



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

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DATE: 12 July 2016

EXECUTIVE

Meeting to be held on Wednesday 20 July 2016

Please see attached additional site specific issues not dealt with under the Local Plan sections already reported.

12 DRAFT LOCAL PLAN (Pages 3 - 52)

Copies of the documents referred to above can be obtained from
<http://cds.bromley.gov.uk/>

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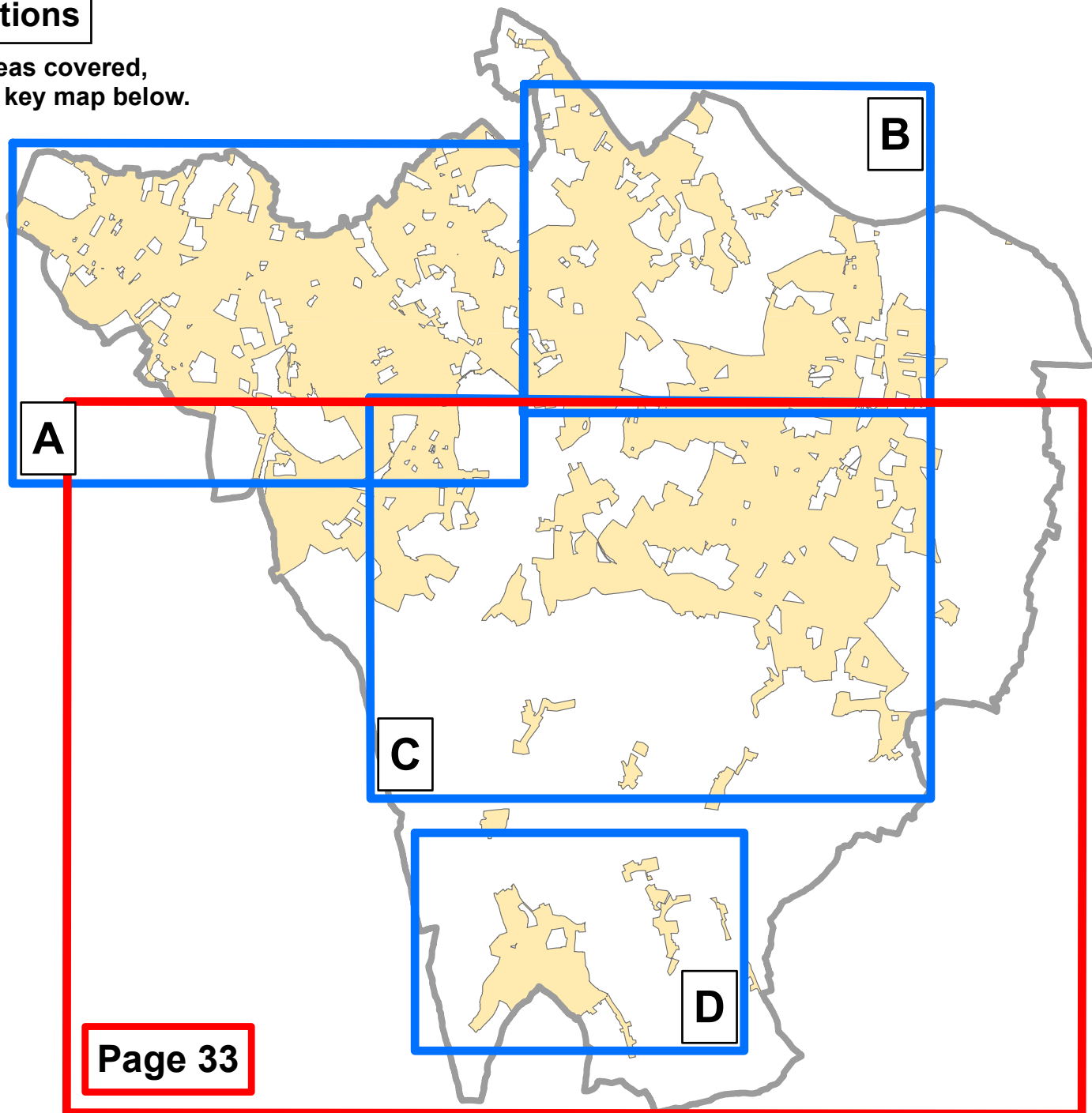
Additional site specific issues not dealt with under the Local Plan sections already reported to Committee

The schedule and maps in this document detail sites not falling clearly within the sections of the Local Plan already reported to Members, they comprise:

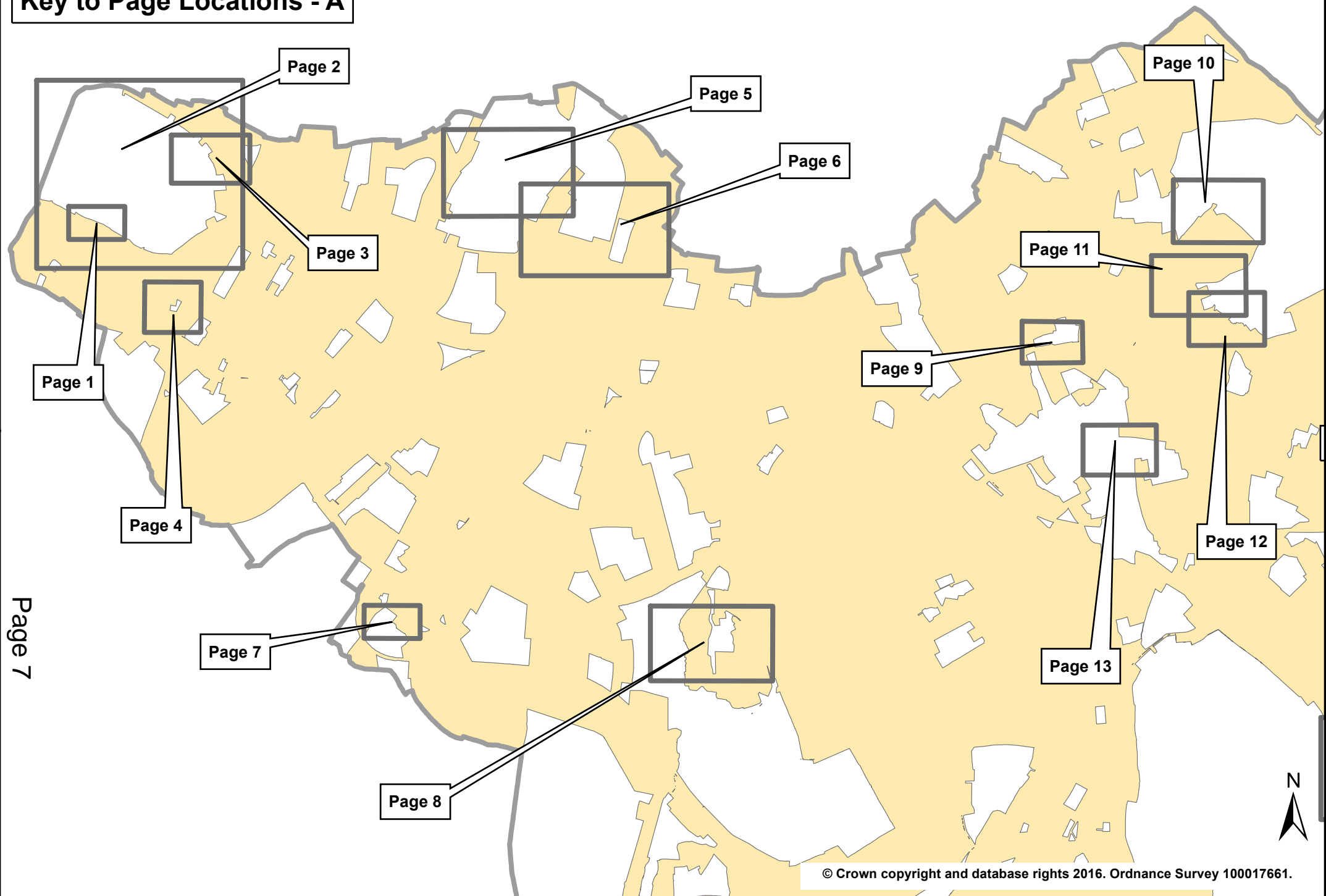
- Specific representations on Local Plan consultations not already dealt with under specific sections of the plan;
- Corrections (cartographic errors and open land sites which are completely developed and do not fulfil the functions covered by those designations; and
- Changes to boundaries designated outside the Local Plan process which have policies in the Local Plan associated with them

Key to Page Locations

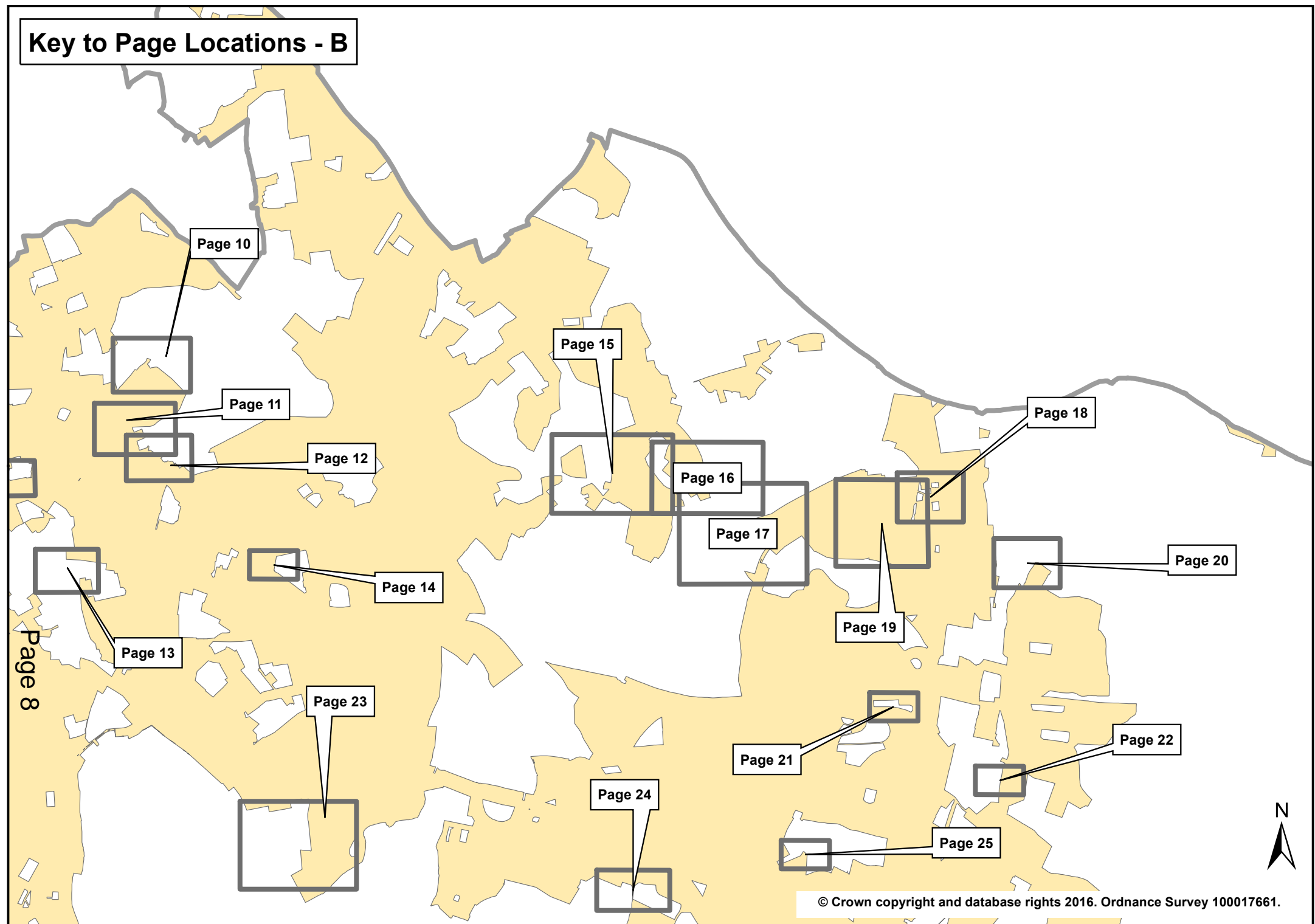
Note - Because of the areas covered,
page 33 is shown on the key map below.



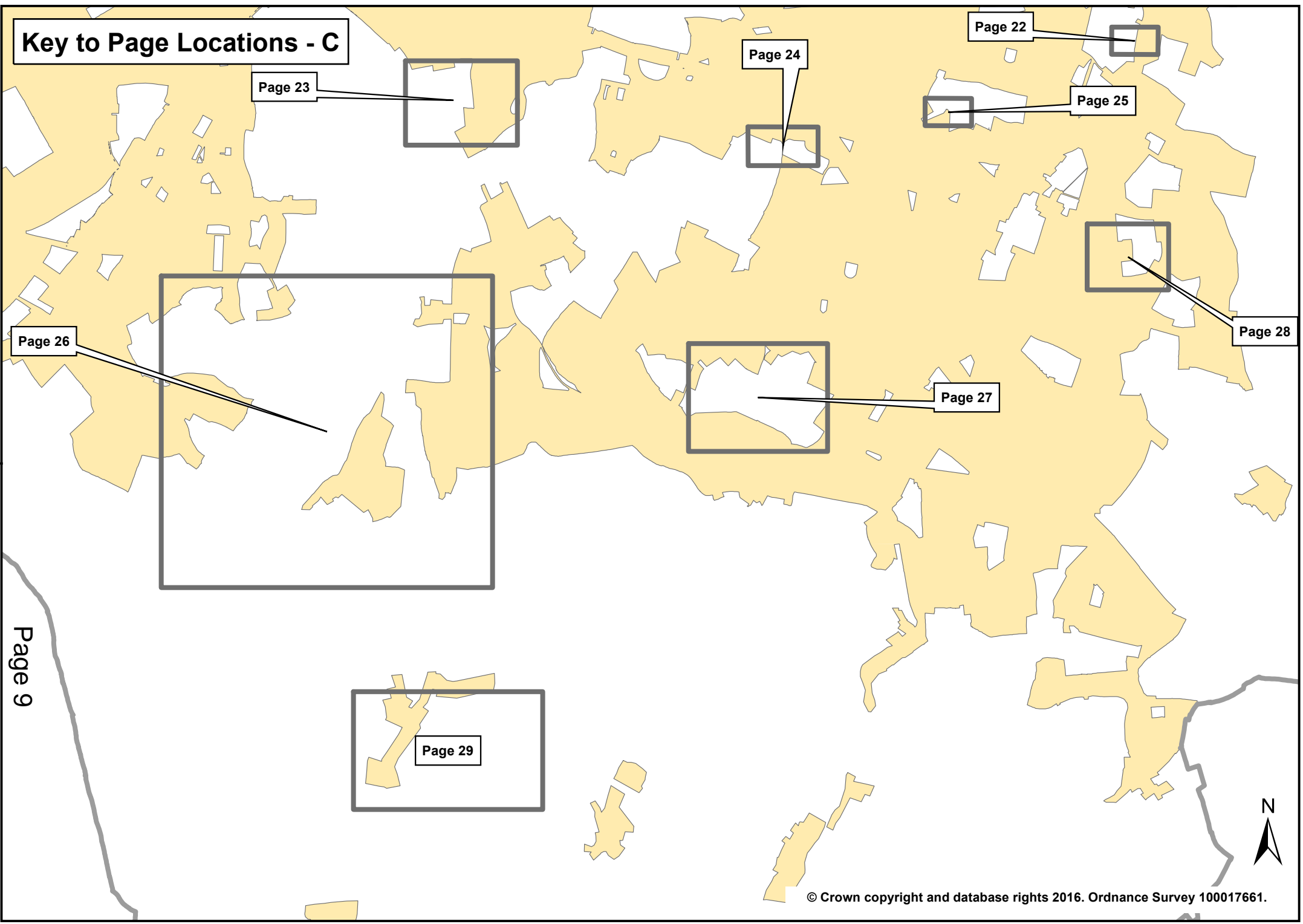
Key to Page Locations - A



Key to Page Locations - B



Key to Page Locations - C



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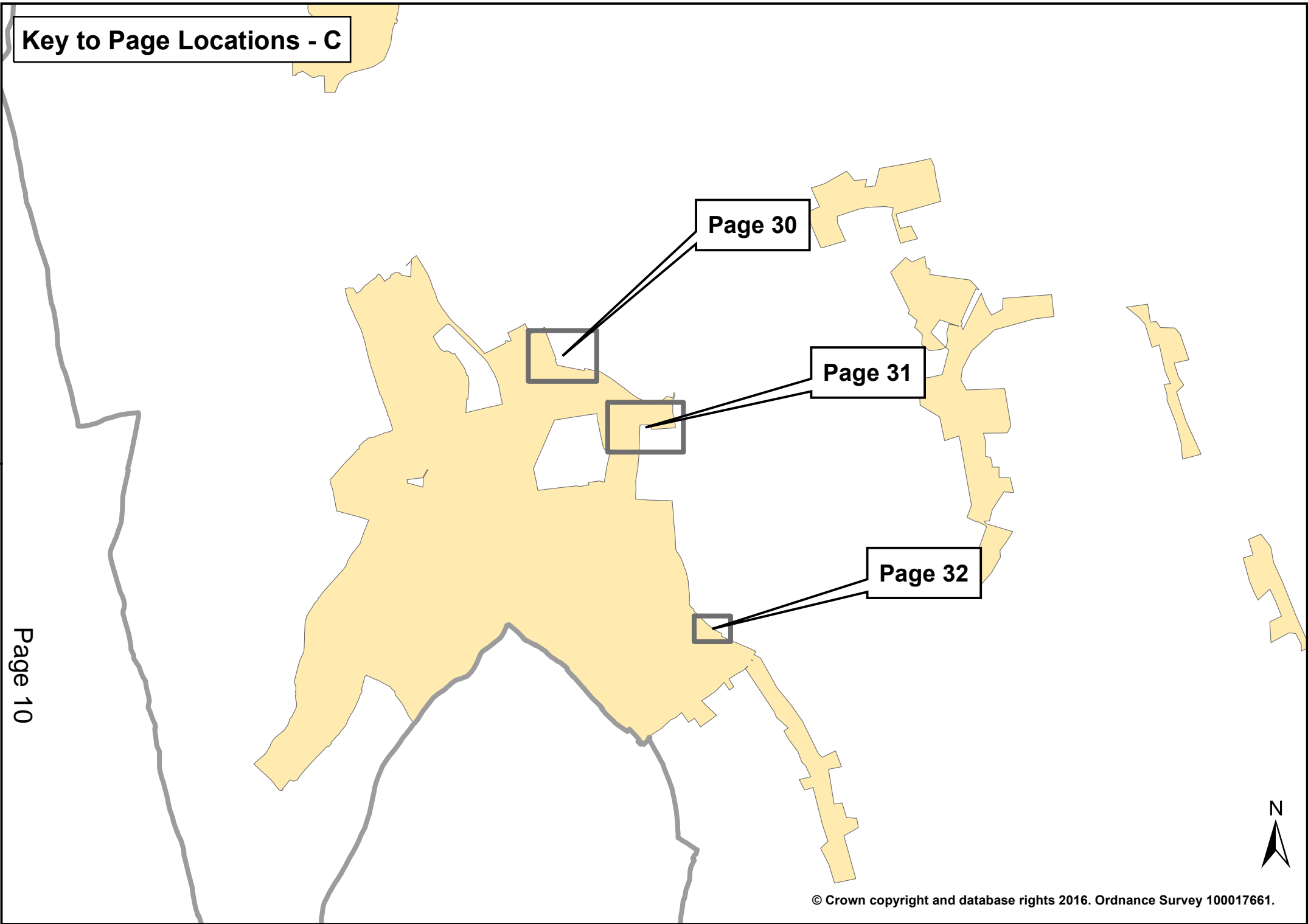
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Key to Page Locations - C



