LOCAL DEVELOPMENT FRAMEWORK CABINET ADVISORY GROUP

Agenda

Members are requested to attend

Date/Time: TUESDAY, 22 SEPTEMBER 2009 - 10.00 AM
Venue: ROOM 101 - BEXLEY CIVIC OFFICES
Contact Officer: John Adams
Direct Line: 020 8294 6174

<table>
<thead>
<tr>
<th>Item</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Apologies for Absence and Substitute Members</td>
<td>-</td>
</tr>
<tr>
<td>2.</td>
<td>Minutes - 6 July 2009</td>
<td>1 - 6</td>
</tr>
<tr>
<td>3.</td>
<td>Disclosures of Interest and Dispensations</td>
<td>7 - 8</td>
</tr>
<tr>
<td>4.</td>
<td>Standing Order 65(6)</td>
<td>9 - 10</td>
</tr>
<tr>
<td>5.</td>
<td>Policy Directions and Consultation Proposals Regarding Bexley’s Core Strategy (Draft For Consultation) - Mark Egerton - Planning Policy Manager</td>
<td>11 - 24</td>
</tr>
<tr>
<td>6.</td>
<td>Date of Next Meeting - 15 December 2009</td>
<td>-</td>
</tr>
</tbody>
</table>

Membership:
Councillors John Davey, Alan Downing, John Fuller, Howard Marriner, Margaret O'Neill and John Waters

Substitute Members:

Conservative Group
1. Councillor Alex Sawyer
2. Councillor Melvin Seymour
3. Councillor Peter Reader

Labour Group
Councillor John Eastaugh
Councillor Daniel Francis
Councillor Sandra Bauer

Fire Procedure: The fire alarm for Bexley Civic Offices is an intermittent klaxon which sounds like a motor horn. If this alarm sounds, please leave the building by the nearest fire exit and assemble on the lower deck car park at the rear of the building. The Committee Officer will take charge of the evacuation.
This page is intentionally left blank
At a meeting of the LOCAL DEVELOPMENT FRAMEWORK CABINET ADVISORY GROUP held at PUBLIC GALLERY - BEXLEY CIVIC OFFICES on MONDAY, 6 JULY 2009 at 7.30 pm

Present: Councillors John Davey, Alan Downing, John Fuller, Howard Marriner, Margaret O'Neill and Melvin Seymour (Substitute Member)
Also Present Councillor Linda Bailey

21. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN
(Agenda Item No. 1)

RESOLVED - That Councillor John Fuller and Councillor Alan Downing be appointed Chairman and Vice-Chairman, respectively, of the Advisory Group for the Municipal Year 2009/10.

22. APOLOGIES FOR ABSENCE AND SUBSTITUTE MEMBERS
(Agenda Item No. 2)

It was reported that apologies for absence had been received from Councillor John Waters and that he had served a Substitution Notice nominating Councillor Melvyn Seymour to attend as a Substitute Member.

23. MINUTES - 16 MARCH 2009
(Agenda Item No. 3)

RESOLVED - That the minutes of the last meeting of the Advisory Group held on 16 March 2009 be signed as a correct record.

24. DISCLOSURES OF INTERESTS AND DISPENSATIONS
(Agenda Item No. 4)

Councillor Alan Downing declared a personal but non-prejudicial interest as a member of the board of Quadrant Housing Association and Councillor Margaret O'Neill declared a personal interest as Chair of Governors of Belvedere Junior and Infants Schools.

25. PROGRESS AND PROPOSED FUTURE ACTIONS IN RESPECT OF THE LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY - UPDATE REPORT - MARK EGERTON, PLANNING POLICY MANAGER
(Agenda Item No. 6)

The Advisory Group received a report on the recent progress in respect of the LDF Core Strategy and prospect for further modifications prior to submission of the document to the Secretary of State for Independent Examination.

The report outlined the work undertaken on the LDF Core Strategy, including the results of further periods of consultation undertaken by Bexley on the preferred spatial strategy and Emerging Directions Paper, as well as the alternative options in these respects that were not taken forward. The report also outlined details of a successful attempt to obtain a visit and gain advice...
from an Inspector from the Planning Inspectorate were outlined as well as his findings when he reviewed the boroughs Core Strategy on 18th May 2009.

Members were reminded that the consultation on the Bexley’s preferred ‘spatial approach’ took place between December 2008 and January 2009. It represented a change in focus from the more detailed matters addressed following the consultation on the Core Strategy Issues and Options Paper. The spatial strategy considered the amount and location of future development in the Borough over the next 15-20 years and involved consultation with members of the public. Importantly, it also included negotiations with delivery bodies identified at the Cabinet Advisory Group meeting held on 4 November 2008, with a view to achieving a higher level of buy in from them.

