the proposed guidance.

Responses received by email are as follows.

Area Types

Common Considerations

Under the Flood Risk sub-heading, the Environment Agency (EA) suggested that Bexley Local Plan Policy DP32 Flood risk management be noted alongside Policy DP33 Sustainable drainage systems, an update that was made to provide further context to the Sites Adjacent to Watercourses chapter.

Tall Buildings and Building Heights

TfL suggested expanding the recommendation for the early appointment of landscape expertise when undertaking the Design Appraisal.

Updates have been made to provide clarity that the Council expects that all relevant specialisms be appointed early in the design process - including landscape, ecology and arboricultural specialisms. The guidance still goes on to emphasise these specialisms, to ensure a landscape-forward approach to development from the outset.

Historic England noted that the guidance stated that Listed Building Consent is required for locally listed buildings. This was amended to provide accurate information on this requirement only for listed buildings.

Public Realm, Town and Neighbourhood Centres

Comments were only received from TfL on this section.

It was suggested that further information on Active Travel Zones (ATZs) be provided. No changes were made to the document regarding ATZs as it was considered these are addressed in detail in the Design Guide SPD Part 2 - Technical Handbook.

Concerns were raised with the use of language around new development 'encouraging' active travel, rather than proactively 'enabling' it and potentially impacting the quality of schemes as

a result. The wording was updated to reflect this and signposting to further guidance prepared by the government and TfL was included.

TfL suggested that the guidance could more strongly emphasise the importance of integrating active travel means with the public transport network. The guidance has been updated to ensure this is clear. It was suggested that the guidance would benefit from more detail on footpaths, specifically in these being maintained free of clutter and being an appropriate width and clearance to accommodate a range of pedestrians. Further guidance has been added to reflect this as well as signposting to government guidance on tactile paving and asserting that colourful crossings are unlikely to be supported due to their negative impact on some groups.

Industrial Land Development

The PLA strongly recommended the inclusion of policy context surrounding the agent of change principle set out in the NPPF, given the need to consider this in the context of co-location proposals. The policy context section of A 11 was updated to include reference to the NPPF and relevant policy from the Bexley Local Plan.

The Environment Agency proposed including reference to much of Bexley's Strategic Industrial Land being located adjacent to the Thames Tidal Flood Defences, ensuring awareness of the constraints this may place upon development, which was incorporated into the text.

Sites Adjacent to Watercourses

The PLA was supportive of the guidance. Minor changes were made to ensure the PLA were noted as stakeholders to discuss appropriate locations for habitat enhancements along flood defences and to signpost to the PLA's Drowning Prevention Strategy to ensure appropriate suicide prevention measures are put in place.

TfL noted that the chapter would benefit from additional guidance on climate resilient planting, which has been drafted and incorporated as appropriate.

The EA was supportive of the guidance, in particular reference to the requirements of the Thames Estuary 2100 Plan, Riverside Strategy Approach, ecological enhancement, flood risk and adequate setback and assessment of the Thames tidal flood defences. The comments received suggested some amendments be made, principally the change of chapter title from 'Sites Adjacent to Waterways' to 'Sites Adjacent to Watercourses' to ensure the guidance is clearly applicable to all watercourses, including those that are not navigable. Further changes were made throughout the chapter to further strengthen the guidance on the EA's recommendation.

Building Alterations and Extensions

Overarching Guidance

One representation suggested providing further explanation on reconciling opposing aims of orientation to heat homes in winter and cool homes in summer. Examples have been added, and signposting to detailed guidance from the Good Homes Alliance has been included.

Ground and Upper Level

Comments received on this chapter were supportive of the guidance included in this section. In some instances, minor amendments were made to add further context, for example re-emphasising that it is an offence for water runoff onto a footway or other highway, and that this should take place within a householder's own property.

The EA suggested referencing the flood map for planning and signposting to the Government guidance on preparing a flood risk assessment for all alterations and extensions proposed within areas of fluvial flood risk, which was

included within the document's introduction, which was deemed the most appropriate location.

Roof Level

Few comments were received on this chapter, and a minor change was made to clarify the Council's preference for rooflights to be uniform in size and appearance, rather than proportion.

Conversions and Upgrades

One comment suggested that further details be provided on planning submission requirements when undertaking retrofit works. Where applicable, further details have been provided.

However, as retrofit often does not require planning permission, the guidance focuses on what retrofit options are available to residents, as opposed to what evidence is required upon submitting an application, as this can be discussed on a case-by-case basis with the Development Management team through the pre-application process.

