

APPENDIX A
RESULTS OF DESK TOP ANALYSIS

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BROMLEY HOUSING STRATEGY - RESULTS OF DESK TOP ANALYSIS

TABLE 1. PROPOSAL SITES FOR INCLUSION

	Site	Comments
P1	Land off Bushell Way, Chislehurst	MOL in Adopted Plan, UOS and proposal site in 1DD , removed 2DD & return to MOL
P3	Land off Goddard Road, Elmers End	UOS Planning app 24 units likely to be approved
P5A	Worsley Bridge Road	MOL. Proposed at 2DD
P11	Tweedy Road	Planning app undetermined
P14	Bromley North Station	Potentially part of mixed use scheme
P13	Bromley South Station	Leisure potential for 50% housing
P16	Widmore Road, Old Police station	Current app not yet determined (mixed use)
OM57	Ravensbourne College	Pre Inq Change to MDS

TABLE 2. UOS / GB / MOL SITES IDENTIFIED IN FOR INCLUSION

Proposal/OM Site NO	Designation	Site Address	Comments
OM17	GB	Blue Circle Site (Former), Bromley Common	Identified by inspector for inclusion
OM46	GB	Land to rear of Juniper Close, Aperfield Road	Identified by inspector for inclusion
OM30	GB	Land at Cockmannings Lane, Orpington	Identified by inspector for inclusion
OM15	GB	Blackbrook Lane, Bickley	Identified by inspector for inclusion
OM66	GB	The Drift, Croydon Road, Keston	Identified by inspector for inclusion
OM6	MOL	Land to Rear of 91-117 Copers Cope Road	Identified by inspector for inclusion
OM51	UOS	51 Oakley Road/Gravel Road Bromley (Allotment)	Identified by inspector for inclusion
OM13	-	Bickley Station, Bickley, Land adj	Identified by inspector for inclusion
OM26	-	Chelsfield Station	Identified by inspector for inclusion
OM28	-	Clock House Station, Land adj, Beckenham	Identified by inspector for inclusion
OM63	-	St Mary Cray Station, Land Adj	Identified by inspector for inclusion
OM71	GB	Land adjacent to Warren Road, Chelsfield	Considered suitable for further assessment due to proximity to Chelsfield Station
OM29	GB	Cockmannings Farm, Cockmannings Road, Orpington	Considered suitable for further assessment due to proximity to Cockmannings Lane site

SITES NOT FOR INCLUSION IN THE DETAILED ASSESSMENT

TABLE 3. GB / MOL SITES THAT WILL NOT BE INCLUDED IN THE DETAILED STAGE OF THE SEQUENTIAL ASSESSMENT.

Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise

OM No	Designation	Address	Comments
10	GB	Land fronting Beech Road / Highfield Road, Biggin Hill	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
11	GB	Beechwood Nurseries, Shire Lane, Orpington	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
16	GB	Land of Blackness Lane, Keston	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
20 & 60	GB	Land at End of Burwood avenue, Bromley (20) and Land at Hayes Lane/Socket Lane, Bromley (60)	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
21	GB	Land adjacent to Captains Croft Cottages, Luxted Road, Downe (not GB)	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
22, 23 & 24	GB	The Chalk Pit, Old Maidstone Road, Sidcup (22), Land adjacent to the Chalk Pit, Old Maidstone Road, Sidcup (23) and Land adjoining the Chalk Pit, old Maidstone Road, Sidcup (24)	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
25	GB	Tripes Farm, Chelsfield Lane, Orpington	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise

38	GB	Land West of Farnborough Way	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
41	GB	Land rear of Highfield, Rushmore Hill, Pratts Bottom	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
42	GB	Land South of Hockenden Lane, Swanley	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
44	GB	Land between Hope Cottage and Dunboyne, Grays Road, Westerham	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
45	GB	Land between Julian Road & Homestead Road, Chelsfield	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
48	GB	Leaves Green Nursery, (former) Leaves Green Road, Keston)	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
52	GB	Land to North of Old Officers Mess, 18 Main Road, Biggin Hill	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
53	GB	Land at Old Hill Farm, Green Street Green	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
40	MOL	Granby Sports Club, Elmstead Lane, Chislehurst	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
55	MOL	Playing Field adjacent to Elmers End Station, Beckenham	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
49	UOS	London Electricity Depot, Churchfields Road, Elmers End	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise
4	-	24A Scotts Road, Bromley	Inspector recommends no modification to GB/MOL boundary and site should not be allocated for housing in any future sequential exercise

5	GB	Land between 57 and 67 Fox Lane, Keston	No modification to GB/MOL boundary recommended by Inspector
9	GB	Baston School, Baston Road	No modification to GB/MOL boundary recommended by Inspector

SITES NOT FOR INCLUSION IN SEQUENTIAL ASSESSMENT

TABLE 4. PROPOSAL SITES NOT FOR INCLUSION

Site	Reason
Aquila, Golf Road, Chislehurst	Application approved and development started
Widdecombe Road Allotments	Development completed
Bromley Hospital	Development completed
Nugent Industrial Estate	Development approved
Christ Church Halls	Under 0.5
Station Road Car Park	S106 currently being negotiated (mixed use inc residential)