Whilst feedback to the spatial approach consultation was favourable, the Government Office for London (GoL) requested that further consultation be undertaken to ensure that members of the public and consultation bodies had been fully engaged on all stages of the core strategy production, including options not taken forward on the broad spatial matters and on more detailed topic based matters. Given the importance of GoL’s support at Independent Examination of the Core Strategy, it was considered essential to undertake further consultation, which Bexley undertook between 18th March and 4th May 2009. Disappointingly, the number of responses received was very low and this was attributed to the complexity of the documents circulated despite containing clear instructions and the fact that documents were placed on Bexley’s website rather than being sent to all parties, to reduce costs.

Members of the Cabinet Advisory Group were informed that Bexley had placed a request with GoL for a Planning Inspector to assess its approach to the Core Strategy which took place on 18th May 2009. His comments (contained in Appendix A) were generally supportive of Bexley’s approach although he recommended some amendments to the content, formatting and that further consultation be undertaken when taking into consideration the number of responses received on the broader spatial matters undertaken in March and May.

The Advisory Committee noted the contents of Appendix B, which contained actions proposed as Bexley moved towards submission of the Core Strategy. Many of the outstanding areas of evidence in column 1 and 2 would be completed as soon as possible to allow for the additional formatting and content matters raised by the Inspector to be addressed prior to documents being sent out on informal consultation in the autumn of 2009. Members were advised that the table of contents contained in Appendix B would focus on the actions required to ensure a ‘sound’ Core Strategy, rather than strict adherence to a rigid timetable.

Having discussed at some length the Inspector’s comments and the contents of Appendix B Members offered the following comments:

• Agreed that that in respect of the Inspector’s comment on back gardens (para 3.11, page 22) Bexley would need to adopt a robust policy in this regard and that something should be added to "reflect the particular local
circumstances of Bexley" rather than diluting this part of the strategy. Members were advised that tightening up on the Suburban Identity Policy could address their concern.

- Were opposed to over-development of sites, particularly those of a strategic nature;
- Questioned the consistency between different inspectors although Members acknowledged little could be done to resolve this matter;
- Expressed concern at the resource implications of further consultation given that the Inspector considered it necessary and requested that they were provided details of future consultation for review and consideration.
- Members requested that officers continue to consider alternative transport options for the borough’s residents so there is less reliance on the car.
- Acknowledged that the London Plan may seek to allocate travellers and gypsies pitches in the borough

The Cabinet Advisory Group were informed that further work, including publication of any outstanding studies will take place while consultation feedback is incorporated into the proposed submission Core Strategy. It is currently anticipated that the submission draft Core Strategy and associated documents will be ready for publication in early spring 2010. Members asked whether there would be any implications for the borough if the Core Strategy was not completed by the next election. Officers explained that irrespective of the outcome of the General Election next year evidence drawn from the Core Strategy would still be robust even if there was a shift in policy. Members expressed no concern with the knock on effect that the foregoing will have on other documents such as the Erith Area Action Plan.

It was noted that there was still time for further contact with the Government Office for London, where appropriate. Officers also intended to keep the public informed of progress on the Core Strategy via regular updates to the LDF page of Bexley’s website.

26. RESPONSES TO THE PUBLIC CONSULTATION ON THE THAMESMEAD & ABBEY WOOD SUPPLEMENTARY PLANNING DOCUMENT AND MAIN CHANGES TO THE REVISED DRAFT DOCUMENT FOR ADOPTION - CLARE LOOPS, PLANNING POLICY OFFICER
(Agenda Item No. 7)

The Cabinet Advisory Group received a report on the recent progress of the LDF Thamesmead and Abbey Wood Supplementary Planning Document (SPD) including the main changes to the document prior to submission to the Lead Member for Regeneration and Housing for adoption. Members were advised that the SPD for Thamesmead and Abbey Wood had been prepared jointly by the London Borough of Bexley and Greenwich Council and will provide detailed guidance on how to implement the Unitary Development Plan policies of each in this area.

It was noted that Thamesmead represents quite a distinctive area within the Thames Gateway which has been identified by the Government as a target for its urban regeneration objectives including providing significant new housing,
particularly affordable housing and employment. In addition Thamesmead has been designated as an Opportunity Area in the London Plan and Woolwich/Bexley has been identified as a Priority Area in the London Development Agency’s Corporate Plan.

Members were informed that the SPD was jointly commissioned by the London Boroughs of Bexley and Greenwich and the London Development Agency and has also had key input from key partners in the locality such as Trust Thamesmead, Gallions Housing Association, Tilfen Land and views were obtained from the public consultation undertaken at the Thamesmead Festival last year.

There has since the Cabinet Advisory Groups meeting in January been a number of key outputs including a public consultation, a ward Members briefing, stakeholder workshop and subsequent review of the SPD. All responses were subsequently fed into the revised SPD and associated Sustainability Appraisal which was submitted to the boroughs in June by the consultants. Response to the consultation was good and as a consequence the following topics have been incorporated into the SPD: improving the relationship between land and water to encourage more water related infrastructure; that potential risks to the area are better identified such as flood risk; Thames Gateway Bridge and Greenwich Waterfront Transit, which are not currently funded and have been updated in the SPD, and more was said about the heritage of the area particularly Lessness Abbey and Woods which are on the boarder of this area and the importance it plays on nature conservation and biodiversity.