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Page Key Letter	Page Number	Site Number	Site	UDP Designation	Requested / Suggested Change	Representation / Reason	Source of suggested Change ⁽¹⁾	Representation on consultation (highlighted)	Officer Comment and Recommendation
A	1	1	Crystal Palace Park, highway land outside	MOL	Delete MOL	Highway land, not part of the open space	Officer suggestion	No	Delete MOL designation.
A	1	2	Crystal Palace Park/National Sports Centre entrance.	MOL	MOL to UOS	Not part of Crystal Palace Park, but important small amenity area in combination with site 3 warrants protection as UOS.	Officer suggestion	No	Change designation from MOL to UOS.
A	1	3	Ledington Road, amenity space opposite Crystal Palace Station	None	None to UOS	Not part of Crystal Palace Park, but important small amenity area in combination with site 2 warrants protection as UOS.	Officer suggestion	No	Designate as UOS
A	1	4	Land, road, footways and amenity open space at western entrance to park	None	None to MOL	The MOL should align with the existing park Area of Archaeological Significance boundary (which is also the CPP Deed boundary).	An individual on DP & D	Yes - An individual on DP & D	Only the amenity open space warrants an OS designation and UOS would be more appropriate and that area (sites 2 & 3 combined should be designated UOS). See recommendations on 1. & 2. above
A	2	5	Crystal Palace Park and National Sports Centre	MOL/AAS	Include in Conservation Area	The area is part of the park and is of the same importance and should be included in the Conservation Area.	Crystal Palace Community Association on CSID	Yes - Crystal Palace Community Assn on CSID	Accept in principle, but can't be progressed via Local Plan process. No change to designation on the Local Plan Map.
A	2	6	Crystal Palace Park and National Sports Centre	Various	Add Green Chain Designation	Include in Green Chain in light of Southwark Extension to the latter	Green Chain Working Party on DP & D	Yes - Green Chain Working Party on DP & D	This is logical and there is no reason why the land should not be included in the Green Chain. Designate the entire Crystal Palace park area as Green Chain as well as MOL, the two boundaries should be identical. Designate the Crystal Palace Park MOL land as Green Chain.
A	2	7	Crystal Palace National Sports Centre, Ledington Road	MOL/AAS/CA/MD S	Re-siting of CPFC ground from Selhurst Park (Rep)	The proposal of a football club in Crystal Palace Park would offer a unique opportunity to bring significant benefits to both the immediate and wider area. It could help breathe new life into both the sports centre and the park, providing significant social, environmental and economical enhancements to the benefit of the community.	Crystal Palace FC on CSID	Yes - Crystal Palace FC on CSID	It is considered that such a proposal is best progressed through a planning application. No Change recommended
Page 11	3	8	The Lodge, Crystal Palace Park Road	None	None to MOL	The consultee is of the opinion that as the land lies within the area covered by the original Crystal Palace Park Deeds, it should be designated as MOL and be co-terminus with the Conservation Area.	An individual on DP & D	Yes - An individual on DP & D	The designation relates to the nature of the land, i.e. open space. This is not open land but established built development. No change recommended
	3	9	One O'Clock Club, Crystal Palace Park Road	None	None to MOL	The consultee is of the opinion that as the land lies within the area covered by the original Crystal Palace Park Deeds, it should be designated as MOL and be co-terminus with the Conservation Area.	An individual on DP & D	Yes - An individual on DP & D	The designation relates to the nature of the land, i.e. open space. This is not open land but established built development. No change recommended
	3	10	St. John Ambulance hut and car park, Crystal Palace Park Road	None	None to MOL	The consultee is of the opinion that as the land lies within the area covered by the original Crystal Palace Park Deeds, it should be designated as MOL and be co-terminus with the Conservation Area.	An individual on DP & D	Yes - An individual on DP & D	The designation relates to the nature of the land, i.e. open space. This is not open land but established built development. No change recommended

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A	3	11	Park maintenance hut and yard, Crystal Palace Park Road	None	None to MOL	The consultee is of the opinion that as the land lies within the area covered by the original Crystal Palace Park Deeds, it should be designated as MOL and be co-terminus with the Conservation Area.	An individual on DP & D	Yes - An individual on DP & D	The designation relates to the nature of the land, i.e. open space. This is not open land but established built development. No change recommended
A	4	12	Formerly part of James Dixon School	None	None to UOS	When the redevelopment of the site was granted permission, the Section 106 agreement stipulated that part of the site would be public open space, this is now the case and the boundary of the UOS should be amended accordingly.	Officer suggestion	No	Make the amendments to the UOS designate as suggested to reflect the current uses of the land.
A	4	13	Formerly part of James Dixon School, now residential properties in Castledine Road	UOS	Delete UOS	Developed, remainder of the site to be public open space S106 agreement based on UOS designation through local plan system	Officer suggestion	No	Delete UOS as suggested to reflect the current uses of the land.
A	5	14	Lower Sydenham LSIS & River Poole SINC	Business/SINC	Amend LSIS & SINC boundaries	Delete the LSIS designation from areas falling within the SINC.	An individual on DP & D	Yes - An individual on DP & D	Some of the SINC is developed, in industrial use and contributes nothing to nature conservation. The LSIS and SINC boundaries should be amended to align with land in use for industry not the exact area indicated by the consultee. Amend the boundaries of both the LSIS and SINC to reflect the current land uses.
A	6	15	Kent County Cricket Ground, Worsley Bridge Road, Beckenham	MOL/GC	Delete MOL/GC	Permission granted for residential development which has taken place and can no longer be considered to warrant any open space designation.	Officer suggestion	No	Delete MOL/GC designation
A	7	16	Part of former Goddard Road allotments	None	None to LSIS	Redeveloped for Business use. Development Control Committee as part of the DP & D consultation have already endorsed change of designation of the adj land currently designated as UOS to LSIS.	Officer suggestion	No	Designate as LSIS to reflect the current uses of the land.
A	8	17	Wall Garden Close, 7-12 (Former Glaxo site)	UOS	Delete UOS	Developed for residential development. Development Control Committee has already endorsed other changes to UOS designations on the former Glaxo site as part of the DP & D consultation..	Officer suggestion	No	Delete UOS designation to reflect the current uses of the land.
A	8	18	Glaxo Smith Kline site, South Eden Park Road	MOL	None to Residential proposal	The need for housing needs to be balanced against open space provision.	Signet for Altessen on O & PS	Yes - Signet for Altessen on O & PS	The land is an integral part of the MOL in the area and in active recreational use. No Change recommended
Page 12	9	19	24 - 34 Farwig Lane, Bromley, small corner of car park.	None	None to LSIS	Part of the business car park to the Locally Significant Industrial Site, essentially a cartographical error.	Officer suggestion	No	Designate as LSIS to reflect the current uses of the land.
	10	20	Land adjacent to Wyndways, Garden Road, Bromley	MOL/GC	Delete MOL/GC	Redeveloped for residential in 2011, no longer open land does not perform MOL/GC function.	Officer suggestion	No	Delete MOL/GC designation
	11	21	67 Plaistow Lane	MOL/GC	Delete MOL/GC	Residential not strictly part of MOL/GC	Officer suggestion	No	Delete MOL/GC designation
	12	22	Former Trinity School, Plaistow Lane, Bromley	MOL/GC	Delete MOL/GC	The application permitted the development of this land which is currently in the construction stage.	Officer suggestion	No	Delete MOL/GC designation
A	13	23	Lownds Court and entrance to Intu Centre adjoining Queens Gardens	UOS	UOS (DP & D recommended removal of UOS)	The land proposed for removal lies wholly within the area covered by the legal indenture of 1898 assigning this land to the people of Bromley for recreation which the UOS designation rightly acknowledges in current legal terms.	Friends of Bromley Town Parks & Gardens on DP & D	Yes - Friends of Bromley Town Parks & Gardens on DP & D.	Despite the points raised by the consultee, the land has now been developed and no longer performs an open space function. No Change recommended

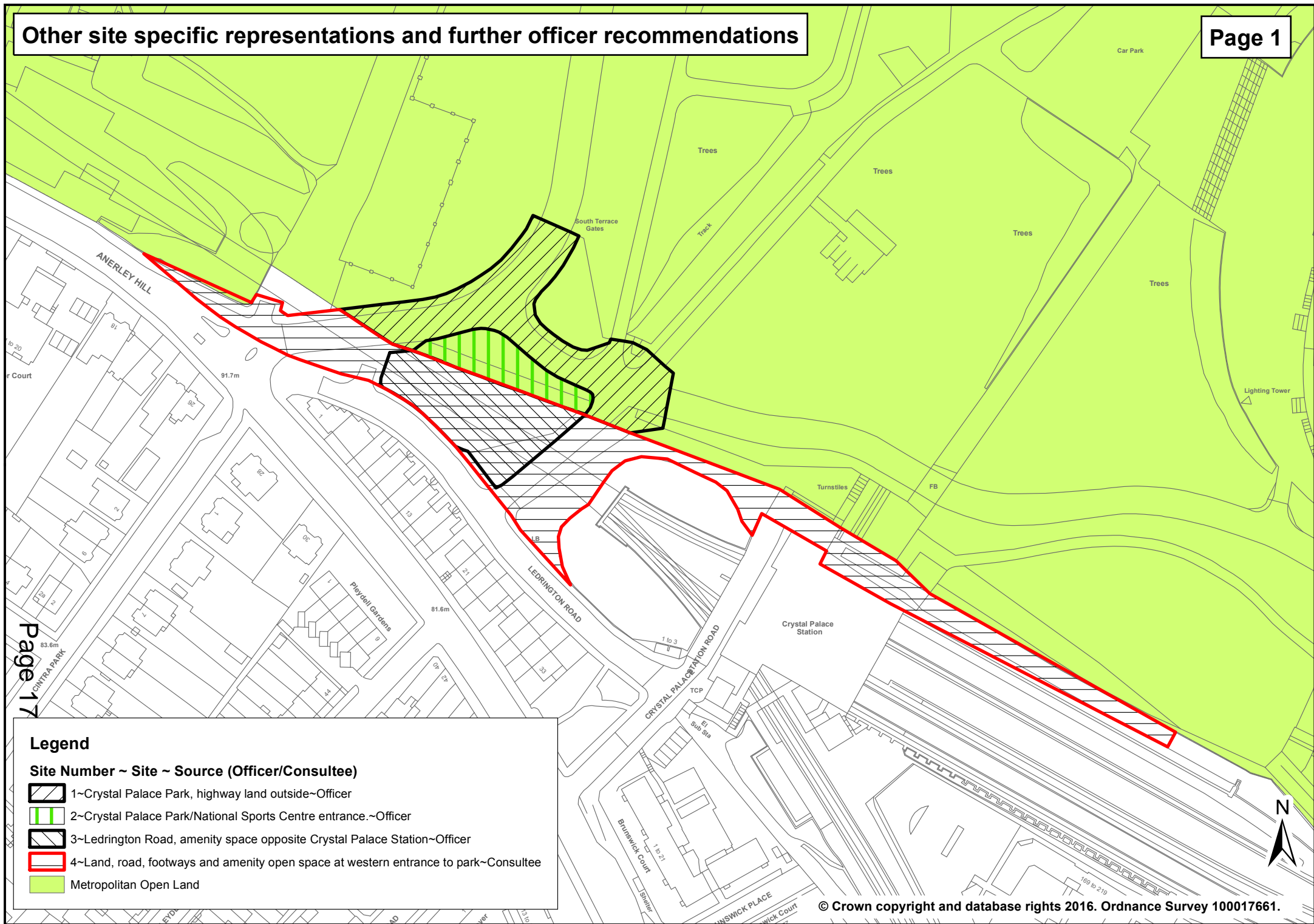
Page Key Letter	Page Number	Site Number	Site	UDP Designation	Requested / Suggested Change	Representation / Reason	Source of suggested Change ⁽¹⁾	Representation on consultation (highlighted)	Officer Comment and Recommendation
A	13	24	Footpath adjoining Queens Gardens	UOS	UOS (DP & D recommended removal of UOS)	The land proposed for removal lies wholly within the area covered by the legal indenture of 1898 assigning this land to the people of Bromley for recreation which the UOS designation rightly acknowledges in current legal terms.	Friends of Bromley Town Parks & Gardens and an individual on DP & D	Yes - Friends of Bromley Town Parks & Gardens and an individual on DP & D	This is a footpath not part of the open space. No Change recommended
A	13	25	Southern boundary of the Queen's Gardens UOS	UOS/None	UOS	The southern boundary of the Queen's Gardens UOS should be extended to align with the Pavilion Leisure Centre walkway. I understand the Gardens here were extended to compensate for open space lost to building The Glades. The southern area is now part of the Gardens and should receive the same protection of UOS along a natural boundary.	An individual on DP & D	Yes - An individual on DP & D	This land has now been developed as restaurants, but include some of land which is being re-instated as open space in the UOS designation. No change other than designated the re-instated portion as UOS
A	13	26	Queens Gardens/Intu	None	Exclude from Opp site M include in Opp site E	This land has now been developed as restaurants, but include some of land which is being re-instated as open space in the UOS designation.	nlp for Intu Properties plc on O & PS	Yes - nlp for Intu Properties plc O & PS	No further development other than that completed is envisaged on the site and certainly no further encroachment onto Queens Gardens would be considered appropriate. No Change recommended
B	14	27	St Hughes Playing Fields, Bickley Road, Bickley	none	None to UOS	Part of Bullers Wood School playingfields	Officer suggestion	No	Designate as UOS
B	15	28	St Nicholas Church, Chislehurst	SINC	SINC only, rescind DP & D recommendation for GB designation (Rep)	There appears to be no valid reason for it and it makes no difference to the use of the land. It does however make it more difficult for the Church to carry out any kind of building work in the future and is quite unnecessary.	Parochial Church Council, Chislehurst Society and an individual on DP & D	Yes - Parochial Church Council, Chislehurst Society and an individual on DP & D	There is little chance of this ever being proposed for development so the GB designation is not essential. Retain the land in the GB
B	16	29	Land R/O 4 Cardinal Close & 47 & 49 Holbrook Lane, Chislehurst	GB	Retain the land in the GB	This change as there appears to be no valid reason for it and it makes no difference to the use of the land.	An individual on DP & D	An individual on DP & D	The deletion of GB here was to define it by the OS boundary, its remaining in the GB would do no harm. Retain the land in the GB
B	17	30	St Peter & St Paul, St Paul's Wood Hill, St Paul's Cray	GB	Delete GB	This site adjoins an existing residential area, has extensive building coverage and provides the opportunity for greater social infrastructure, in particular secondary education. Request that the Green Belt Boundary should be amended in this location.	JTS Partnership for The Roman Catholic Diocese of Southwark on DP & D	Yes - JTS Partnership for The Roman Catholic Diocese of Southwark on DP & D	No firm plans for school expansion, therefore anything in future would have to be dealt with as 'very special circumstances' No change recommended
B	18	31	89 - 93 Midfield way, Orpington.	UOS	Delete UOS	Gardens of residential properties.	Officer suggestion	No	Delete UOS
B	18	32	R/O Properties, Croxley Green, Midfield Way & Horsell Road, Orpington	UOS	Delete UOS	Residential garages	Officer suggestion	No	Delete UOS
Page 13	18	33	Whippendell Close	None	Delete UOS	Prior to the redevelopment of this complex, this was amenity space, now road and parking.	Officer suggestion	No	Delete UOS
	18	34	R/O properties in Whippendell Close	UOS	Delete UOS	Private amenity space associated with residential development in Whippendell Close, cuts through properties.	Officer suggestion	No	Delete UOS
	19	35	Amenity open space	None	None to UOS	Amenity open space	Officer suggestion	No	Designate as UOS
	19	36	Amenity open space	None	None to UOS	Amenity open space	Officer suggestion	No	Designate as UOS
B	19	37	Amenity open space	None	None to UOS	Amenity open space	Officer suggestion	No	Designate as UOS
B	20	38	Riverside, Main Road & properties in Riverside Close, Orpington	UOS	Delete UOS	Residential development not open space, and should not be designated as UOS.	An individual on DP & D	Yes - An individual on DP & D	Delete UOS
B	21	39	Amherst Drive, part of woodland should be part of SINC	UOS	UOS to UOS & SINC	Boundary of the SINC should coincide with the site boundary & UOS. Minor cartographical error.	Officer suggestion	No	Designate as SINC and retain UOS.
B	21	40	Amherst Drive, Amhurst Close.	SINC	Delete SINC	The boundary of the SINC should coincide with the site boundary & UOS, not cover the highway which has no natural value. Minor cartographical error.	Officer suggestion	No	Delete SINC
B	22	41	Rookery Cottage, High Street St. Mary Cray	UOS	Delete UOS	Residential, not part of park, nor in LBB ownership	Officer suggestion	No	Delete UOS