TABLE 5. GB & MOL SITES NOT FOR INCLUSION (reasons stated)

Omission No	Designation	Site	Reason
OM26	GB	Cheyne Centre, Woodland Way, West Wickham	Development started
	GB	Quinteq, Golf Road, Bickley	Approved, development started
3	GB	132 Sutherland Avenue, Biggin Hill	Boundary Alterations only
68	GB	Land adjacent to 3 Tye Lane, Farnborough	Boundary Alterations only
37	MOL	Fairmount Residential Home and adj Land, Mottingham Lane	Boundary Alterations only
67	GB	Land at Thornet Wood Road, Bickley	Place of Worship
31	MOL	City of London Sports Ground Marvels Lane	Leisure & Recreation
64	MOL	Sundridge Park Lawn Tennis & Racquets Club	Tennis & Squash
		114 Leaves Green Road	Totally withdrawn from UDP Inquiry, Exclude
		Viners Farm, High Street, Farnborough	Totally withdrawn from UDP Inquiry, Exclude

APPENDIX B

HOUSING DEVELOPMENT SUSTAINABILITY CHECKLIST

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**BROMLEY HOUSING STRATEGY
HOUSING DEVELOPMENT SUSTAINABILITY CHECKLIST**

This checklist should be completed for all housing developments on sites of 0.5ha or above, or smaller sites which form part of a larger site over 0.5ha that may have potential for residential development.

Site Address:
Site reference number:
Date:

Current Use:

Existing UDP Designation:

SITE PRIORITISATION	Score	Comments
1. PREVIOUSLY DEVELOPED SITE		
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape) or is disused employment land under the terms of paragraph 42(A) of PPG3.	5	
b) The site is a mix of brownfield and Greenfield, with in excess of 70% brownfield	3	
c) The site is Greenfield, or a brownfield/ Greenfield mix with less than 70% brownfield.	1	
2. POTENTIAL FOR THE CREATION OF A DEFENSIBLE BOUNDARY		
a) The site is wholly within a built up area	5	
b) The site is on the edge of the built up area but not projecting into the countryside.	3	
c) The site is on the edge of the built up area/settlement <u>and</u> projecting into the countryside.	1	
d) The site is wholly outside or unrelated to any settlement.	-10	
Site Prioritisation SUB-TOTAL		

SITE APPRAISAL	Score	Comments
3. PHYSICAL/ SOCIAL INFRASTRUCTURE		
Attached at appendix 1 is a checklist of services/ facilities. Please identify how many of these services are within 800m of the site.		
a) The site is within 800m of all essential facilities plus 5 or more from the list of other services	5	
b) The site is within 800m of all essential facilities	3	
c) The site is within 800m of 3 or less of the essential facilities	1	
4. ACCESS BY NON CAR MODES		
a) The site is 400m bus or 800m from rail or existing public transport services, with a range of frequent services available, connecting to a range of destinations with an approximate 30 minute on-vehicle journey time	5	
b) Site has access to public transport services but the range of frequent services, destinations served or walk distance is more restrictive	3	
c) Site is poorly served by public transport with extremely limited choice available within appropriate walking distances (400m bus, 800m rail)	1	
Site Appraisal SUB-TOTAL		

5. OVERALL SCORE

SCORE		Significance
Overall Score/ Percentage		
Site Prioritisation	Site Appraisal	
8 or more	4 or less	Unsustainable Location
	5 or more	Sustainable Location
4 to 7	5 or less	Unsustainable Location
	6 or more	Sustainable Location
2 or less	7 or less	Unsustainable location
	8 or more	Unsustainable – Even a very high site appraisal score may not override the very low site prioritisation score *

* A site with an extremely poor site prioritisation score is unlikely to be able to demonstrate through the examination of local services that it is sustainably located.