Whilst the Borough does not support the Thames Gateway Bridge proposal and this is to be removed from the SPD, Members were of the view that some form of cross river connection other than a road bridge should be given further consideration, although this issue would be more appropriate for the Core Strategy, rather than the SPD. However, as any potential crossing would most likely be based within the Thamesmead study area, mention of a study looking into a non-specific east London river crossing could be included in the SPD.

Members agreed that it would be beneficial to remove references to Greenwich Waterfront Transit (GWT) from the SPD as there is no longer regional funding for this project. However, consideration should be given to alternate wording for a transport scheme that will link to North Bexley Transit from the Greenwich side.

The Advisory Group noted and supported the boroughs aspirations for DLR, references to additional heritage and to Biodiversity Action Plans and habitats. Members were not however, in support of removing the buy-to-let policy (TN2) as it remained a serious problem in the area and for that reason should be kept in each borough’s adopted planning policy. Officers advised that as this is not a material planning issue there is no mechanism to restrict who developers sell properties to (with the notable exception of affordable housing), although it is still mentioned in the evidence base section of the SPD.
It was noted that the borough had been asked to be more open minded about well designed high-rise development, however, most development with exception of those built by the private sector would most probably be low-rise comprising of no more than 3-4 floors, although in areas prone to flooding, the first two floors will most probably have to be non-residential.

Members of the Advisory Group were informed that after the final consultation period a meeting has been scheduled between the boroughs and consultants to review final responses and changes to SPD on the 8th July. The revised document will be submitted to the Lead Member for Regeneration and Housing for adoption in September 2009.

a) APPENDIX 1 - THAMESMEAD AND ABBEY WOOD SPD FINAL DRAFT REPORT JUNE 2009
   (Agenda Item No. 7a)

   Members noted the contents in Appendix 1.

b) APPENDIX 2 - GENERAL COMMENTS TO PUBLIC CONSULTATION OF THAMESMEAD AND ABBEYWOOD SPD - FINAL DRAFT JUNE 2009
   (Agenda Item No. 7b)

   The contents of Appendix 2 were noted by the Cabinet Advisory Group.

   *The committee rose at 9.40pm*
This page is intentionally left blank
The table below is intended to give Members very brief guidance on the type of interest and the wording to be used when declaring interests at meetings.

<table>
<thead>
<tr>
<th>TYPE OF INTEREST</th>
<th>DESCRIPTION</th>
<th>ACTION TO BE TAKEN</th>
</tr>
</thead>
</table>
| Personal         | When it relates to or is likely to affect:  
• An interest that you must register  
• An interest not on your register but where the well being\(^1\) or financial position of you or members of your family or people with whom you have a close personal association are likely to be affected, more than it would the inhabitants of the ward or the inhabitants of the authority's area (in other cases) | Disclose the existence and nature of the interest at the commencement of consideration of the matter or as soon as the interest becomes apparent. You may remain and speak and vote unless the interest is also prejudicial. |

An exception is made if your Personal Interest (not prejudicial) arises solely from the membership of or position of control or management of any body, to which you were appointed or nominated by the authority, or of any other body exercising functions of a public nature. In those cases you need only declare your interest if and when you speak.\(^2\)

**Prejudicial**  
Personal Interests will also be prejudicial if all of the following apply:  
• It does not fall within one of the exempt* categories  
• The matter affects your financial interests or relates to a licensing or regulatory matter in which you have an interest  
• A member of the public who knows the relevant facts would reasonably think that your Personal Interest is so significant that it is likely to prejudice your judgement of the public interest

Examples of a prejudicial interest  
• An application for grant funding to a body on your register of interests, a contract for services between the authority and that body, or leasing a property to or from a close associate or member of your family. Your financial position can be affected directly or indirectly, favourably or unfavourably, substantially or marginally.  
• A planning or licensing application made by you or a body on your

If you have a **Personal & Prejudicial Interest** then:  
• You must declare it and the nature of it as soon as becomes apparent to you  
• You should then leave the room unless members of the public are allowed to make representations, give evidence or answer questions about the matter. If that is the case, then you can attend for that purpose – however you must immediately leave the room once you have finished or when directed by the meeting. You cannot remain to observe even in the public gallery. Please note that committees included in this category have or will soon be adopting specific procedures regarding this right.

In addition you must not seek to improperly influence the decision in which you have a Personal & Prejudicial Interest.

---

\(^1\) The term well being can be described as a condition of contentedness and happiness. Anything that could affect your quality of life either positively or negatively is likely to affect your well-being.

