

London Borough of Bromley

Report No.
ELS05146

PART 1 - PUBLIC
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Agenda
Item No.

6

Title: **AREA ACTION PLAN FOR BROMLEY TOWN CENTRE - DRAFT INTERIM PLANNING STATEMENT**

Decision Maker: **Development Control Committee**

Decision Date:
14TH June 2005

Decision Type: Non-Urgent Non-Executive Non-Key

Budget/Policy Framework: Within policy and budget

Chief Officer: Chief Planner

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Ward: Bromley Town Centre

1. SUMMARY

- 1.1 Members will recall that at the Development Control Committee last April it was reported that the planning consultants (EDAW), working on the Area Action Plan (AAP) for Bromley Town Centre, would present a draft Interim Planning Statement for discussion. This document is therefore attached as an appendix to this report.
- 1.2 The purpose of the statement is to set out policy guidance for the town centre, prior to the adoption of the AAP in 2007, to assist in the determination of any relevant planning applications received during the interim period. It is crucially important that development proposals submitted during the preparation of the AAP do not prejudice the long-term viability and vitality of the town but rather contribute to the Council's overall vision.
- 1.3 Consultation with key stakeholders has commenced in order to provide the structure for the vision and options for the town. The statutory public consultation will commence in January 2006.

2. RECOMMENDATIONS

- 2.1 Members consider the draft statement and make comments on its contents to enable the consultants to finalise the document.

3. COMMENTARY

- 3.1 The draft Interim Planning Statement has been produced by EDAW following a baseline assessment of Bromley Town Centre and relevant policies in the adopted UDP (1994) and draft 2nd deposit UDP (2002) as well as the Inspector's report (2005) following the UDP Inquiry that was concluded last year.
- 3.2 It has been prepared in accordance with guidance set out in PPS6: Planning for Town Centres and national and regional priorities have been taken into account.
- 3.3 Consultation, by the way of workshops, has begun with key town centre stakeholders that include; Council Officers, Members, land owners, transport operators, public service providers and local interest groups. Due to commercial sensitivity EDAW are also talking separately to some individual companies and land owners.
- 3.4 The criteria for the **Assessment of Development Proposals** can be found on page 22 of the statement. On the issue of prematurity EDAW suggest a reason for refusal being based on development proposals that may prejudice the AAP.

4. POLICY IMPLICATIONS

- 4.1 Any proposals for the town centre will have to take account of government policy especially PPS6 as well as other relevant documents. Prior to the adoption of an LDF (March 2007) any new development proposal sites within the town centre and not envisaged in the UDP, are likely to be considered as 'departures' from the Plan and therefore referable to the Secretary of State.
- 4.2 The Area Action Plan will constitute a Development Plan Document (DPD) and would therefore be subject to independent examination in public but it can, however, introduce new policies.
- 4.3 Both the Greater London Authority (GLA) and the London Development Agency (LDA) have welcomed the AAP process for Bromley town centre, the undertaking of which is supported by the London Plan.

Non-Applicable Sections:	FINANCIAL IMPLICATIONS LEGAL IMPLICATIONS PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	UDP Inspectors report 2005 PPS6 ODPM March 2005