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C	22	42	Park Entrance, High Street St. Mary Cray	UOS	Delete UOS	Road, not part of the park.	Officer suggestion	No	Delete UOS
C	22	43	1 & 2 The Old Coach House, High Street St. Mary Cray.	UOS	Delete UOS	Residential not in Riverside Gardens and not in Council ownership	Officer suggestion	No	Delete UOS
C	23	44	Allotments between Former Blue Circle site and Turpington Estate.	GB	GB to UOS	Following development of Blue Circle, Development Control Committee endorsed the deletion of the current GB designation. Should now be UOS, but may be reconfigured following development of Blue Circle. If no designation could be lost as open space.	Numerous reps on DAFP & D on loss of allotments element and GB	Yes - Numerous reps on DAFP & D	Until the new Local Plan is adopted, the land remains as GB, it is worthy of protection and as it is now separated from the main body of the GB, UOS would be a more appropriate designation. Designate as UOS
C	23	45	Open space between Former Blue Circle site and Turpington Estate.	GB	GB to UOS	Following development of Blue Circle, Development Control Committee endorsed the deletion of the current GB designation. Should now be UOS, but may be reconfigured following development of Blue Circle. If no designation could be lost as open space.	An individual on DP & D - Wants UOS designation	Yes - An individual on DP & D	Until the new Local Plan is adopted, the land remains as GB, it is worthy of protection and as it is now separated from the main body of the GB, UOS would be a more appropriate designation. Designate as UOS
C	24	46	Electricity Sub Station rear of 4 & 5 Kydbrook Close, Orpington	GB	Delete GB	Not part of open land, substantial building with definable boundary.	Officer suggestion	No	Delete GB
C	24	47	11 Kydbrook Close, Petts Wood, Orpington.	GB	Delete GB	Part of rear garden of residential property	Officer suggestion	No	Delete GB
C	24	48	Western side of Crofton Junior School site, Towncourt Lane	UOS/SINC	GB/SINC	The Green belt should extend into the Grounds of Crofton School grounds.	Orpington Field Club and Bromley Biodiversity Partnership on DP & D	Yes - Orpington Field Club and Bromley Biodiversity Partnership on DP & D	No map was supplied to define the boundary, but it would be reasonable to extend the GB boundary up to the stream, making it co-incidental with the with the SINC. Change designation of the area indicted from UOS to GB.
C	25	49	Poverest Recreation Ground	None	None to UOS	Part of Poverest Recreation Ground	Officer suggestion	No	Designate as UOS
C	26	50	Hayes Common, Keston Common, Ravensbourne Open Space & Padmall Wood (Combined)	GB/SINC/AAS & Others	Local Nature Reserve (GB/SINC/AAS & Others retained)	The Local Nature Reserves are created under different legislation, these were created some years ago.	Officer suggestion. Designated outside the Local Plan process already	No	Designated outside the Local Plan process but show as a Local Nature Reserve
C	27	51	Darrick & Newstead Woods	UOS/SINC	Local Nature Reserve (UOS/SINC retained)	The Local Nature Reserves are created under different legislation, these were created some years ago.	Officer suggestion. Designated outside the Local Plan process already	No	Designated outside the Local Plan process but show as a Local Nature Reserve
C	27	52	School House Avebury Road, Orpington	UOS	Delete UOS	The site was originally associated with the adjoining school and consequently in it's grounds. This no longer the case and it is considered that it no longer fulfils the purpose associated with the designation and the UOS designation should be removed.	An individual on DP & D and DAFP & D	Yes - An individual on DP & D and DAFP & D	An appeal decision (dismissed) relating to the residential development of the site stated that it provides a break within the built-up area. If the designation were removed and the site developed more intensively, it would set an undesirable precedent for similar development at the edges of UOS site, compromising their open character. No change recommended
C	28	53	Glastonbury Close, Orpington.	UOS	Delete UOS	Residential development not open space.	Officer suggestion	No	Delete UOS

Page Key Letter	Page Number	Site Number	Site	UDP Designation	Requested / Suggested Change	Representation / Reason	Source of suggested Change ⁽¹⁾	Representation on consultation (highlighted)	Officer Comment and Recommendation
C	29	54	Biggin Hill SOLDC	GB/SINC	Amend SOLDC boundary to avoid SINC (Rep)	This is not a strategic part of the airport so there is no reason why this suggestion could not be accommodated.	Orpington Field Club and Bromley Biodiversity Partnership on DP & D	Yes - Orpington Field Club and Bromley Biodiversity Partnership on DP & D	It is unlikely that there would be any development associated with the SOLDC which would have any effect on the SINC, the designation does not prevent development in any event it highlights the need for nature interest to be taken into account when determining any application. No change recommended
D	30	55	Jail Lane & Hawthorne Avenue, Biggin Hill, rear accesses to properties.	GB	Delete GB	Rear accesses associated with the residential properties which are not in the GB.	Officer suggestion	No	Development Control Committee endorsed the deletion of the remainder of the accesses to the south from the GB designation in the DP & D consultation document. Delete GB
D	31	56	132 to 140 Jail Lane, Biggin Hill.	GB	Delete GB	Part of rear gardens of residential properties which are not in the GB.	Officer suggestion	No	Part of rear gardens of residential properties. Development Control Committee endorsed addition of land to the GB to the east in the DP & D consultation document. Delete GB
D	32	57	303 & 303A Main Road, Biggin Hill. Part of rear gardens and access.	GB	Delete GB	Part of rear gardens of residential properties, not open space.	Officer suggestion	No	Delete GB
C	33	58	Numerous	Various	Add as Area of Special Advertisement Control on Local Plan Map	This has been in use as an Area of Special Advert Control for decades and should be shown (needs to be amended to coincide with final GB boundary.	Officer suggestion	No	Designate the Area of Special Advert Control as indicated

(1) CSID - Core Strategy Issues Document; O & PS - Options and Preferred Strategy; Draft Policies and Designations; DAFP & D - Draft Allocations, further policies & Designations

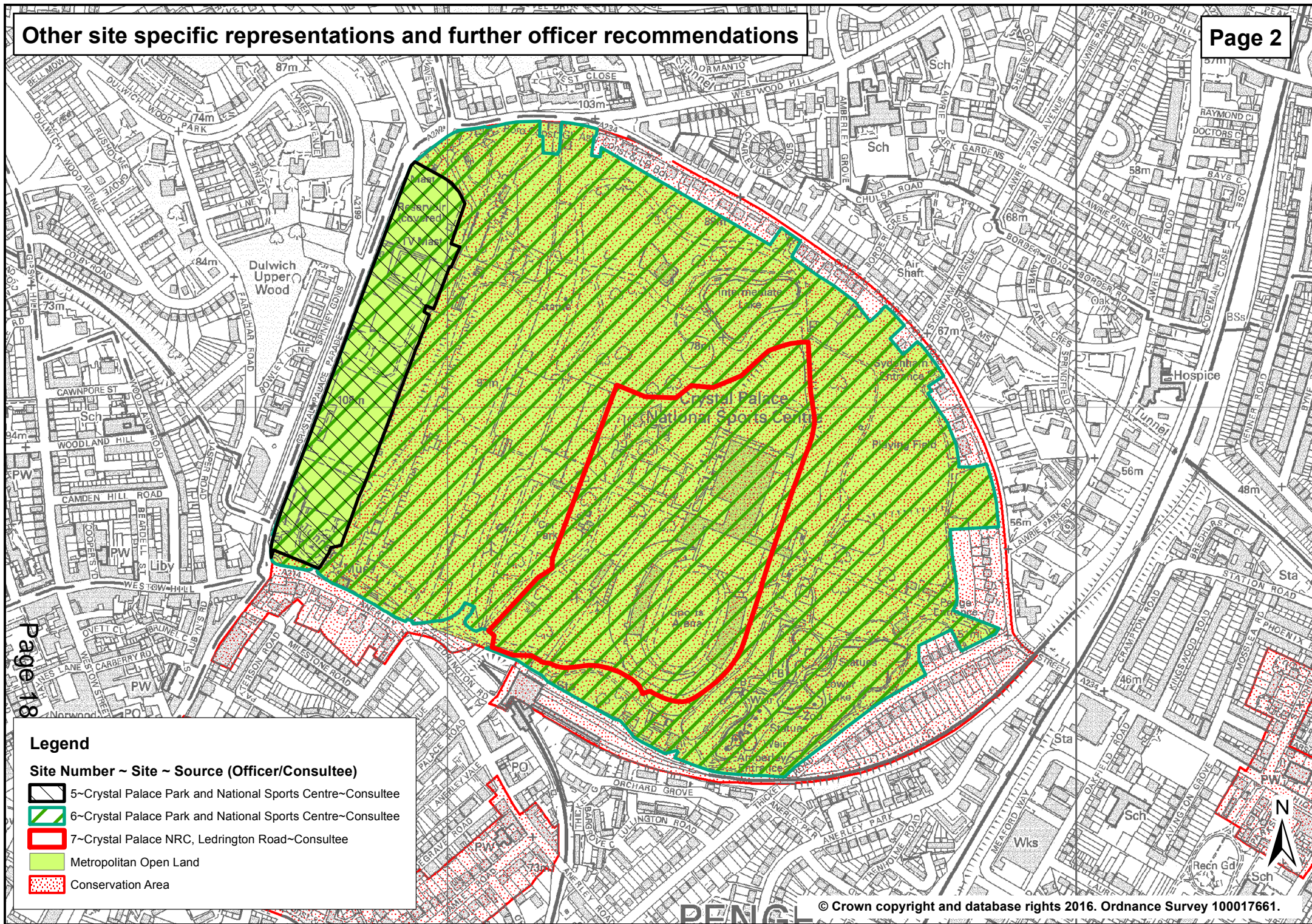
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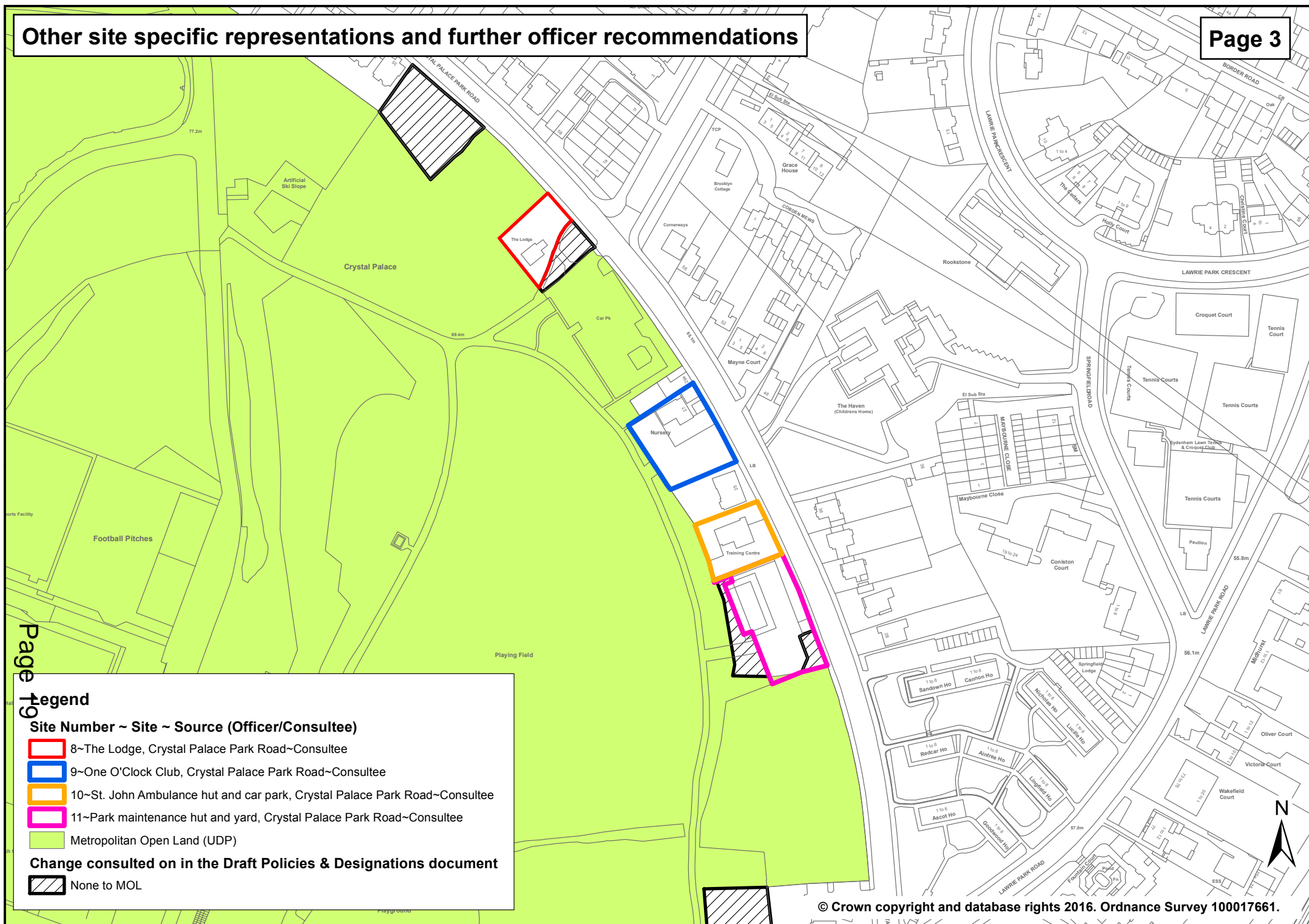