\(^2\) E.g. you are at Council in a debate about education generally (e.g. not about the specific school) and you are a Governor you only need to declare an interest if any when you speak. If you do not speak you may vote without declaring an interest.
<table>
<thead>
<tr>
<th>TYPE OF INTEREST</th>
<th>DESCRIPTION</th>
<th>ACTION TO BE TAKEN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>register of interests. Also note other licences from the Council would constitute a prejudicial interest: e.g. pet shop, street trading, or approval or permission pursuant to a contractual document such as a lease or contract.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• You would have a Personal &amp; Prejudicial Interest in a planning application proposal if a member of your family would be affected by the application to a greater extent than the majority of the ward. You have the Personal Interest and the close tie means that a reasonable member of the public might think that it would prejudice your view. It does not matter whether it actually would or not.</td>
<td></td>
</tr>
</tbody>
</table>

* Exempt categories: these include

- Housing: if you hold a tenancy or lease with the authority, as long as the issue under consideration does not relate to your particular tenancy or lease;
- School meals or school transport and travelling expenses: if you are a parent or guardian of a child in full-time education or you are a parent governor, unless the issue relates to the particular school your child attends.
- Statutory sick pay: if you are receiving this, or are entitled to this
- An allowance, payment or indemnity for members

Any Member seeking further advice on the declaration of interests should contact the Assistant Director, Legal Services or the Head of Committee Services and Scrutiny.
STANDING ORDER 65 (6) - ITEMS OF LATE BUSINESS

1. INTRODUCTION

Standing Order 65 (6) provides an opportunity for Members of the committee to consider items of late business.

Items of late business will only be dealt with if the Chairman is satisfied that by reason of special circumstances the item should be considered as a matter of urgency.

The issue should be reported in advance of the meeting to the Committee Administrator to enable the Chairman to take a view on whether the item is to be added to the agenda and, if so, for relevant information to be circulated in advance of the meeting.

2. SUMMARY OF FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

3. SUMMARY OF OTHER IMPLICATIONS

There are no other implications arising from this report.

Local Government Act 1972 – section 100d
List of background documents

None

Contact Officer: John Adams, Committee Administrator 020 8294 6174
Reporting to: Head of Committee Services and Scrutiny
This page is intentionally left blank
POLICY DIRECTIONS AND CONSULTATION PROPOSALS REGARDING BEXLEY’S CORE STRATEGY (DRAFT FOR CONSULTATION).

SUMMARY:
Report on the policy directions contained within the LDF Core Strategy (Draft for Consultation) and details of the proposals associated with the informal public consultation that is due to shortly take place on the document.

RECOMMENDATION:
The views of the Advisory Group are sought on the policy proposals contained within Core Strategy (Draft for Consultation) and on the informal public consultation proposals.

1. Introduction
A presentation will take place at the 22nd September meeting of the LDF Cabinet Advisory Group regarding the policy and consultation proposals associated with the Core Strategy (Draft for Consultation). This report provides a summary of those proposals.

On 6th July 2009, the Cabinet Advisory Group received a report and presentation on recent progress regarding Bexley’s emerging Core Strategy. The Group was advised of an intention to place the draft Core Strategy on public consultation in autumn 2009. This would represent the first time that all of the major Core Strategy elements had been brought together in one public consultation document.

In response, the Cabinet Advisory Group requested that the proposals contained within the Core Strategy should be considered by them prior to the consultation. The Group also expressed concern regarding the potential resource implications associated with the consultation.

This summary report and the associated presentation seeks to address the above points by setting out the policy directions and consultation proposals associated with the Core Strategy (Draft for Consultation).

2. Policy Directions
As detailed in the 6th July 2009 meeting, an early form of the draft Core Strategy was subject to review by a central government Planning Inspector. The consultation draft Core Strategy will seek to take on board relevant recommendations of the review.

As shown by the outline contents page provided as Appendix A, the Core Strategy is effectively divided into two components – a strategy for future growth over the next 15-20 years, and the considerations, requirements and other implications associated with achieving the growth strategy in a sustainable way.

Spatial Vision and Objectives
This part of the Core Strategy is divided into two main chapters. The first sets the vision, objectives and Borough wide strategy for growth over the next 15-20 years.
the second sets out in greater detail how specific parts of the Borough will contribute
to achieving them.

The vision acknowledges a variety of influencing factors, including the nature of
historical development, changes in the Borough’s population, housing stock and
number of local jobs. It seeks to achieve the most sustainable form of development
possible.