The EA noted the importance of stating that no sleeping accommodation within houses converted to flats and HMOs be located below the modelled breach floor level, which has been included in sections B 12 and B 13.

Non-residential Alterations and Extensions

The minor comments received suggested improving the clarity of some wording used and, in one instance, on the relevant policy context regarding town and neighbourhood centres and small parades. These changes were made to ensure clarity of the guidance.

Glossary

One representation requested the inclusion of 'self-contained' within the glossary, which is a term referenced multiple times in the guidance. This minor amendment was made to improve the clarity of the guidance.

Small Sites

Street-facing Sites

TfL suggested that S 04 of the guidance include images of developments where parking has been successfully designed into front setbacks. A relevant precedent has been incorporated to complement the guidance.

Off-Street Sites

No comments were received specific to this chapter.

Technical Handbook

Waste Management

No comments were received specific to this chapter.

Highways and Transport

National Highways was supportive of this chapter, in particular the inclusion of guidance regarding the thresholds, scope, and survey methodology for Transport Statements and Assessments.

Following comments from TfL, the clarity and detail of some wording has been updated to strengthen the guidance. Signposts to additional TfL guidance and PAS standards have also been incorporated to support the guidance.

Ecology and Biodiversity

No comments were received specific to this chapter.

Flood Risk and Drainage

No comments were received specific to this chapter.

Play Provision

No comments were received specific to this chapter.

Online survey responses

10 people completed the online survey responding to the multiple choice questions that sought respondents' views on the consultation draft Design Guide SPD Part 2 (DGSPD). The questions asked in the survey are below, with the options for response below in italics and the results opposite in Fig.05.

1. Do you broadly agree or disagree with the guidance provided in the DGSPD Part 2 - Building Alterations and Extensions?