APPENDIX C

LPAC STUDY ANNEX 4

Bromley

Site No.	Site Name or House	Number	Street Name	Area (ha)	Development Status 1/1/97	New build or conversion	Gross Capacity	Net Capacity
1		60	ALBEMARLE ROAD		Under Construction	NEW	16	15
2	ALBEMARLE HOUSE		ALBEMARLE ROAD	0.57	Not known	CONV	116	116
3	HILL HOUSE		BECKENHAM LANE	0.00	Under Construction	MIXED	39	39
4	SHERMAN HOUSE		BROMLEY		Application received	CONV	34	34
5	THE OLD FIRE STATION		BROMLEY ROAD		Under Construction	NEW	14	14
6	CANON WORKS AND	24-26	CANON ROAD		Permitted	NEW	19	17
7		27 - 31	CARLTON PARADE		No planning permission	CONV	15	15
8	WALSINGHAM SCHOOL		CHIPPERFIELD ROAD	7.49	Permitted	NEW	26	26
9	FORMER GOODS YARD		CHISLEHURST ROAD	1.65	Complete	NEW	17	17
10		58-60	CHISLEHURST ROAD		Appeal allowed	NEW	10	10
11		5C-5E	COPERS COPE ROAD	0.26	Permitted	NEW	31	28
12		7	COPERS COPE ROAD		Permitted	NEW	12	12
13	AVONSTOWE		CROFTON AVENUE		Permitted	NEW	10	10
14	OPPORTUNITY SITE S. BROMLEY HOSPITAL		CROMWELL AVENUE	2.53	Permitted	NEW	154	154
15	LAND JUNCTION OF AND INCLUDING	1-5	CROXLEY GREEN	1.72	Permitted	NEW	33	33
16		404 - 436	CROYDON ROAD	0.18	Appeal allowed	NEW	14	14
17	BECKENHAM HOSPITAL		CROYDON ROAD	0.57	Application received	NEW	33	33
18		21-35 & 26-28	EDENBRIDGE CLOSE	0.85	Permitted	NEW	30	2
19	CEDARS LAUNDRY		FARNBOROUGH COMMON	0.60	Application received	NEW	23	23
20	"ROUND-ABOUT" AND "FAIRVIEW"		FARNBOROUGH HILL	0.18	Permitted	NEW	15	13
21	FORMER TELCON SITE		FARNBOROUGH WAY	1.80	Permitted	NEW	52	52
22	LAND AT BUILDERS YARD AND WORKS		FOREST CLOSE		Permitted	NEW	13	13
23	AQUILA		GOLF ROAD	2.00	No planning permission	NEW	120	120
24		2	GRASMERE ROAD	0.16	Expired permission	NEW	20	19
25		18	HAYNE ROAD	0.18	Under Construction	NEW	11	11
26	NORTON HOUSE		HAYNE ROAD		Permitted	CONV	45	-18
27		12	HAYNE ROAD	0.31	Permitted	NEW	24	23
28		309	HIGH STREET	0.06	Application received	CONV	15	15
29	GERRARD/LEANDER HOUSE	2-6	HOMESDALE ROAD	0.19	Not known	CONV	50	50
30	COSMOS HOUSE		HOMESDALE ROAD		Permitted	NEW	52	52
31	SOUTH HOME		KEMNAL ROAD	0.56	Permitted	NEW	13	7
32	THE HOLWOOD ESTATE		KESTON	3.16	No planning permission	NEW	50	50
33		52-54	MAYS HILL ROAD	0.18	Permitted	NEW	10	10
34	IMPERIAL WORKS / ST JOHN'S CHURCH		MILL PLACE	0.11	Permitted	NEW	10	10
35	THE GROVES ESTATE, LAND BOUNDED BY		OAKFIELD ROAD		Permitted	NEW	130	-130
36	FORMER OAKFIELD DEPOT		OAKFIELD ROAD		Permitted	NEW	18	18
37	FORMER DEPOT AND ADJACENT LAND		PLAISTOW LANE		Permitted	NEW	20	20
38	MOUNTFIELD DEPOT (FORMER)		SANDWAY ROAD		Under Construction	NEW	12	12
39	ORPINGTON HOSPITAL		SEVENOAKS ROAD	12.50	Permitted	NEW	350	350
40	GODDARD ROAD		SHIRLEY CRESNET	1.62	No planning permission	NEW	26	26
41		10-12	SHORTLANDS ROAD	0.15	Expired permission	NEW	12	10
42	LANGLEY COURT		SOUTH EDEN PARK ROAD	27.25	Permitted	MIXED	220	220
43		18	STATION ROAD		Under Construction	NEW	18	18
44		15	SUNDRIDGE AVENUE	0.21	Application received	CONV	10	9
45		38	THE AVENUE	0.22	Application received	NEW	14	13
46	1-6 WESTGATE COURT		THE AVENUE		Permitted	NEW	20	14
47		64-66	TINTAGEL ROAD	0.34	Application received	NEW	25	23
48	OPPORTUNITY SITE D	2-38	TWEEDY ROAD	0.37	No planning permission	NEW	34	34
49	OPPORTUNITY SITE F	38A - 58	TWEEDY ROAD	0.20	Application received	NEW	12	12
50		66 - 70	TWEEDY ROAD	0.16	No planning permission	NEW	50	50
51	SHORTLANDS PUMPING STATION		VALLEY ROAD		Permitted	MIXED	21	20
52	FARNBOROUGH HOSPITAL		WELLBROOK ROAD	1.37	Permitted	NEW	68	68
53		56	WESTMORELAND ROAD		Permitted	NEW	11	10
54	"HEATHERCROFT" AND	80	WESTMORELAND ROAD	0.26	Complete	NEW	14	14
55		99-101	WIDMORE ROAD	0.17	Expired permission	NEW	22	20
56	NEW FARNINGHAM HOUSE		WOOD DRIVE	0.90	Expired permission	NEW	16	16
57	SITE OF LEWISHAM COLLEGE		WORSLEY BRIDGE ROAD		Permitted	NEW	78	78