Key components of the vision include:

- achieving levels of housing growth equivalent to around 366 homes per year
- focussing housing growth in and around the main town centres and on areas of
  higher accessibility, particularly within the London Plan Opportunity Areas
- accommodating an increase the number of jobs in the Borough of approximately
  13,000 (or roughly 16%) by 2026 with Belvedere Industrial Area and Bexleyheath
  Town Centre playing a particularly strong role in this respect
- locating new development so as to retain and enhance Bexley’s suburban identity
  and comparatively high levels of safety and attractiveness, protect its historical
  features and respond to the ongoing risks associated with flooding and climate
  change.
- permitting development that will also start to compensate for the poor levels of
  sustainable design and construction associated with much of the existing
  development, contribute to renewal and redevelopment within the suburban
  heartlands and provide a genuine choice of homes that people can afford.
- ensuring that areas mainly located in the north of the Borough, which suffer from
  greater incidence of crime and multiple deprivation, are subject to targeted
  improvement and regeneration.
- promoting a wide range of successful business that attracts skilled labour to the
  Borough and the lack of skills and educational attainment in the existing
  population is addressed to facilitate this
- ensuring that redundant industrial areas and areas of estate renewal are
  particularly used as opportunities to further contribute to regeneration in the
  London Plan Opportunity Areas, as well as contributing to renewal in other parts
  of the Borough
- ensuring that local facilities and services will meet need arising from growth, town
  centres retain and enhance their viability and vitality within the existing hierarchy
  of centres and diversify to meet local needs
- protecting Green Belt and other areas of designated open space, including
  waterways and ensuring that they continue to act as an important resource for
  health and active lifestyles, nature conservation and biodiversity and Bexley’s
  suburban identity
- reducing reliance on the car by minimising the need to travel and improving the
  diversity and integration of transport modes.
- Improving accessibility, both within the Borough and between the Borough and
  surrounding areas with emphasis placed on new north-south transport links and
  improved modes of transport in areas that are subject to housing and job growth

A number of more detailed objectives derive from the spatial vision. They have not
changed significantly throughout the process of creating the Core Strategy. The
main, spatial objective states:

- Promote development that assists the renewal of the Borough and enhances the
  quality of life of all Bexley residents. Encourage development that promotes social
inclusion, addresses local social and economic needs and provides a better environment.

While the other objectives are as follows:

- Take account of the impacts of climate change, and reduce flood risk to and from existing and new development. Seek to reduce carbon dioxide emissions, increase energy efficiency, and increase the use of renewable energy sources.
- Maximise the efficiency of all resources and utilities and maintain the highest standards of water quality for drinking and recreation.
- Protect and improve the natural environment, public health and safety, and amenity for both current and future generations of Bexley residents through policies to minimise noise, air and water pollution, and promote the reclamation of contaminated land.
- Minimise waste generated in the borough through increasing re-use and recycling. Recover and dispose of waste without endangering human health or harming the environment and ensure waste is disposed of as near as possible to place of production.
- Make Bexley a healthier place by working in partnership to provide access to health services; provide opportunities for sport and physical activity and promote development that encourages healthy lifestyles.
- Create a borough of contrast and choice of living styles, through preserving and enhancing the best areas of family housing and encouraging high quality, compact, mixed use, and higher density development in locations with good public transport.
- Provide for homes to meet the full range of needs, including for the elderly, the young, families and disabled people and others with specialist or different requirements. Offer a range of home choices in terms of size, type and price and including a supply of affordable homes to meet identified needs.
- Promote sustainable forms of transport and seek to reduce the need to travel by ensuring that jobs and other facilities are easily accessible to homes. Work towards a more comprehensive, high-quality and integrated transport system, which better meets the needs of residents, businesses and visitors to Bexley.
- Create new built environments with the needs of people in mind, which are attractive, environmentally sustainable, accessible, safe, have their own distinctive identity but respect and enhance local character.
- Encourage the creation of sustainable, inclusive communities that are mixed and balanced, safe, harmonious and well supported by physical and community infrastructure.
- Maintain and develop leisure and entertainment facilities in the borough to suit a variety of ages and preferences and promote Bexley as a visitor destination.
- Support the strengthening and growth of a diverse local economy. Promote the growth of industry clusters and emerging sectors, particularly knowledge-based industry and encourage the development of skills to support this.
- Sustain and enhance vibrant and viable town centres, acting as a focus for accessible community, leisure and cultural facilities.
• Protect the borough’s open space resource as a valuable environmental and recreational asset; improve the quality of this resource where required and protect and enhance the biodiversity and ecology of the borough.

• Give high priority to conserving and enhancing Bexley’s built and natural heritage including its archaeology and geology.

The Spatial Strategy

The spatial strategy provides further detail in respect of the vision and objectives set out above. This part of the Core Strategy is also split into two elements – the drivers for change in the Borough, and the preferred spatial approach itself. The drivers for change include population change, growth in homes and employment and the key locations where these will occur, and the transport and open space needed to support this growth.

The spatial strategy reflects Bexley’s role as a London Borough located in the heart of the Thames Gateway growth area. This position is balanced with an understanding of the importance of the Borough’s suburban character, historic environment and protected open spaces.

The preferred spatial strategy capitalises on the position of Bexley along the River Thames and provides two enabling policies that will drive the detailed spatial vision and are set out.