Strongly agree, agree, neither agree or disagree, disagree, strongly disagree

2. Please tell us why you chose this answer? (Optional)

3. Do you broadly agree or disagree with the guidance provided in the DGSPD Part 2 - Small Sites?

Strongly agree, agree, neither agree or disagree, disagree, strongly disagree

4. Please tell us why you chose this answer? (Optional)

5. Do you broadly agree or disagree with the guidance provided in the DGSPD Part 2 - Area Types?

Strongly agree, agree, neither agree or disagree, disagree, strongly disagree

6. Please tell us why you chose this answer? (Optional)

7. Do you broadly agree or disagree with the guidance provided in the DGSPD Part 2 - Technical Handbook?

Strongly agree, agree, neither agree or disagree, disagree, strongly disagree

8. Please tell us why you chose this answer? (Optional)

9. Do the documents set out a clear, realistic framework for implementing new development within Bexley?

Yes, no, not sure

10. Please tell us why you chose this answer? (Optional)

11. Is the guidance provided clear in how it supports homeowners, developers, landowners and decision makers?

Yes, no, not sure

12. Please tell us why you chose this answer? (Optional)

13. Does the guidance identify and address the key development challenges and opportunities in the borough?

Yes, no, not sure

14. Please tell us why you chose this answer? (Optional)

15. Are there any other important issues that you think have been missed?

Yes, no, not sure

16. If yes, please explain what these are and how best they could be addressed in the guidance.

17. Please share any comments about how easy the document is to use and understand.

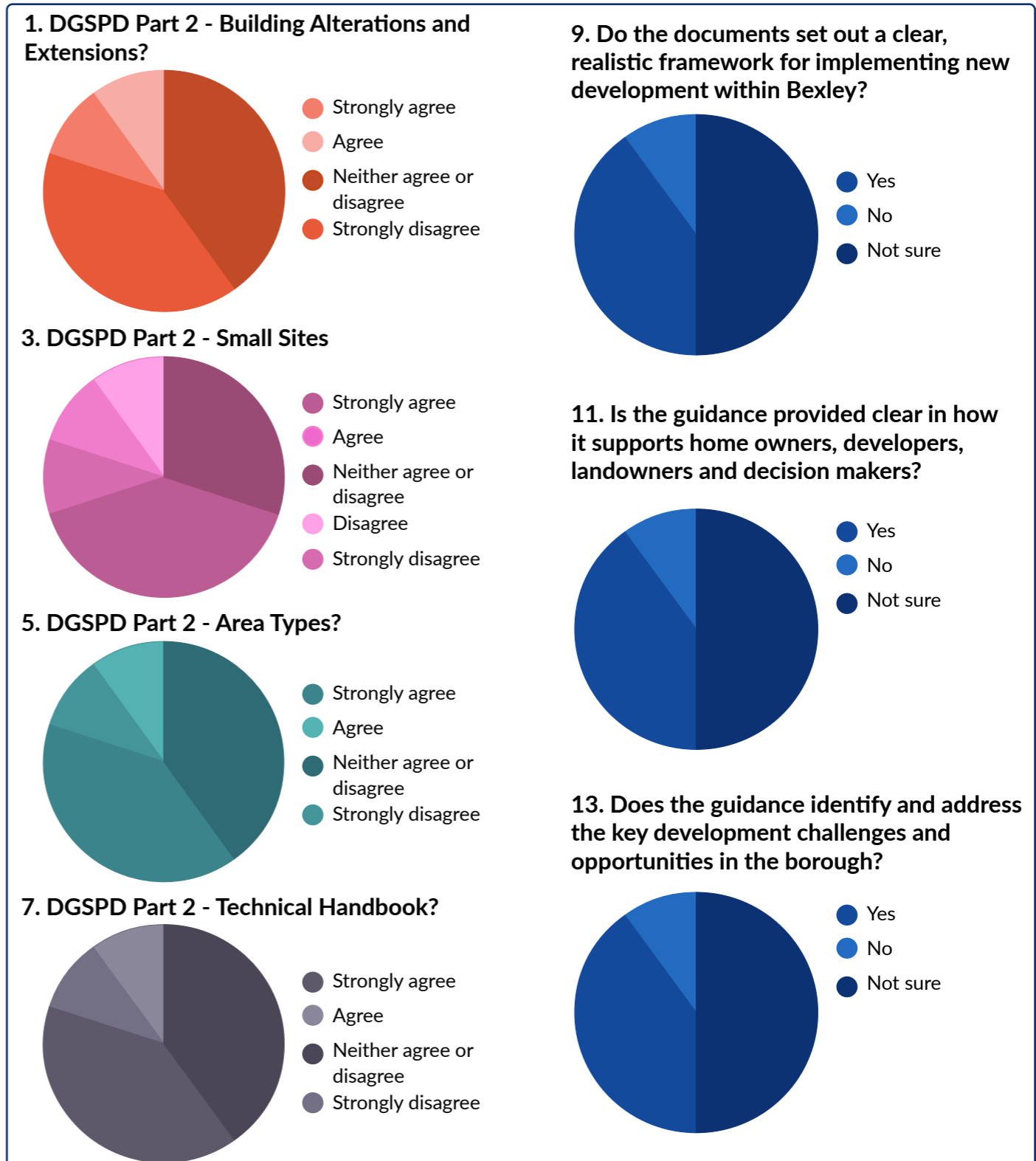


Fig.05 Pie charts mapping responses to the Ask Bexley survey questions

The detailed responses to the survey were as follows.

Area Types

One response noted that the document would create a better place for everyone, whilst another was concerned the guidance would be “open to exploitation by modernists that compromise actual finished quality.”

No changes were made in response to either comment. However, in response to the latter, the Council would note that the documents will have planning weight and, as such, developers will be required to demonstrate how they have followed and implemented the guidance.

Building Alterations and Extensions

One respondent noted a perceived overuse of “should” against “must”, which was reviewed. The Design Guide SPD defines the “must, should, could” hierarchy that has been applied when drafting the guidance and followed across both Part 1 and 2.

Another noted their support for the guidance in creating a more cohesive/uniform environment, instead of a messy patchwork of various designs.

Someone commented that “Authentic Traditional Architecture Design Codes not prevalent” and that the guidance required “substantial addition of this”. No changes were made in response to this as guidance has been drafted to support the Bexley Local Plan, which states that “design should respect the existing character and context but need not be constrained by what already exists; local character evolves over time.” The guidance is considered to sufficiently address how this policy objective can be achieved within Bexley’s context.

Overarching Guidance

A comment received welcomed the inclusion of guidance regarding demolition and construction works not impacting protected species and

being undertaken outside of nesting season. It was suggested that this could be strengthened by stating that bird nest sites are legally protected and scaffolding should be avoided during nesting season to avoid blocking access to sites.

Ground and Upper Level

One comment noted the potential confusion caused with regards to the 45° rule regarding rear extensions. The guidance has been reviewed and a minor update made to ensure clarity and alignment with wording in the Design Guide SPD Part 1 - Design Principles.

Small Sites

One respondent noted a perceived overuse of “should” against “must”, which was reviewed. The Design Guide SPD defines the “must, should, could” hierarchy that has been applied when drafting the guidance and followed across both Part 1 and 2.