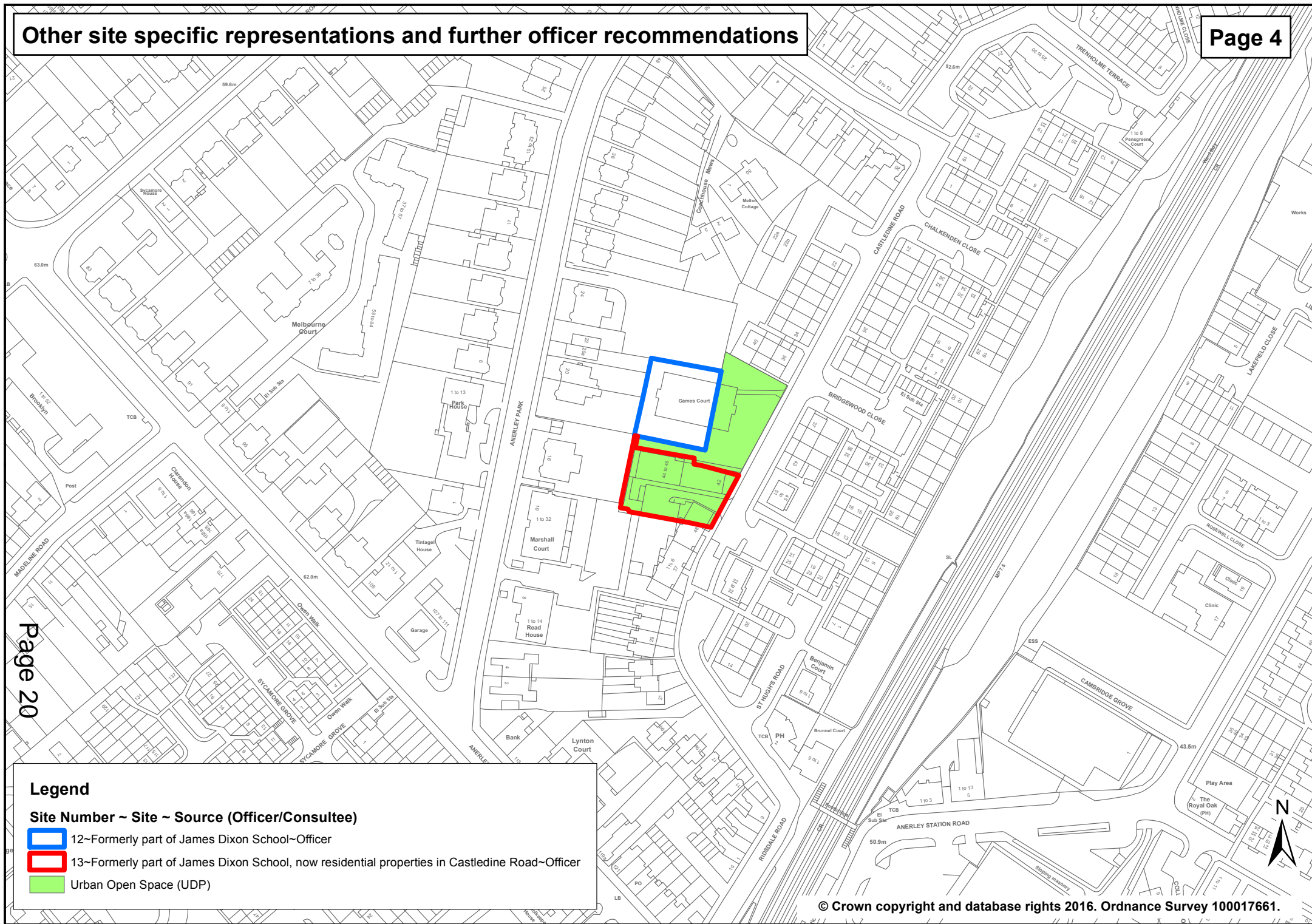
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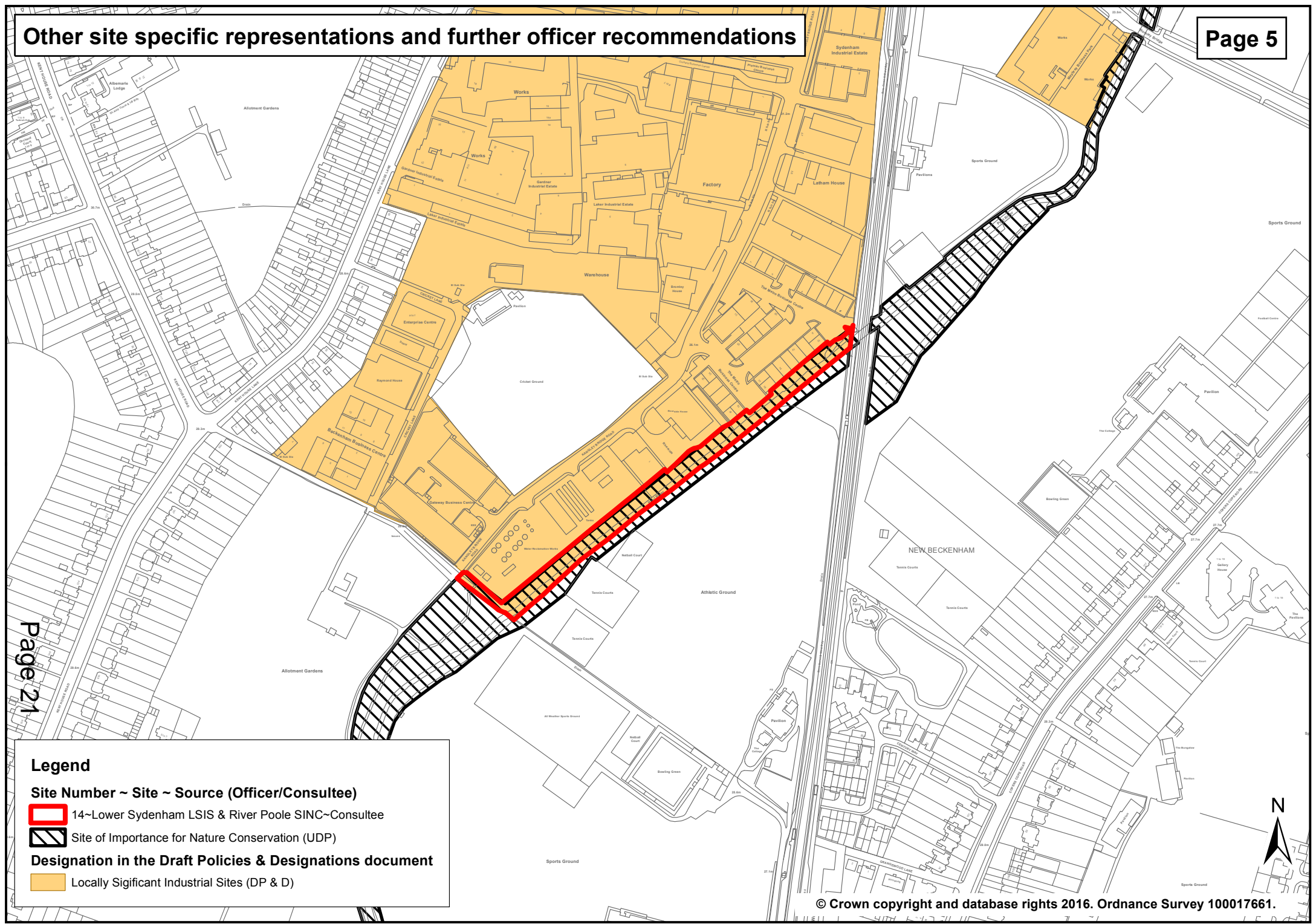
Site Number ~ Site ~ Source (Officer/Consultee)

- 1~Crystal Palace Park, highway land outside~Officer
- 2~Crystal Palace Park/National Sports Centre entrance.~Officer
- 3~Ledrington Road, amenity space opposite Crystal Palace Station~Officer
- 4~Land, road, footways and amenity open space at western entrance to park~Consultee
- Metropolitan Open Land












Legend

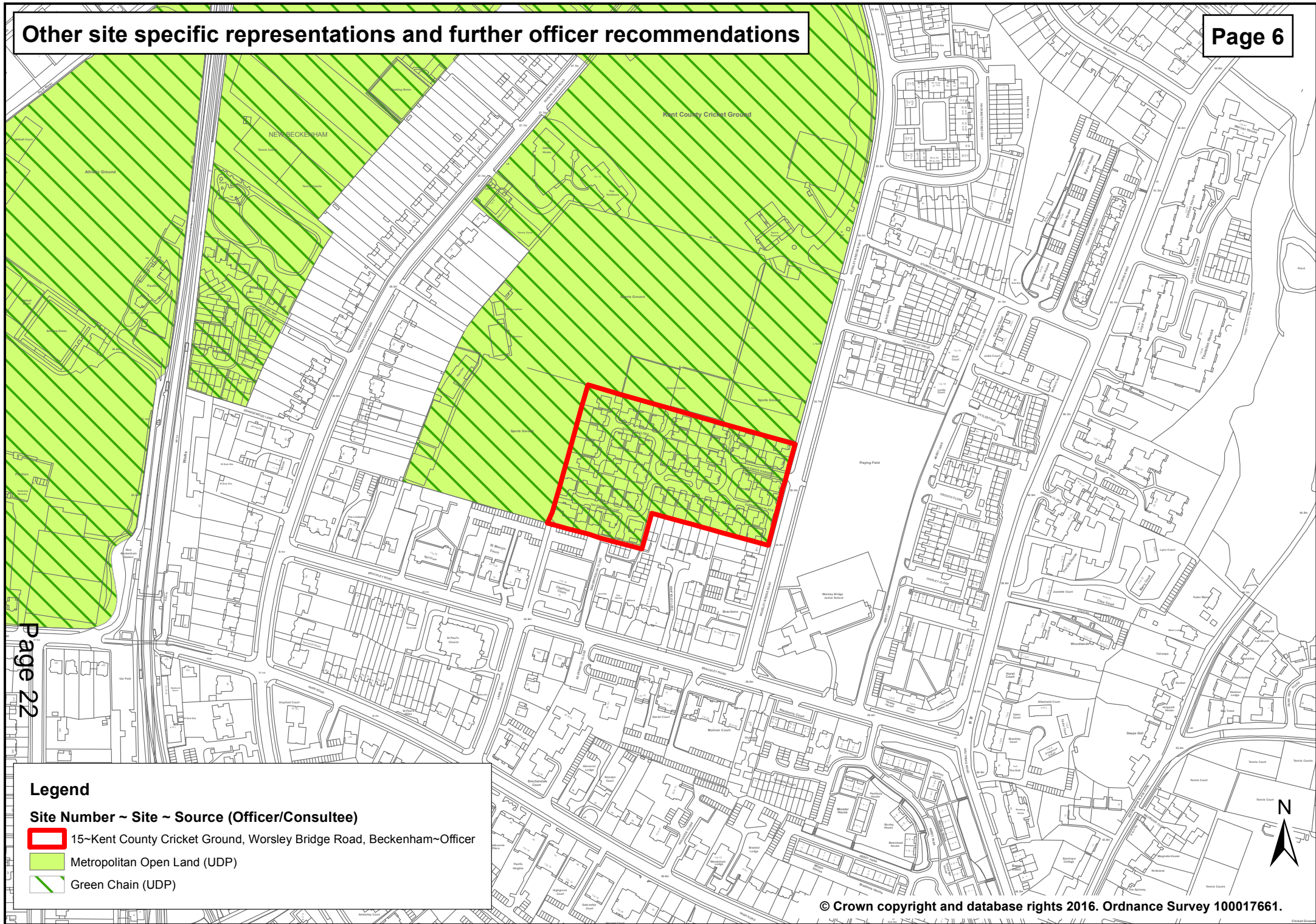
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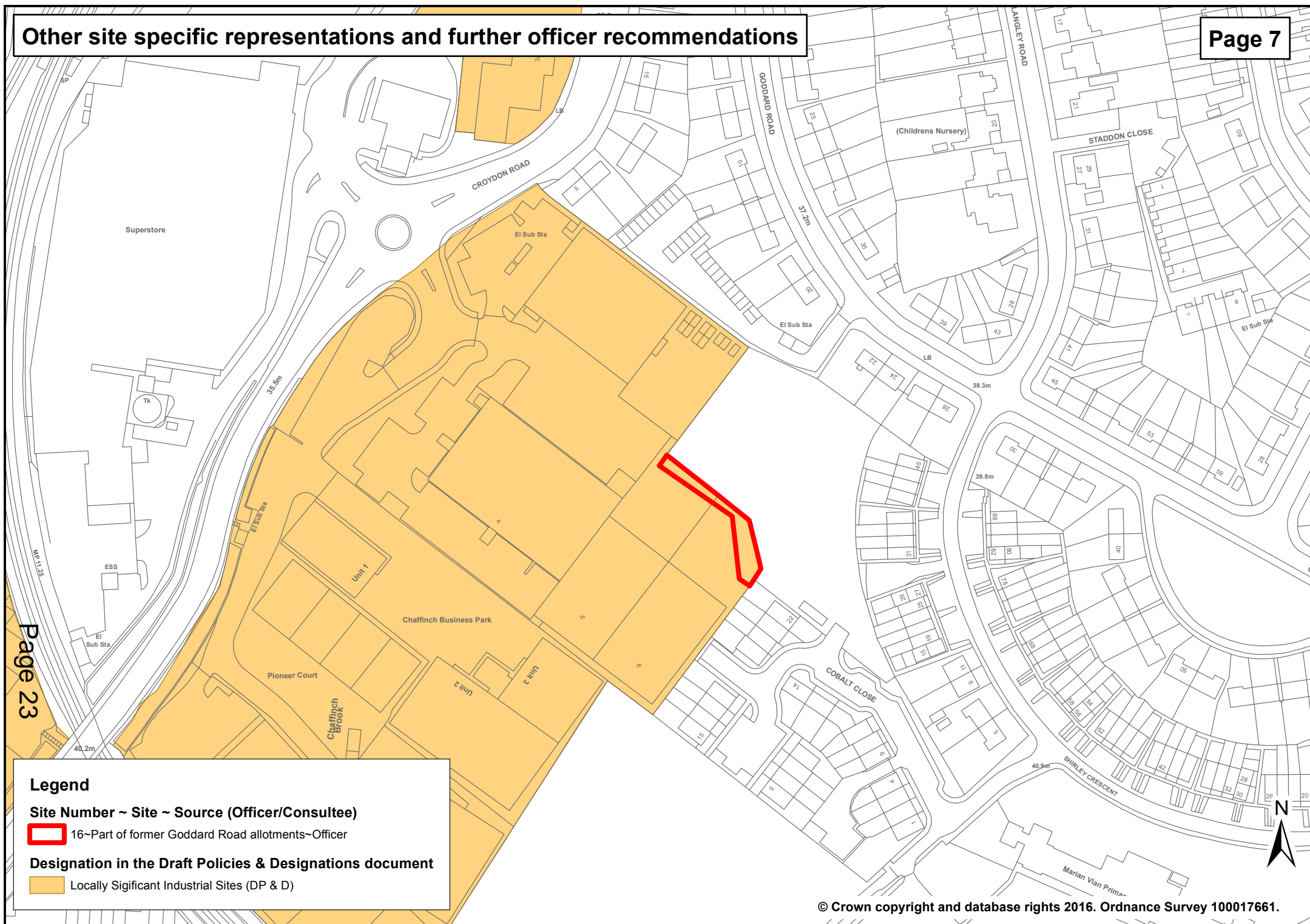
 14~Lower Sydenham LSIS & River Poole SINC~Consultee

 Site of Importance for Nature Conservation (UDP)

Designation in the Draft Policies & Designations document

 Locally Significant Industrial Sites (DP & D)





Legend

Site Number ~ Site ~ Source (Officer/Consultee)





16~Part of former Goddard Road allotments~Officer

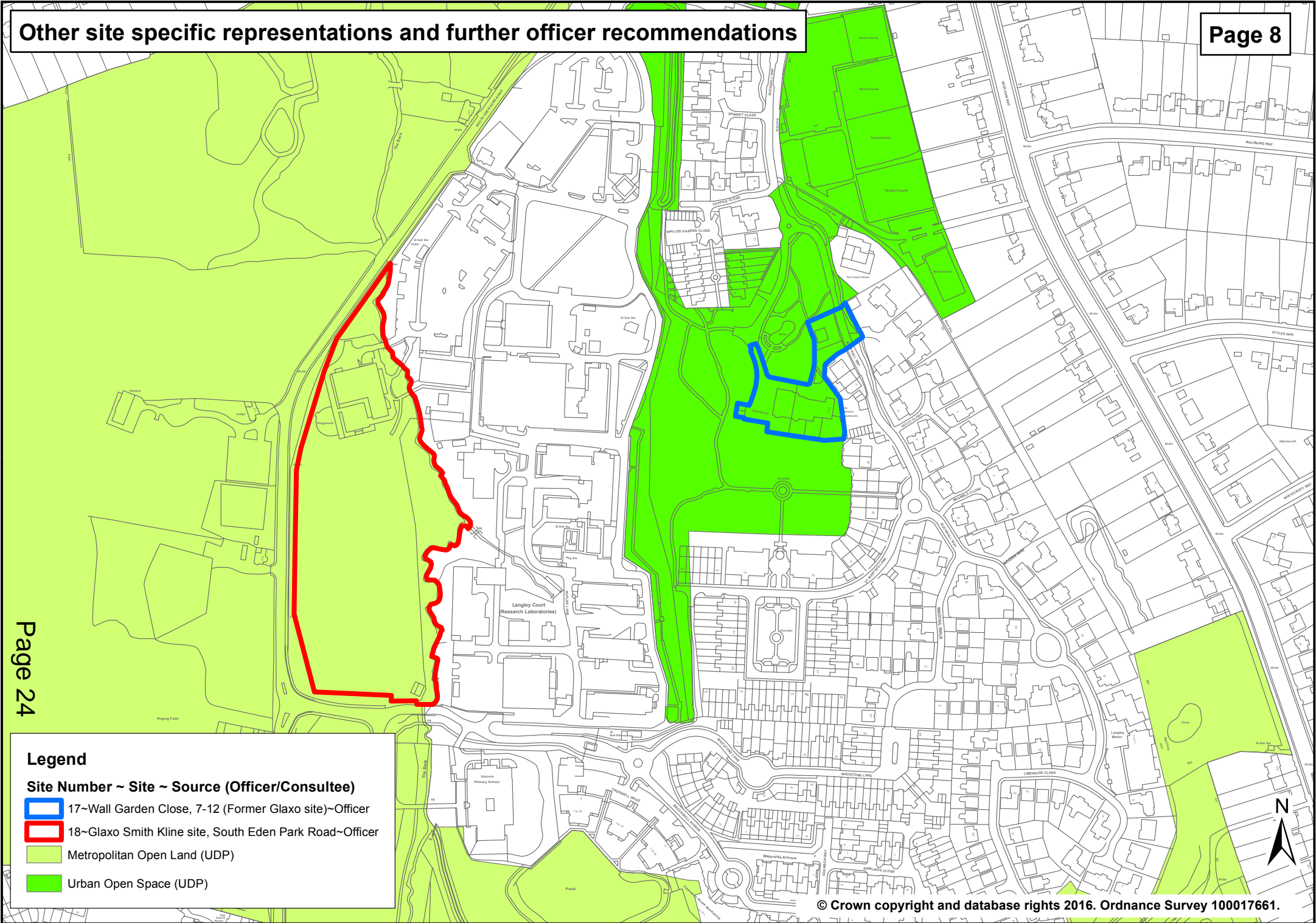
Designation in the Draft Policies & Designations document