The first policy brings together the concepts of sustainable development, Bexley’s suburban identity and developing healthy communities and links directly from Bexley’s Sustainable Community Strategy (SCS). It seeks to apply the principles of sustainable development as set out in the SCS, including the desire to optimise the health of Bexley’s community to enable a better quality of life for future and existing residents. It therefore seeks to achieve appropriate land uses, make the best use of land and reduce the environmental impact of development. It recognises the areas within the Borough that give it it’s distinctive, family friendly character and identifies the opportunities that can be taken to improve areas of poor environmental quality.

The second policy identifies the main areas of change, which are the London Plan Opportunity Areas for regeneration, and our key town centres for intensification/diversification. It seeks to ensure that homes, jobs, facilities and services to support these will be located in accordance with the below spatial strategy.

The preferred spatial strategy may be summarised as follows:

Through the Greater London Authority Strategic Housing Land Availability Assessment, Bexley has identified enough potential land to produce an equivalent of 366 homes per year until 2026. The areas in and around Sidcup, Welling and Bexleyheath town centres have been identified for their particular roles in delivering growth and change.

Indications are that locating growth in and around the Borough’s town centres would maximise the benefits of development. Many of the centres have established concentrations of community facilities and services. Residents would have a greater potential of being located near to existing jobs. Locating future development solely in town centres would potentially cause pressure on certain elements of infrastructure. There is also less public open space in town centres compared to other areas of the Borough.
In addition, an area of regeneration potential that generally corresponds to the London Plan Opportunity Areas and also falls within the Thames Gateway growth area, has also been identified. This area incorporates Erith and Crayford town centres. Additionally, the north of the Borough is located within the London Plan Opportunity Areas This increases the likelihood of funding being made available for regeneration and infrastructure being provided to support growth, which may allow Bexley to increase future levels of development.

Bexley’s Employment Land Study estimates that an extra 13,000 new jobs could have been created in the Borough by 2026. Belvedere Industrial Area and Bexleyheath Town Centre will play a particularly important role in accommodating job growth, although there will also be a contribution from other employment areas and town centres.

There is a clear signal that the Borough’s infrastructure, particularly transport infrastructure will struggle to meet demand from high levels of housing growth. Indeed, indications are that, even with no growth in housing, the amount of traffic on the Borough’s roads is likely to increase by around 20% by 2026. Whilst the Core Strategy sets out aspirations in respect of infrastructure provision, including a Crossrail extension to Ebbsfleet, it cannot plan its future growth around such aspirations, where they are beyond the Council’s control or future resources. The positive impacts of strategic infrastructure projects are likely to be felt beyond the existing time frame of the Core Strategy.

Additionally, the level of planning contributions arising from a higher level of housing growth would not fully compensate for the impact of proposed growth, even though the level of planning contributions arising from increased levels of housing growth would be greater than lower levels of growth. A level of housing growth that lies within the capacity of existing or confirmed infrastructure and services is therefore considered essential in order to be considered deliverable.

The spatial strategy proposals are graphically represented in a ‘key diagram’.

Modelling exercises, matrices and preferred spatial strategy were subject to public consultations that took place between December 2008 and May 2009. The proposals contained within the preferred spatial strategy received significant public support.

As stated at the beginning of this Section, the Core Strategy is effectively divided into two components – a strategy for future growth over the next 15-20 years, and the considerations, requirements and other implications associated with achieving the growth strategy in a sustainable way. The next part of the Section considers the latter elements.

**Specific Land Use Requirements**

The key land uses in the Borough have specific requirements that will allow the spatial strategy to be fulfilled in a way that will contribute most effectively to sustainable development.

This section of the Core Strategy will include more detailed policies on requirements for homes, employment uses, town centre uses and transport considerations.

The ‘homes’ policies will include a requirement for a mix of dwelling types, size and tenures to meet the needs of Bexley’s current and future population, subject to viability considerations. Over the plan period, the Core Strategy will potentially seek 50% of these to be ‘affordable’, with a 70/30 split of social rented/intermediate units. This will apply in private residential schemes of 10 units or more, again, subject to viability considerations.
The employment use policy will aim to ensure that residents have access to a variety of local jobs and to ensure that local businesses are able to access a wide range of skilled workers and employment sites. It has regard to the objectives set out in Bexley’s Economic and Employment Strategy and Bexley’s Regeneration Framework.

The town centres uses policy relates to preserving and enhancing the existing network of town centres, including maintaining and enhancing the vitality and viability of these town centres. It will protect the community function of the town centres and will ensure that retail remains at the heart of town centres, whilst complementing the diversification aims of the policy associated with the spatial strategy.

The transport policy seeks to achieve a comprehensive, high quality, integrated and sustainable transport system, which makes the most of existing transport infrastructure within the Borough and seeks to secure major new sustainable transport schemes of direct benefit to Bexley. It includes the appropriate use of relevant parts of Bexley’s waterway network for this purpose.

Area Considerations

These policies are linked back to the spatial strategy policy set out above and provide further detail as to how specific localities contribute to Bexley’s sustainable growth. The areas are – Bexleyheath as the strategic town centre, the major district centres of Erith, Sidcup, Crayford and Welling, and the other district centres.

