

O.C.P.A.G.

THE ORPINGTON CAR PARK ACTION GROUP

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PRESS RELEASE

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O.C.P.A.G. Opposes Latest Application for Tesco Redevelopment of Orpington Car Park

The Orpington Car Park Action Group (OCPAG) opposed the first application that Tesco made for the redevelopment of the Station Road Multi-Storey Car Park site. That application was rejected by the council's Development Control Committee and will now go to a public inquiry following an appeal by Tesco.

However Tesco have now submitted a separate, new application. This reduces the apparent bulk of the building somewhat by lowering the building into the ground with a new basement level and setting back the frontages. The new development is not however substantially different in retail floor space, or car parking provision. It does however have nine more residential apartments.

OCPAG will certainly be lodging objections to the latest planning application. The proposals do nothing to resolve the following problems:

- a - Inadequate public car parking provision for local businesses and retailers. There is still likely to be a shortfall of over 200 spaces as against existing demand.
- b - The worsened traffic congestion will be a major problem, and the new proposals do nothing at all about that problem.
- c - The new store is likely to impact negatively on local residents by 24 hour operation, noise and pollution. Again the new application will not significantly affect those issues.
- d - It may damage other High Street retailers and generally detract from the business and retail environment in Orpington.

OCPAG would like to see a proper mixed development, with adequate car parking and one that is “complementary” to other retailers as originally envisaged in the Planning Brief for this site, which seems to have been abandoned by councillors and council staff for no good reason. We have been unable to obtain, despite numerous requests, a satisfactory explanation of why the Planning Brief was abandoned, even after it had gone to public consultation, and who made the decision to do so.

The desire to take the financial offer from Tesco for the site, which is owned by the council, seems to be overriding sensible planning considerations.

For more information, contact:

Maire Phillips (Secretary) on 01689-832614 (EMail: Maire.Phillips@aermec.co.uk); or Roger Lawson on 020-8467-2685 (Email: roger.lawson@btclick.com).

Important Note: To object to this new proposal, write to: The Chief Planner, London Borough of Bromley, Stockwell Close, Bromley, BR1 3UH quoting planning application reference DC/04/03193/FULL1 before the 23rd September. It is important that as many people object as possible. Also if you live in Bromley it is also worth writing or speaking to your local councillors. Contact OCPAG or Bromley council for more details of the planning application, or to find out who your local councillors are.