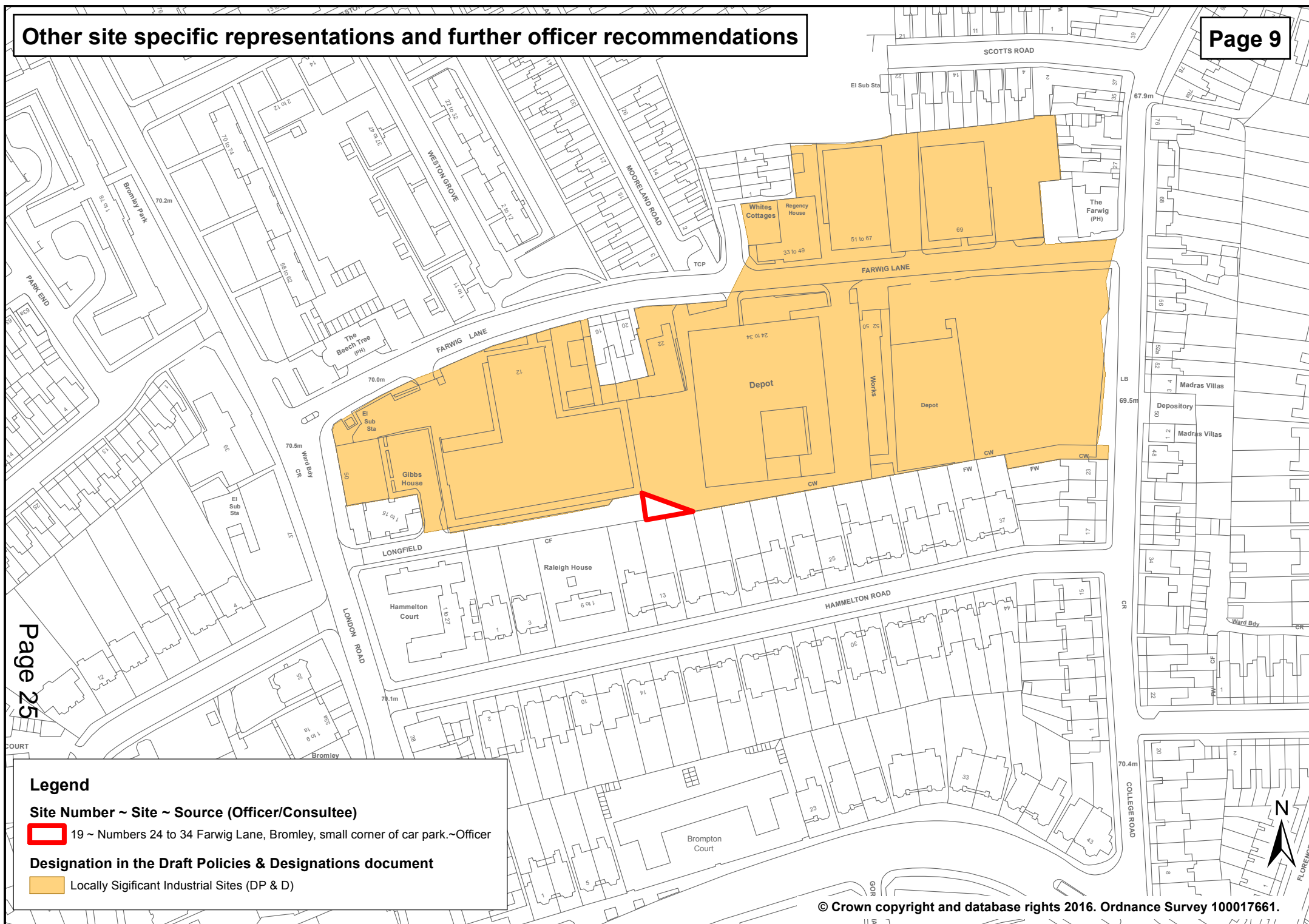
Locally Significant Industrial Sites (DP & D)

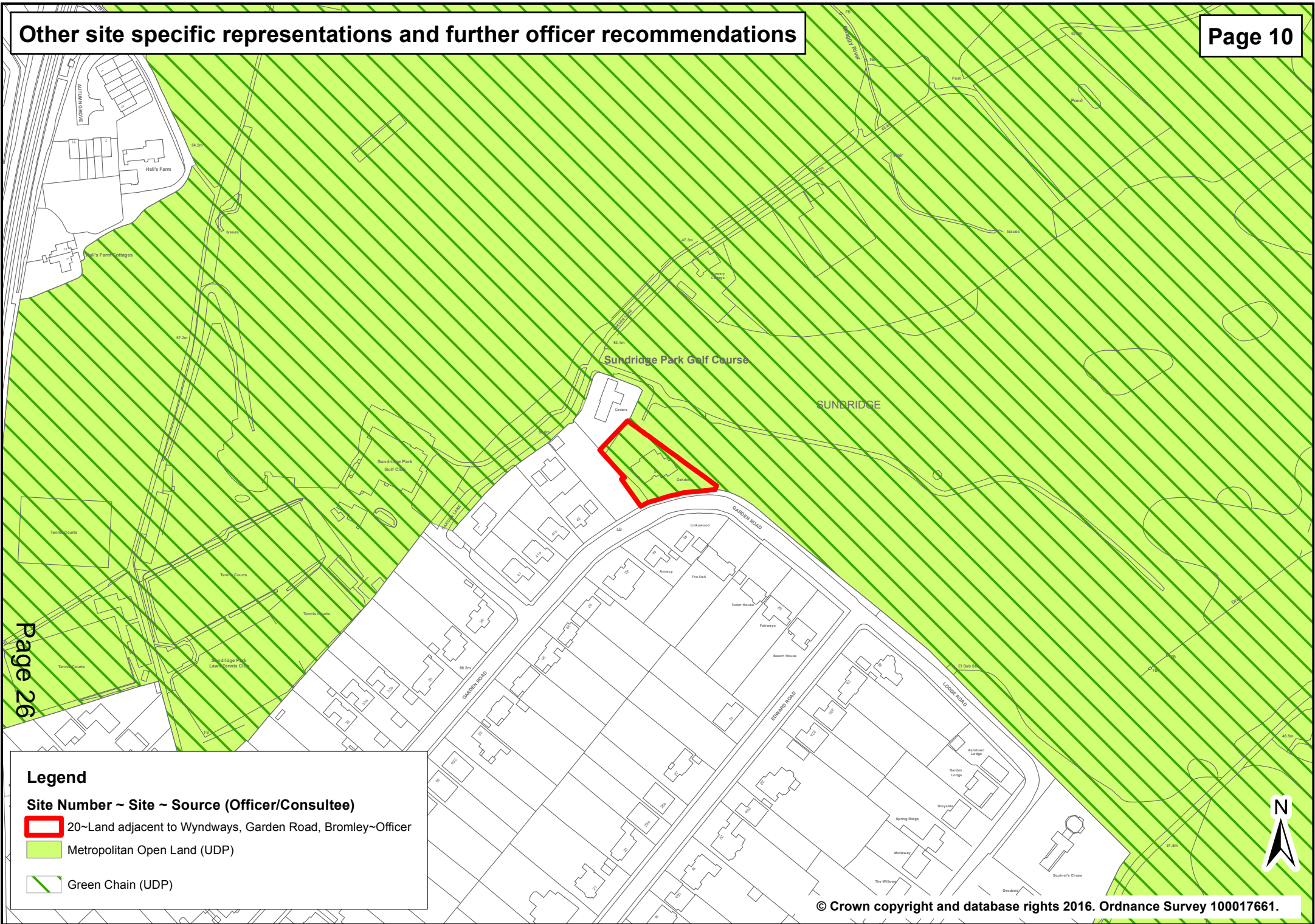
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Site Number ~ Site ~ Source (Officer/Consultee)

-  17~Wall Garden Close, 7-12 (Former Glaxo site)~Officer
-  18~Glaxo Smith Kline site, South Eden Park Road~Officer
-  Metropolitan Open Land (UDP)
-  Urban Open Space (UDP)










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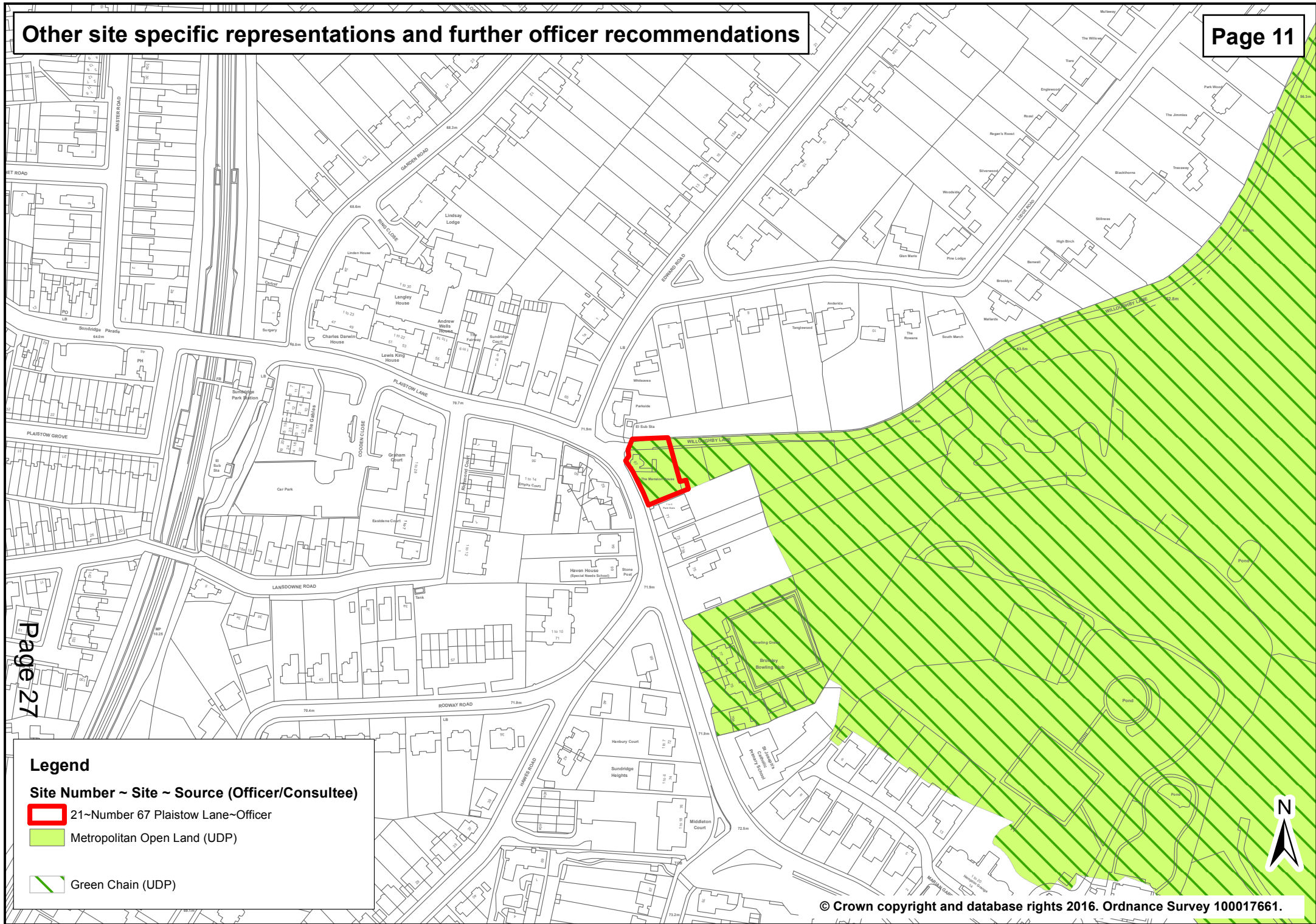
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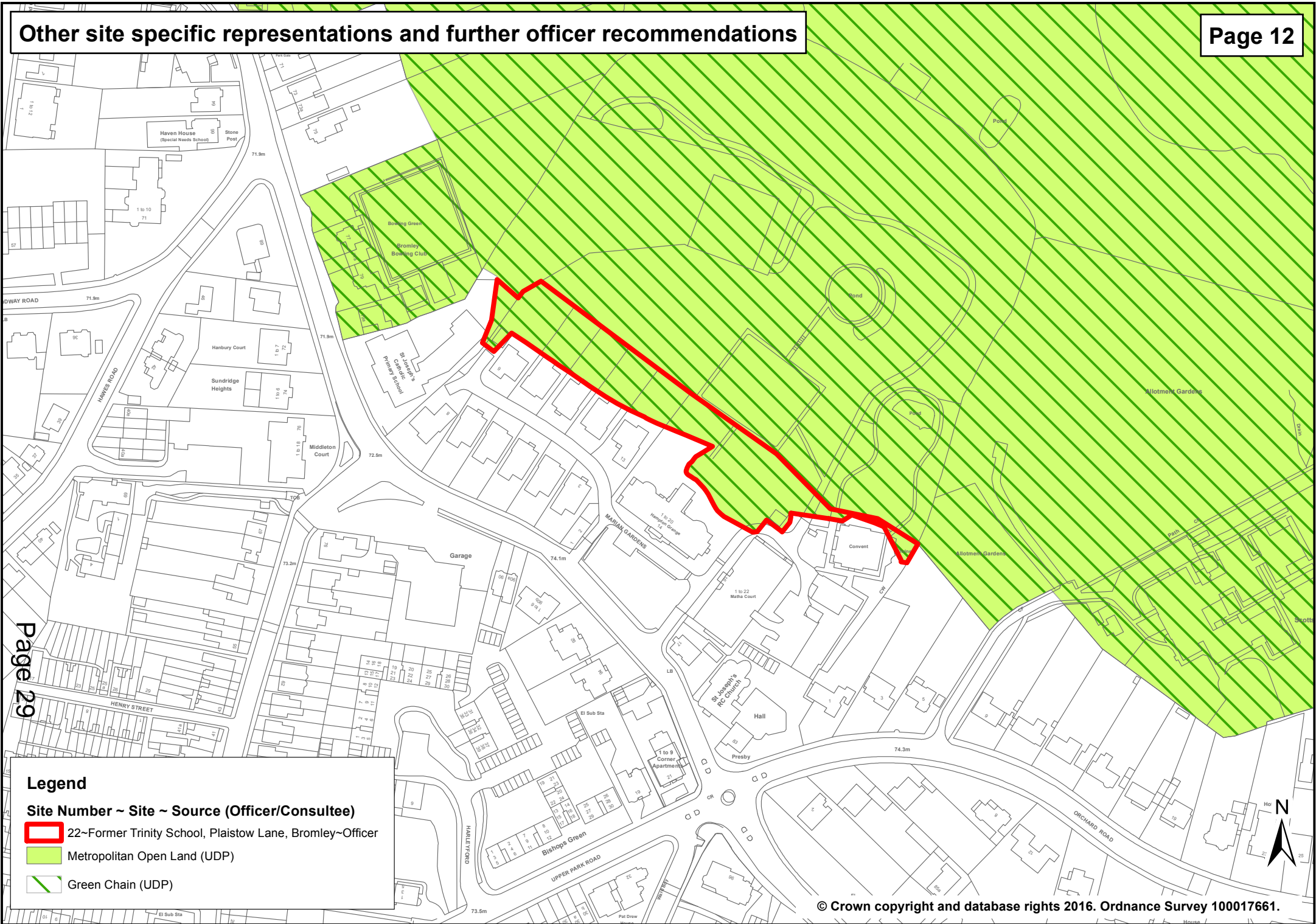
 20~Land adjacent to Wyndways, Garden Road, Bromley~Officer

 Metropolitan Open Land (UDP)

 Green Chain (UDP)