Another re-emphasised that “TA (traditional architecture) should be a forefront focus”. No changes were made, for the same reasons as previously noted.

Technical Handbook

The comment received was supportive of the inclusion of more detailed information on biodiversity design considerations but considered that further alignment with national and local policy and guidance was required - this has been reflected in the guidance.

Do the documents set out a clear, realistic framework for implementing new development within Bexley?

Some people were supportive of the guidance, noting that Part 2 helps to improve understanding of planning.

One response noted that “it is ok as a framework however there is a total lack of any feeling that it should be followed,” adding concern over the use of “should” and

“encourage” throughout the guidance. This usage has been reviewed, and follows the “must, should, could” hierarchy as noted at the beginning of all documents in the Design Guide SPD suite.

Another commented that “previous experience with local councils have shown that they do not rigorously enforce planning rules.” As the documents will have planning weight, the Council will be enforcing the use of the Design Guide SPD on all applications - no changes were required to the documents as a result of this comment.

Is the guidance provided clear in how it supports homeowners, developers, landowners and decision makers?

One respondent agreed that the guidance was clear, however another again raised concerns regarding a lack of TA being addressed. As previously, no changes were made to the guidance.

Does the guidance identify and address the key development challenges and opportunities in the borough?

The same issue regarding TA was raised here, and as previously, no changes were made to the guidance.

Are there any other important issues that you think have been missed? If yes, please explain what these are and how best they could be addressed in the guidance.

One response noted that “nothing about a uniform approach to the materials used for pavements and road across the borough. Often there are various materials used on the same street ie - block paving, tarmac, paving slabs, and where there is tarmac, there is often a patchwork of colours creating an eyesore.” This was deemed overly prescriptive to include in design guidance, as developments must respond to their local context and a blanket approach across the borough would not be considered appropriate. This guidance is

deemed to sufficiently address this, particularly the Public Realm, Town and Neighbourhood Centres chapter in the Area Types guidance.

Another response suggested that “surface water drainage is covered well, but I wondered if it would be worth highlighting the importance of making sure there are no misconnections leading to foul water directly reaching water courses.” This was raised by another representation and has been addressed in the relevant section of the Building Alterations and Extensions guidance.

One person followed up on their earlier comment regarding the protection of existing bird nest sites, which has been addressed in the Building Alterations and Extensions guidance.

Please share any comments about how easy the document is to use and understand.

One response noted that the guidance is “fairly easy to use although the landscape layout, when viewed from a home screen, meant scrolling across to see the whole page.” This has been considered, however no changes have been made to the layout and orientation as the document follows the same layout as the Design Guide SPD Part 1 - Design Principles, and it is not considered appropriate to deviate from this at this stage.

Another commented that “Traditional architecture Design Codes based on historic buildings as these can be retrofitted for modern day conveniences and applications whilst actually contributing the most towards the Climate Crisis.” Retrofitting existing buildings has been addressed in the Building Alterations and Extensions guidance and the Council’s support for retrofit over demolition and construction is noted throughout the Design Guide SPD Part 2.

Conclusion

Reflecting on the consultation and engagement undertaken throughout the process of drafting the Design Guide SPD Part 2, the objectives have been achieved as laid out below. The process has been an opportunity to learn lessons for undertaking consultation on future projects.

Objectives:

1. To establish a deeper understanding of the key local design issues and opportunities that the Design Guide SPD Part 2 aims to address.

The initial scoping exercises, internal stakeholder consultation and evidence gathering and working with the Design Review Panel allowed Officers to understand the key issues that the Design Guide SPD Part 2 should address.

2. To seek internal and external stakeholder views on the proposed objectives, themes and topics of the Design Guide SPD Part 2.

Both the internal stakeholder consultation and that undertaken during the statutory consultation period were useful in evolving the content of the design guidance in the first instance, and then allowing further views to be heard, considered and used to inform changes to the guidance document to ensure it meets the objectives set out by the Council.

3. Reach a broad and diverse audience through a variety of engagement methods and encourage comprehensive comments and feedback.

The public consultation was advertised in advance through a variety of methods, both physically and digitally. A range of individuals and businesses on the Strategic Planning database were invited to respond to the consultation, and drop-in events were held to reach those with a preference for in-person engagement. The documents were held in libraries and the Council's Civic Offices

to enable people to review the guidance offline. This mixture of in-person and online consultation methods were designed to reach as many individuals as possible.

4. Ensure that those who might be directly affected by the guidance are informed and have their opinions heard, recorded and considered, meeting the requirements of the Council's Statement of Community Involvement (SCI).