Belvedere strategic employment area is also identified, as are the London Plan Opportunity Areas of Slade Green, Abbey Wood and Thamesmead, where we will be seeking intensification of housing development.

Each area has unique opportunities and constraints that are considered in these policies. For example, the Crayford policy will recognise the local flooding issues, its location within the Thames Gateway and London Plan Opportunity Area and the potential opportunities associated with the Thames Road Employment Area.

The Bexleyheath policy will seek to ensure that the town retains its role as the strategic centre for the Borough offering a variety of high quality retail shops and the focus for local jobs. Local strategies, such as the Improvement and Development Framework and Night Vision Strategy that help to deliver the Core Strategy Policy are also referred to here.

Implications on Natural Resources

This chapter of the Core Strategy recognises that there will be implications on natural resources resulting from the spatial strategy proposals. It aims to minimise the impacts in this respect. It includes policies on climate change adaptation and mitigation, sustainable use of natural resources and sustainable waste management.

The climate change policy recommends that all proposals for development, including residential extensions of 60m² or greater will be required to take account of the causes of climate change and mitigate against the potential effects. This policy will address flood risk management of the Borough and identify use of our open space and waterways to help mitigate and adapt to climate change in this respect.

The sustainable use of natural resources policy identifies the types of schemes that should be incorporated into development to promote resource and energy efficiency. This includes low carbon energy schemes, community heating schemes and sustainable drainage systems. This policy also supports transport and utilities infrastructure that is required to support the spatial strategy, subject to environmental constraints.
The sustainable waste management policy acknowledges that land resources will be required to deal with waste arising from the spatial strategy and the borough’s legal requirements to address sustainable waste management at a national and European Union level. It seeks to ensure that Bexley collaborates with other South East London Boroughs in the identification and safeguarding of existing sites to meet future demand and regional requirements.

**Considerations of our Built and Natural Environment**

This chapter addresses the matters that may influence or constrain the proposed spatial strategy. This includes issues such as heritage, archaeology, geology and biodiversity, open spaces (including Metropolitan Green Belt), and waterways.

In accordance with the strategic role of the Core Strategy, these matters are acknowledged in policies in order that they may be considered for their own sake. The policy will acknowledge that detailed consideration in respect of the specific topic areas will be brought out in future Development Plan Documents.

For example, the heritage policy will seek ensure that this non-renewable resource is preserved and enhanced, whilst using it to promote local distinctiveness and allowing future generations to benefit from this legacy.

**Infrastructure and Service Requirements**

This chapter sets out a policy on infrastructure requirements including social infrastructure, such as schools and medical centres. The policy will seek to support provision of services and facilities that contribute to implementation of the Spatial Strategy, subject to environmental constraints.

It also includes the Infrastructure Delivery Plan (IDP), where all types of infrastructure requirements are set out to ensure delivery of the spatial strategy. It is this Chapter where the spatial elements of the Council’s key plans and strategies are identified, along with the requirements of other, key service providers. Additionally, this chapter sets out how the Core Strategy will be monitored.

The IDP is required to provide significant detail in respect of the specific schemes. It is a critical element of the Core Strategy and a mechanism to achieve investment and best use of assets for the Borough. As a result, the IDP provides detailed information on the location, requirements, costs, phasing and funding arrangements for identified schemes, including who will deliver them and the contingency arrangements.

3. Consultation Proposals

**Background**

At the 6th July 2009 meeting, the Cabinet Advisory Group expressed concern regarding the potential resource implications associated with the proposed informal consultation on the Draft Core Strategy. The proposals set out in this section of the report seek to minimise these implications.

By way of background, it is worth noting the elements of the Core Strategy that have already been subject to informal consultation with the public, bodies that have an interest in the Borough and organisations that will help deliver the Core Strategy proposals, as follows:
November – December 2006 (with further targeted consultation into spring 2007) – consultation on the Issues facing the Borough in the future and the potential options for dealing with those issues

December 2008 – January 2009 (with further targeted consultation into spring 2009) – consultation on the preferred spatial strategy, indicating the preferred amount and locations of future growth in the Borough. This was used to gain formal sign-up from key organisations to the spatial strategy.

March – May 2009 – consultation on the detailed, topic-based, emerging policy directions and associated analysis work, as well as the analysis work associated with the preferred spatial strategy

The desire to undertake further informal consultation derives from the recommendations of a central government Planning Inspector, as a result of the low response rate received to the March – May 2009 public consultation and the need to gain formal sign-up from remaining organisations that will help deliver the Core Strategy (December 2008 – January 2009 consultation).

In addition, this consultation represents the first occasion when all Core Strategy proposals will be consolidated into one public document.

Proposals

Rather than relying solely on sending paper copies of the Core Strategy and associated documents, it is proposed to use DVDs. There are various advantages associated with this method, including saving paper, officer time and printing costs.