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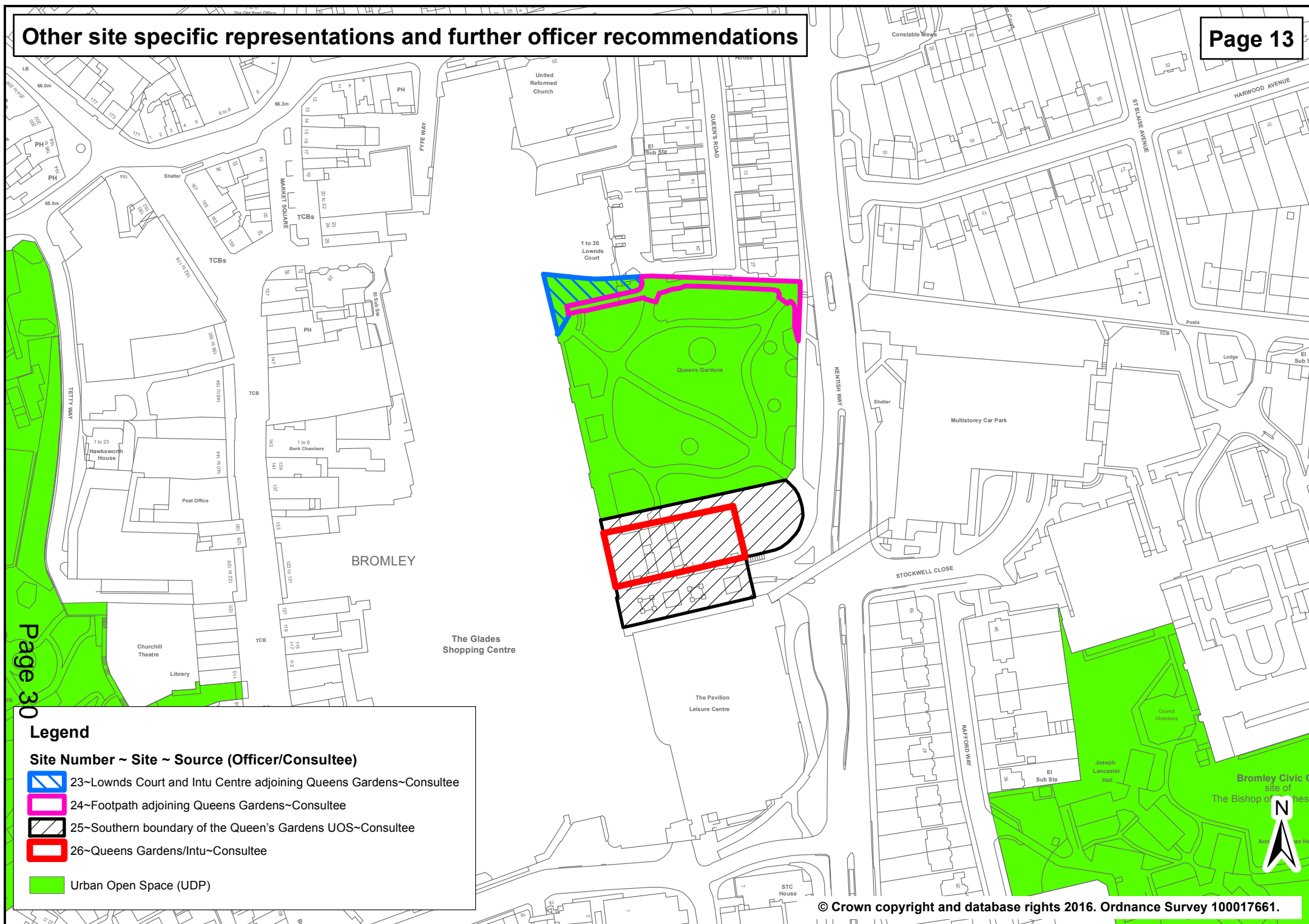
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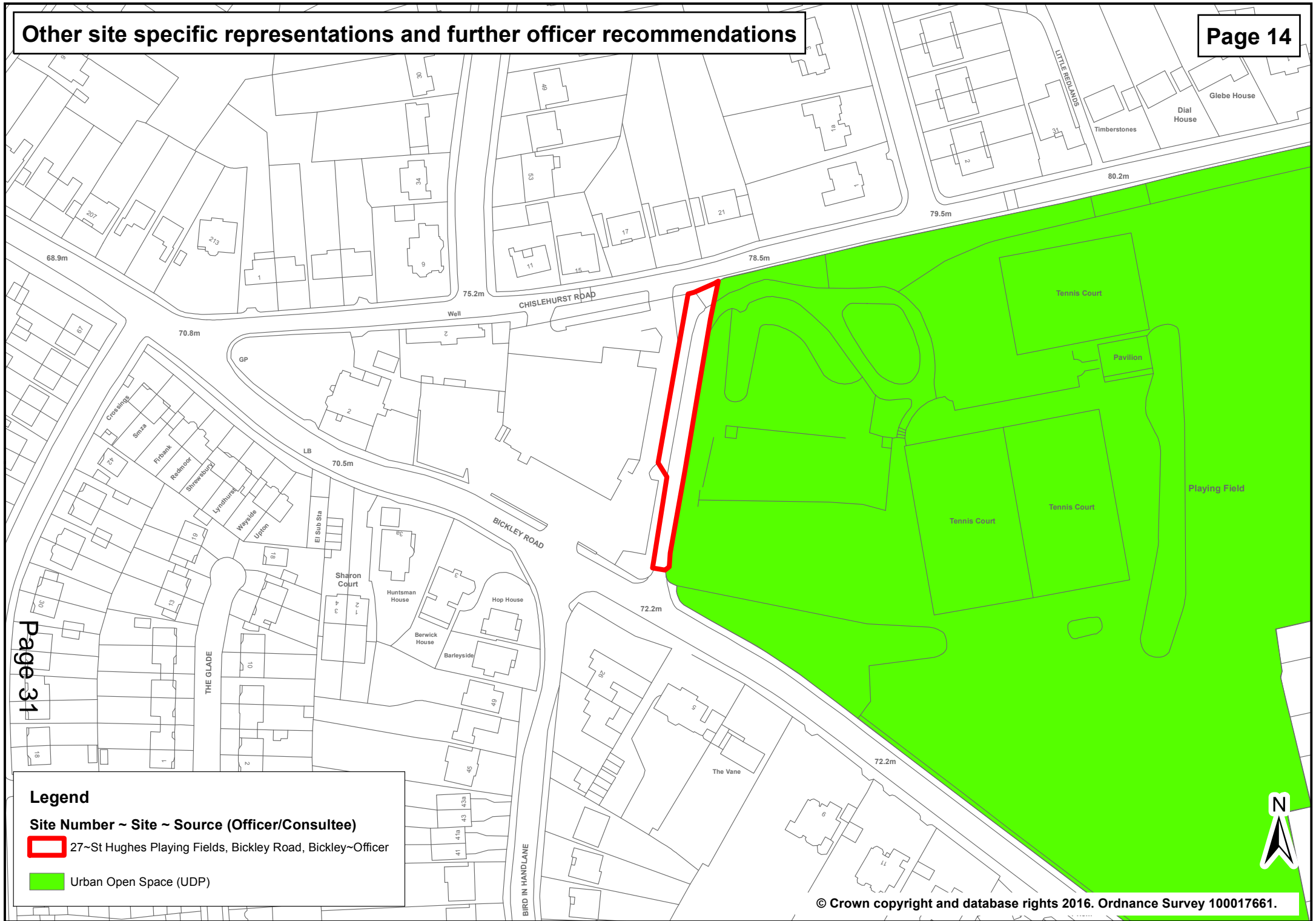
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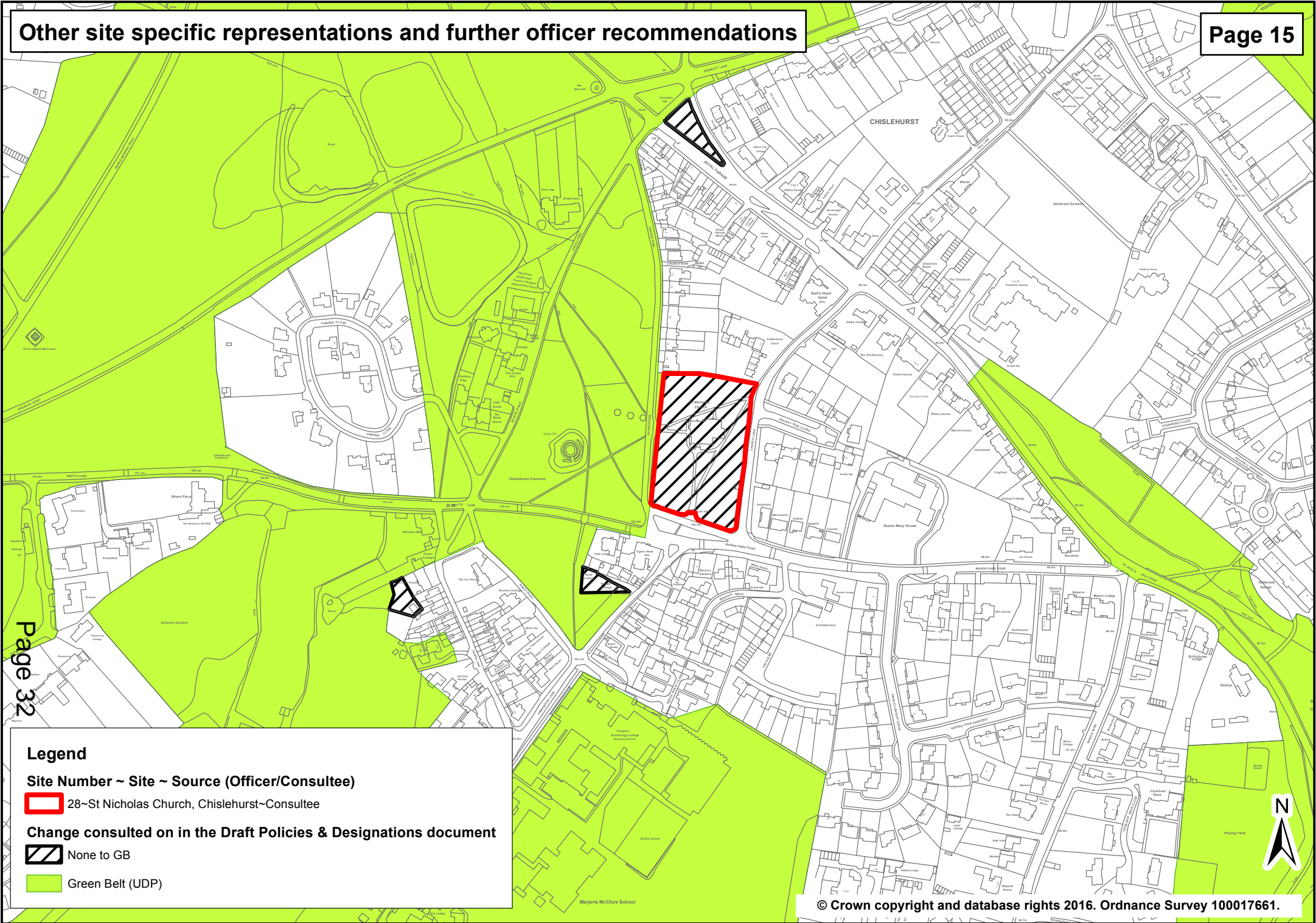
22~Former Trinity School, Plaistow Lane, Bromley~Officer

Metropolitan Open Land (UDP)

Green Chain (UDP)










Legend

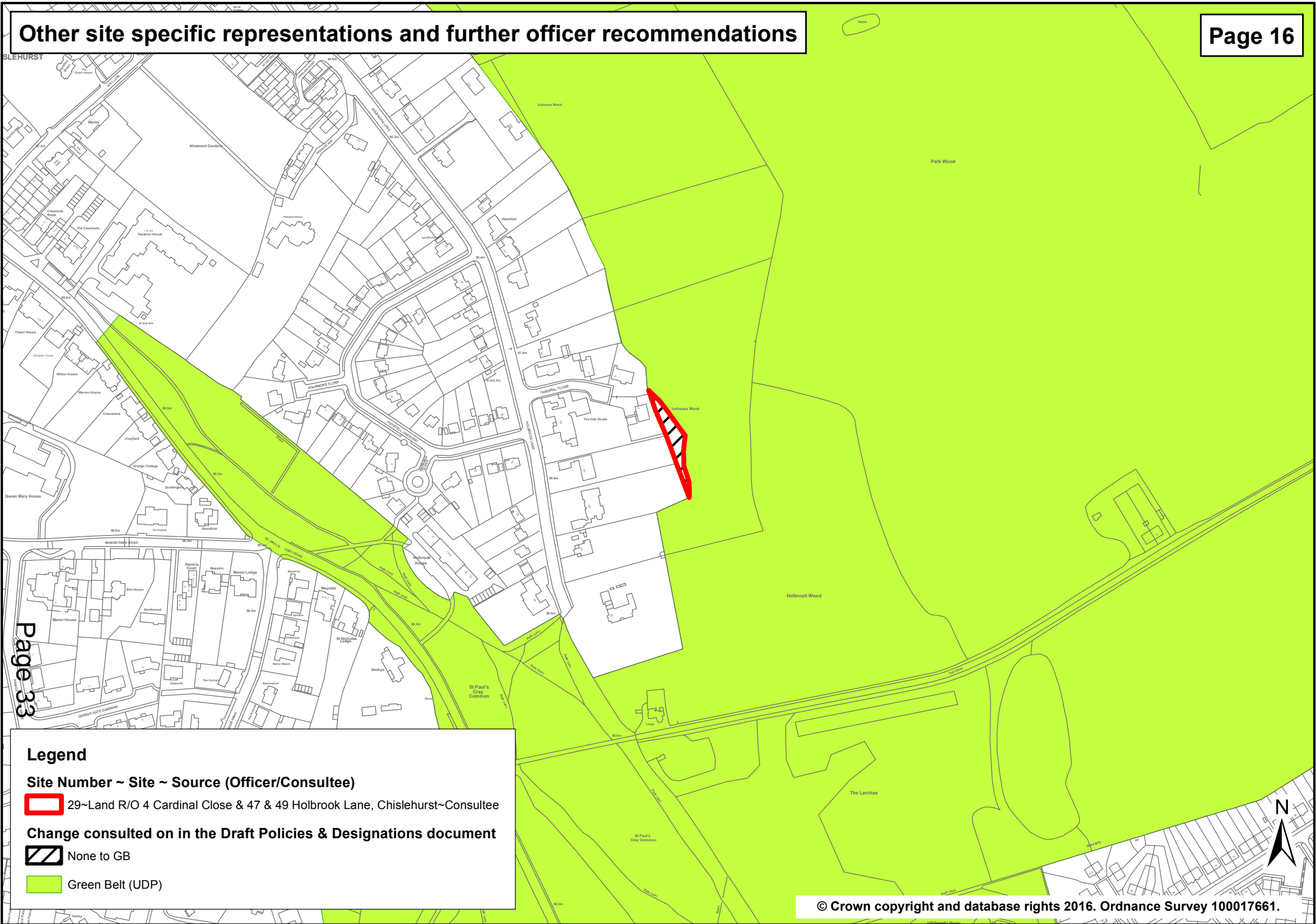
Site Number ~ Site ~ Source (Officer/Consultee)

 28~St Nicholas Church, Chislehurst~Consultee

Change consulted on in the Draft Policies & Designations document

 None to GB

 Green Belt (UDP)



Page 33

Legend

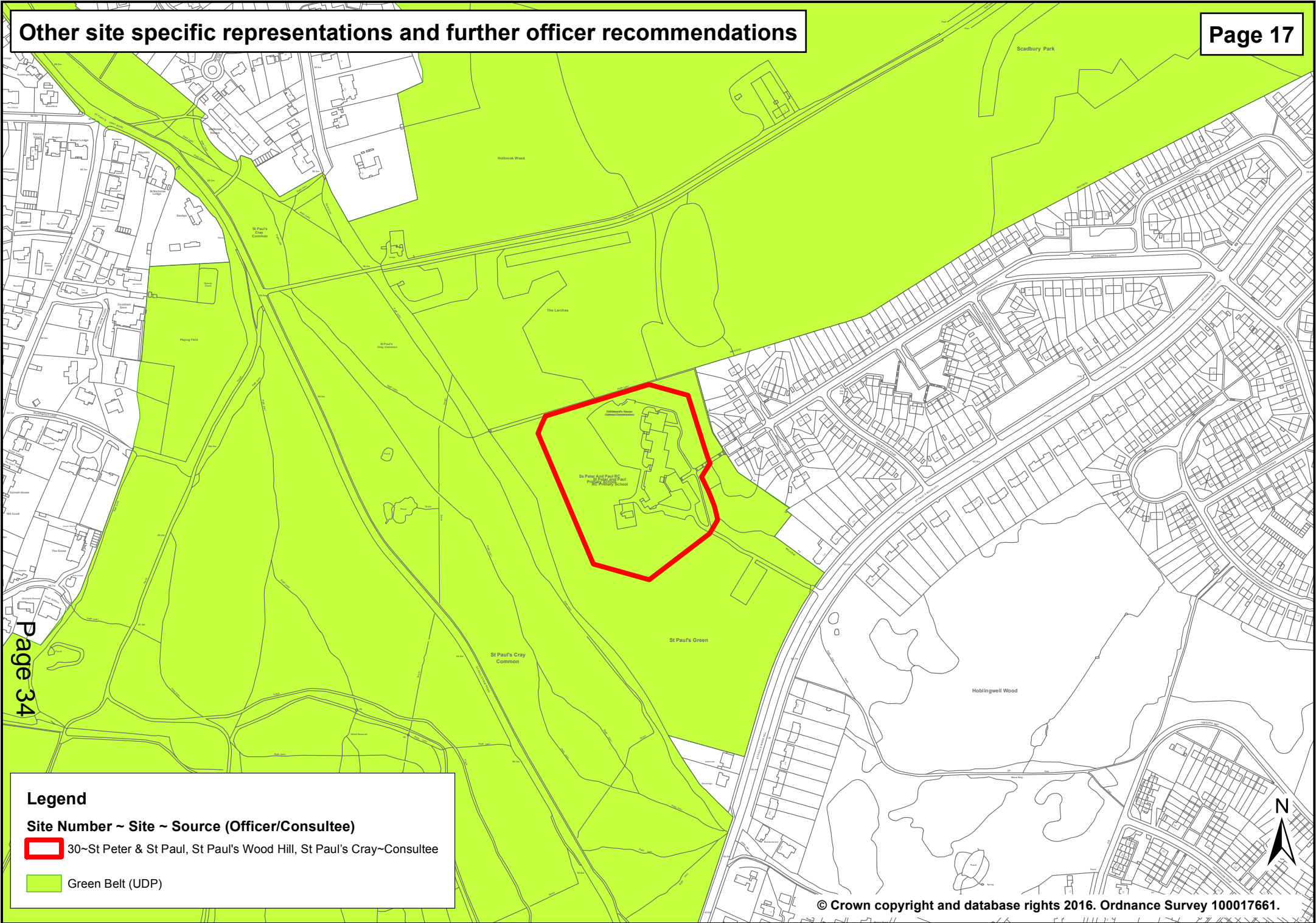
Site Number ~ Site ~ Source (Officer/Consultee)