The public consultation undertaken between March and April 2026 was designed to maximise accessibility and the statutory consultation period was extended from the typical four weeks to six, in recognition of the number of documents being consulted on.

5. Identify successful aspects of the consultation strategy and where lessons could be learned and how to implement these for future engagement and consultation.

The written responses (via both email and Ask Bexley) were the most successful and useful aspect of the public consultation process, with comments and representations received being used to further shape the Design Guide SPD Part 2. Engaging the Design Review Panel to workshop ideas for the Area Types guidance proved particularly beneficial in the drafting process.

Footfall at the drop-in events was underwhelming and there is room for improvement when consulting on future, similar projects.

For example, using the Ask Bexley platform to also advertise the in-person events may be useful. Organising invited workshops with those from 'less heard from' groups to discuss, and provide comments on, the guidance could ensure wider engagement in the process. As well as this, including a 'simple read' version of the online survey may help to accommodate more people and attract them to engage with such projects.

Planning and Compulsory Purchase Act 2004 (as amended), Regulation 12(a), The Town and Country Planning (Local Planning) (England) Regulations 2012

Bexley Design Guide Supplementary Planning Document (SPD) Part 2, Draft for Consultation

Consultation Statement

Section 19 of the PCPA2004 sets out the requirements for the preparation of local development documents and Part 5 of the 2012 Local Planning Regulations provides the process for the preparation of supplementary planning documents.

Regulation 12(a) states that before a local planning authority adopt a supplementary planning document it must prepare a statement setting out –

- (i) the persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) a summary of the main issues raised by those persons; and
- (iii) how those issues have been addressed in the supplementary planning document

The Council has prepared a consultation draft Design Guide Supplementary Planning Document (SPD) Part 2. Table 1 sets out the names of the persons the Council consulted in preparing the Draft Design Guide SPD Part 2, and the method of consultation.

All consultees were engaged at various key stages on sections of the document relevant to their expertise. Engagement was both online and in-person, with interactive workshops that typically comprised of progress presentations with questions to prompt discussion. Feedback was provided at and following the sessions. Table 2 sets out a summary of the main issues raised in those sessions and how those issues have been addressed in the draft SPD.

The draft SPD takes into account comments received from consultees. It also reflects government guidance and the London Plan (2021), as well as policies in the Bexley Local Plan (2023).

The following engagement exercises were undertaken:

- Pre-consultation
- Officer workshops
- Workshops with members of the Bexley Design Review Panel

The following tables summarise the engagement undertaken and key issues.

Name of person consulted	Method of Consultation
Council officers from relevant departments	Officer attendance at workshops Officer desktop reviews
Bexley Design Review Panel	Attendance at workshops Desktop reviews

Table 1: Consultees engaged with when producing the consultation draft document

Summary of main issues raised	How the main issues have been addressed
procedural matters – what extant guidance is the document replacing	Each respective introduction sets out the guidance being replaced by the draft Design Guide SPD Part 2.
clarity of the information – who is the document intended for and how do they use it, and can they understand the planning terms	Text in both the introduction and within sections has been written to direct the reader to additional design guidance that may be directly relevant to their type of development proposal. Each document sets out how to use the document and provides a diagram explaining how pages are laid out. Where relevant, the glossaries use verified sources and have been worded to ensure consistency with the glossary in the Local Plan.
level of detail – the content is quite comprehensive and there is a danger that the document will be difficult for people to use	The Design Guide SPD has been split into three parts – the first part, the overarching Design Principles was adopted by the Council in January 2025. This draft, comprised of four documents, forms Part 2 of the SPD to come forward for consultation. Separating out the parts ensures that Part 2 provides specific information on typical sites, buildings and places in documents that clearly define and illustrate what is expected for well-designed places.
locally relevant – the guidance should reflect Bexley’s character and address design matters that relate to this	Extensive desktop research followed by workshops and consultation with key stakeholders was undertaken at the outset of the drafting process and has been used to form the content of the Design Guide Part 2. Where relevant, links to Bexley specific reference documents, such as the Conservation Area Character Appraisals and Management Plans and the Bexley Local Character Study, are included throughout.
consistency – need to ensure that the guidance directly relates to higher level plans and policies and does not replicate guidance produced nationally and London-wide	The policy context section reflects the planning policy hierarchy, with the development plan and supplemental guidance, both adopted and emerging, illustrated.

Table 2: Main issues raised and how they were taken into consideration when producing the consultation draft document

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