Selected organisations, including key bodies that will help deliver the Core Strategy, will receive a paper copy of the Core Strategy, along with a DVD containing all relevant background documents. They will be invited to comment on all documents. Paper copies of the background documents will only be provided on request.

Those bodies, including council services, who have not yet formally signed-up to the Core Strategy spatial strategy will be contacted personally by staff within the Strategic Planning and Development Division to increase the likelihood of sign-up. Where there is deemed to be little chance of gaining sign-up Senior Officers will be notified, in order that the matter may be pursued further, if appropriate.

Paper copies of the Core Strategy and the main background documents will be sent to all libraries, the Contact Centre and Wyncham House reception along with posters to alert the public to the on-going consultation. The documents will be published on Bexley’s website.

All other organisations and members of the public contained on the LDF consultation database will receive a notification letter that will indicate that the documents are available at the above locations. Although costs have not yet been fully established, it is currently proposed to also enclose a DVD, in an attempt to maximise response rates. The notification will make it clear that paper copies of any document will be provided in exceptional circumstances.

In addition, a press notice will advertise the consultation. This will ensure that Bexley meets its requirements contained within its adopted Statement of Community Involvement.
4. Next Steps and Timetable

Following comments arising from the LDF Cabinet Advisory Group Meeting, it is proposed to provide the documents to the Cabinet Member for Regeneration and Housing, where authority will be sought to undertake the public consultation.

Where agreement is gained, it is proposed to commence consultation in November 2009, for a minimum 4 week period [can we extend over Christmas and make it longer then report back to LDF GAG early in new year?].

It is proposed to provide results of the public consultation to the LDF Cabinet Advisory Group following the consultation.

5. Summary of financial implications

There are no financial implications arising directly from this report. Production of the Local Development Framework relies in part on staff paid from government allocated funding in the form of Housing and Planning Delivery Grant. This is a temporary provision, reviewed annually.

6. Summary of other implications

There are no other implications arising directly from this report. Any implications arising from the individual documents identified in the work programme will be addressed at the time of their preparation and reporting.

7. Summary of Legal Implications

None.

LOCAL GOVERNMENT ACT 1972 – SECTION 100D

List of background documents


Contact Officer: Mark Egerton, Planning Policy Manager

Reporting to: Seb Salom, Head of Strategic Planning & Development
Appendix A – Provisional Contents for the LDF Core Strategy (Draft for Consultation)

Chapter | Contents
--- | ---
Strategic Overview | 
Executive Summary | 
1 | Introduction
2 | Borough Strategy
   - Section introduction (links to other sections and the audit document, to avoid duplication)
   - Summary vision
   - Vision
   - Objectives
   - Borough vision diagram, illustrating the key vision and objectives of the Core Strategy
3 | Setting out the Spatial Strategy
   - Introduction (links to vision and objectives in Chapter 2)
   - Context, background and alternate options considered
   - Approach and targets
   - Policies and justifications
   1. Working towards sustainable development and a healthy community
      - Changes in Bexley’s population
      - Bexleys’ suburban identity
      - Sustainable areas for growth
      - Opportunities for regeneration
   2. The preferred spatial strategy
      - The amount and locations for new housing
      - Changes in employment
      - Town Centre Intensification
      - Transport considerations
   - Key diagram map, illustrating the spatial strategy
4 Other Strategic Matters

- Introduction (links to policies in Chapter 3)
- Context, background and alternate options considered
- Approach and targets
- Policies and justifications
  3. Requirements for homes
  4. Employment use requirements with detail on consolidation
  5. Appropriate town centre uses
  6. Transport types

5 Area Considerations

- Introduction (links to policies in Chapter 3)
- Context, background and alternate options considered
- Approach and targets
- Policies and justifications
  7. Bexleyheath Strategic Town Centre
  8. Crayford Town Centre
  9. Erith Town Centre
  10. Sidcup Town Centre / Foots Cray Business Area
  11. Welling Town Centre
  12. Belvedere Strategic Employment Area
  13. Abbey Wood & Thamesmead opportunity area
  14. Slade Green opportunity area
  15. District Centres

6 Implications on Natural Resources

- Introduction (links to policies in Chapter 3)
- Context, background and alternate options considered
- Approach and targets
- Policies and justifications
  16. Adapting to and mitigating the effects of climate change (including flood risk management)
  17. Sustainable use of Bexley’s resources
     - open spaces and waterways
     - physical infrastructure
     - water, air and soil quality
  18. Sustainable waste and mineral management
7 Considerations of Our Built and Natural Environment

- Introduction (links to policies in Chapter 3)
- Context, background and alternate options considered
- Approach and targets
- Policies and justifications
  19. Heritage and archaeology
  20. Biodiversity and geology
  21. Open spaces and waterways

8 Infrastructure and Service Requirements

- Introduction
- Infrastructure Delivery Plan
- Monitoring
This page is intentionally left blank