29~Land R/O 4 Cardinal Close & 47 & 49 Holbrook Lane, Chislehurst~Consultee

Change consulted on in the Draft Policies & Designations document

None to GB

Green Belt (UDP)

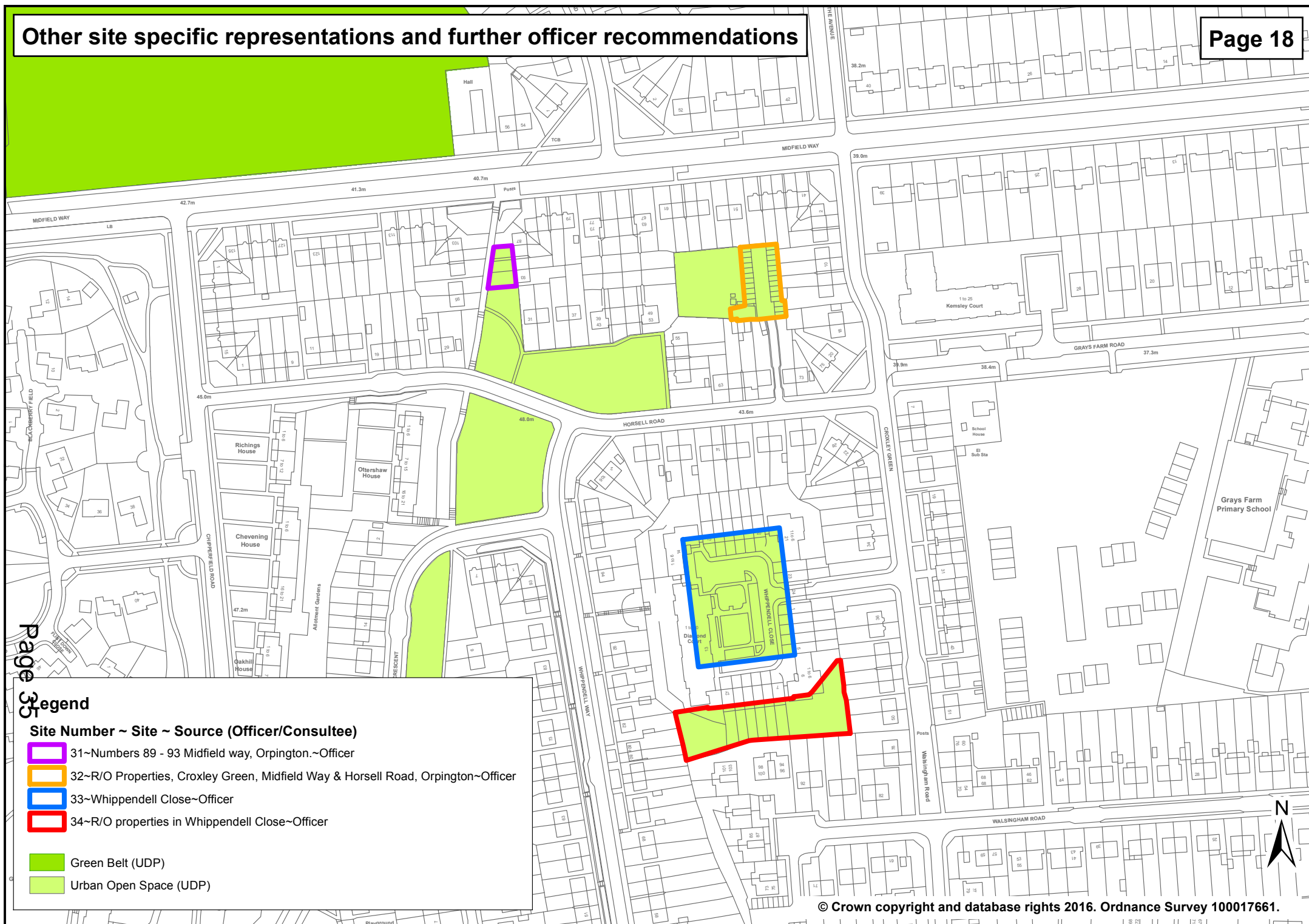


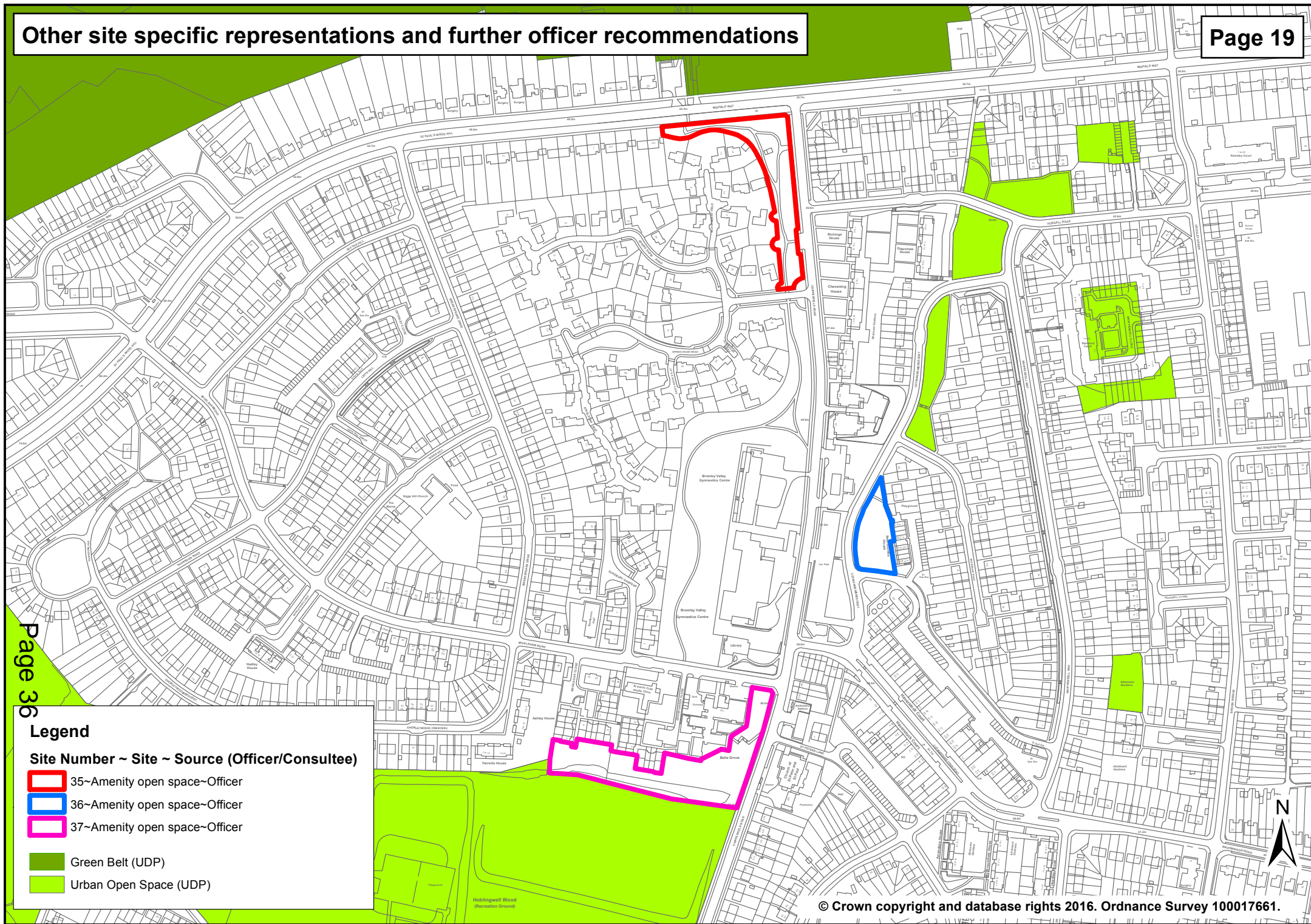
Legend

Site Number ~ Site ~ Source (Officer/Consultee)

30~St Peter & St Paul, St Paul's Wood Hill, St Paul's Cray~Consultee

Green Belt (UDP)





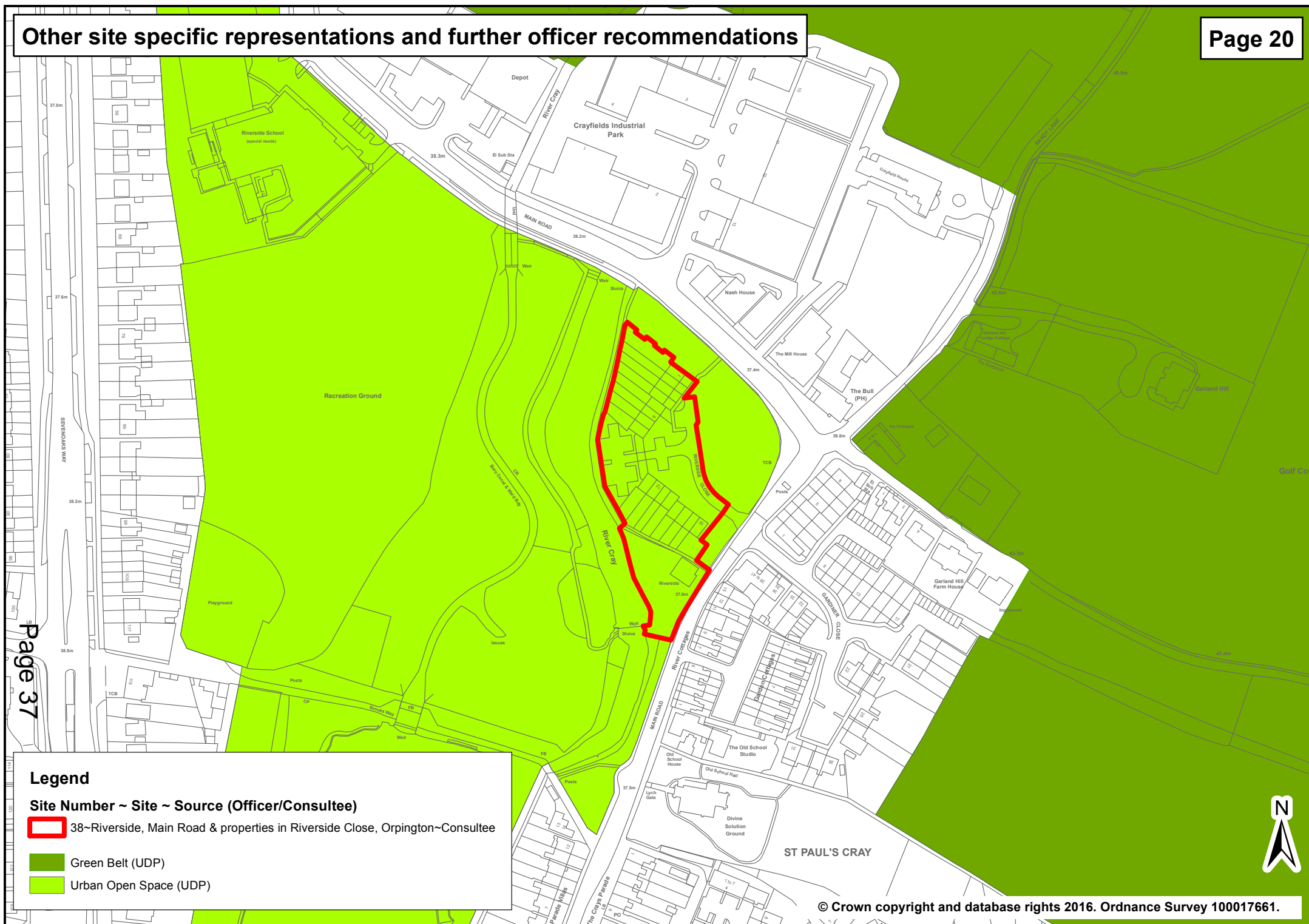
Legend

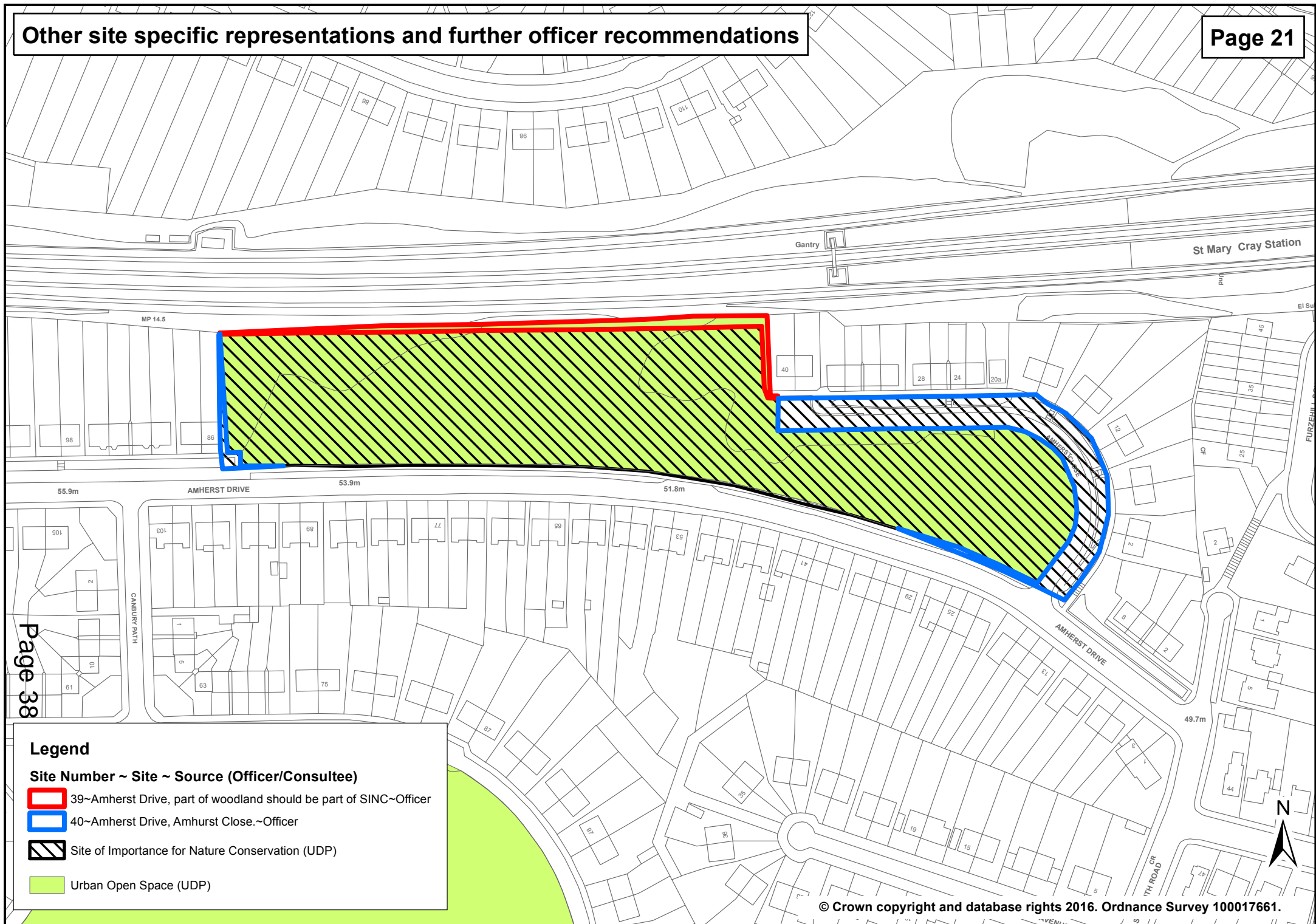
Site Number ~ Site ~ Source (Officer/Consultee)

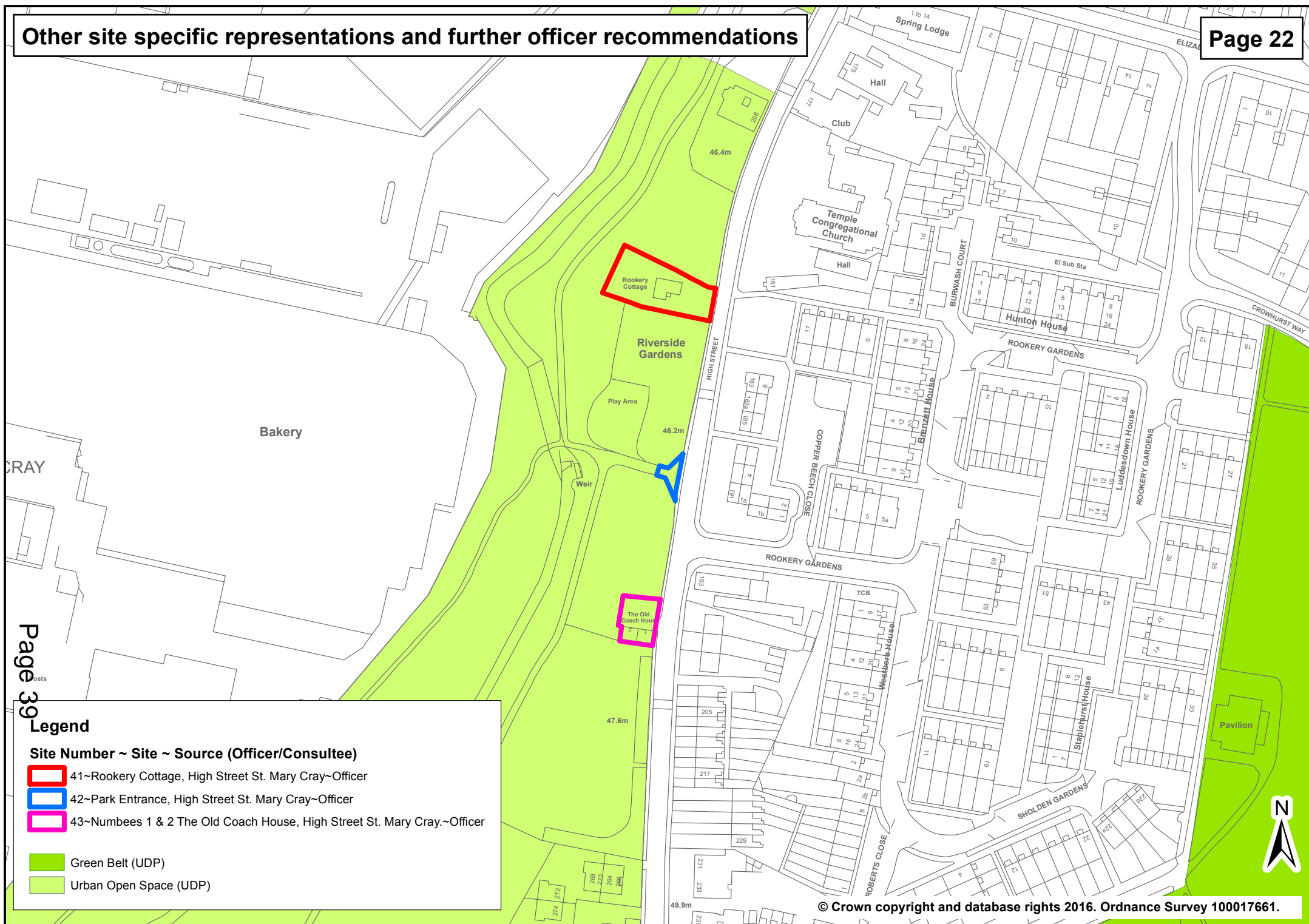
- 35~Amenity open space~Officer
- 36~Amenity open space~Officer
- 37~Amenity open space~Officer

- Green Belt (UDP)
- Urban Open Space (UDP)

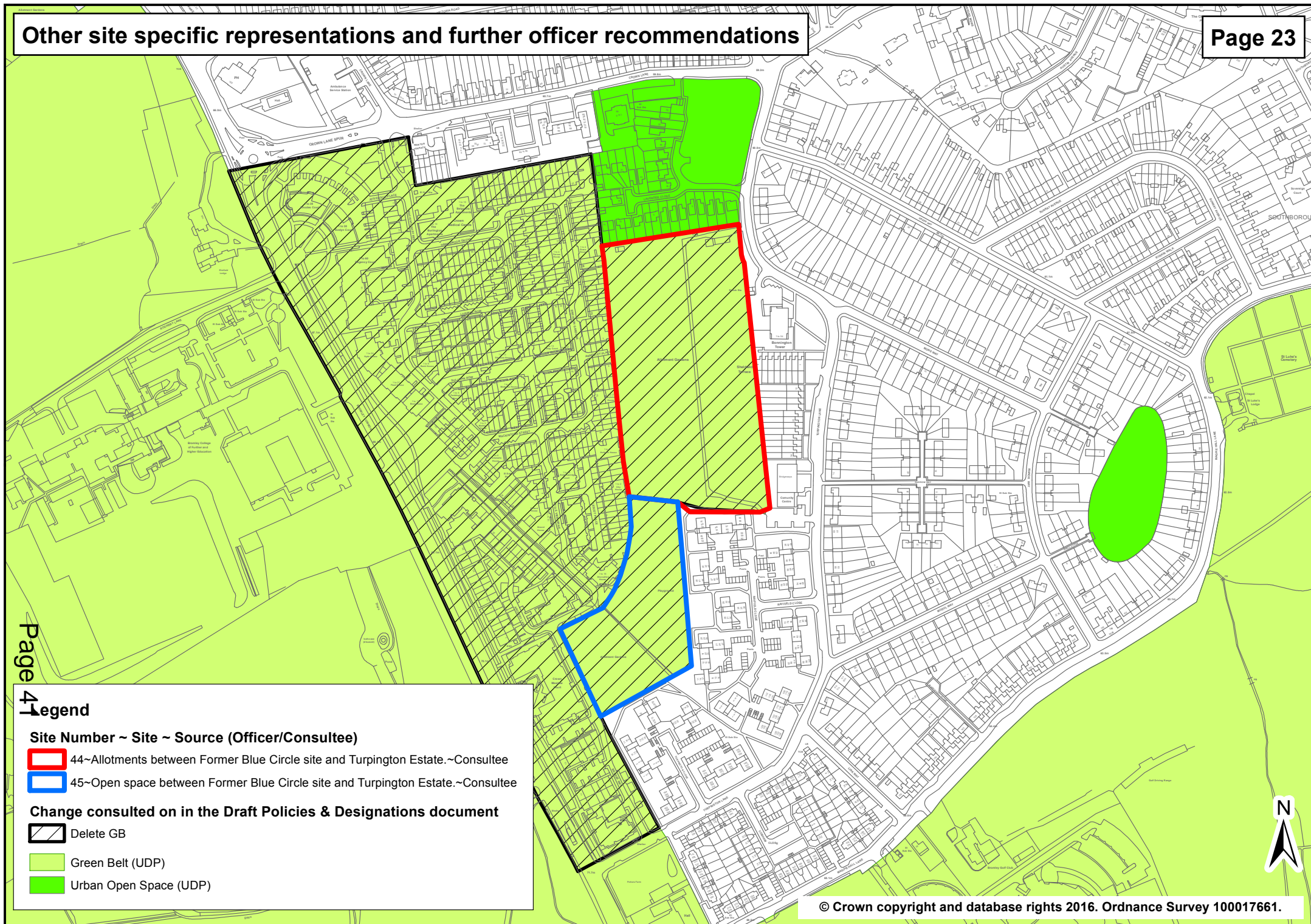


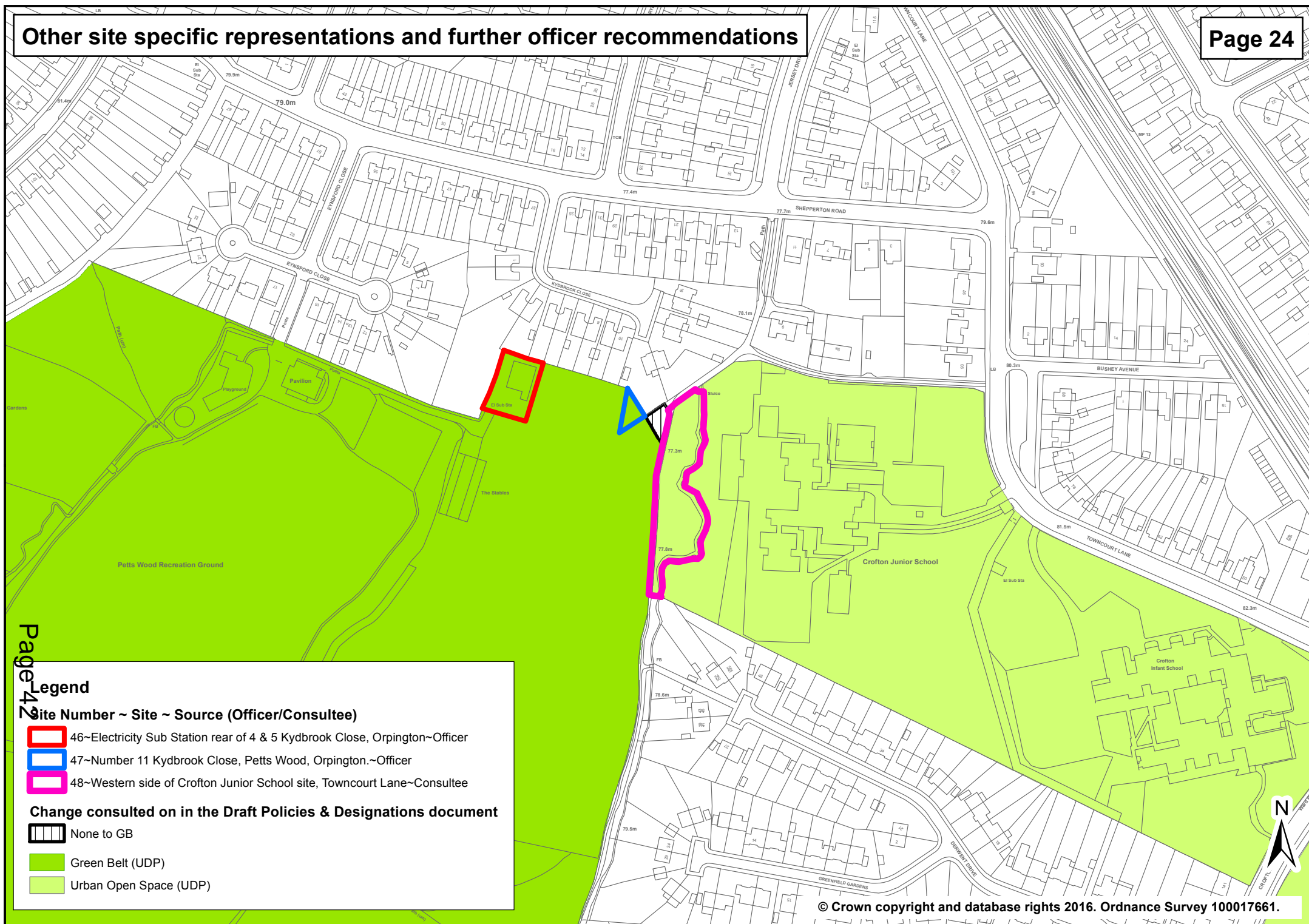


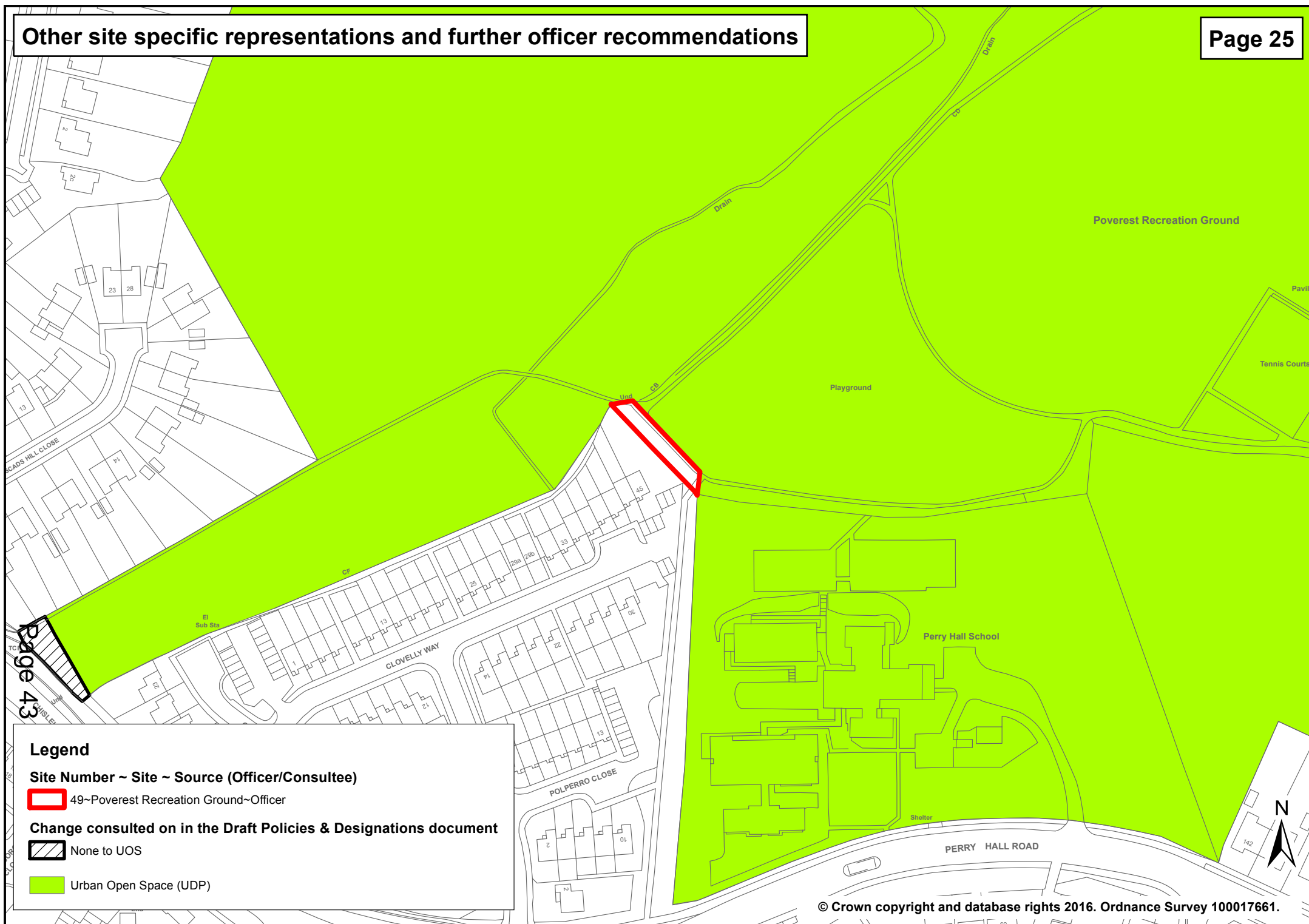


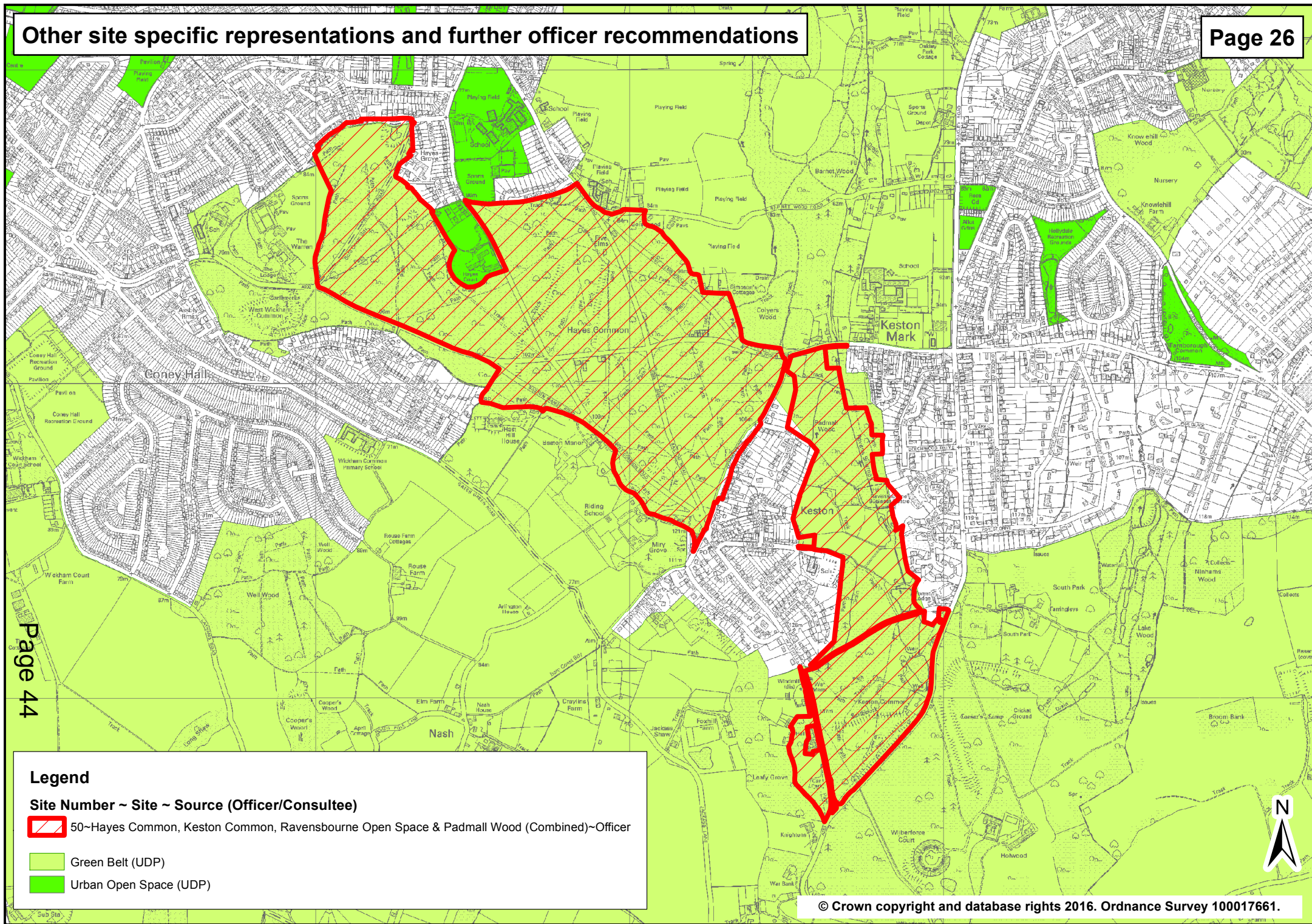


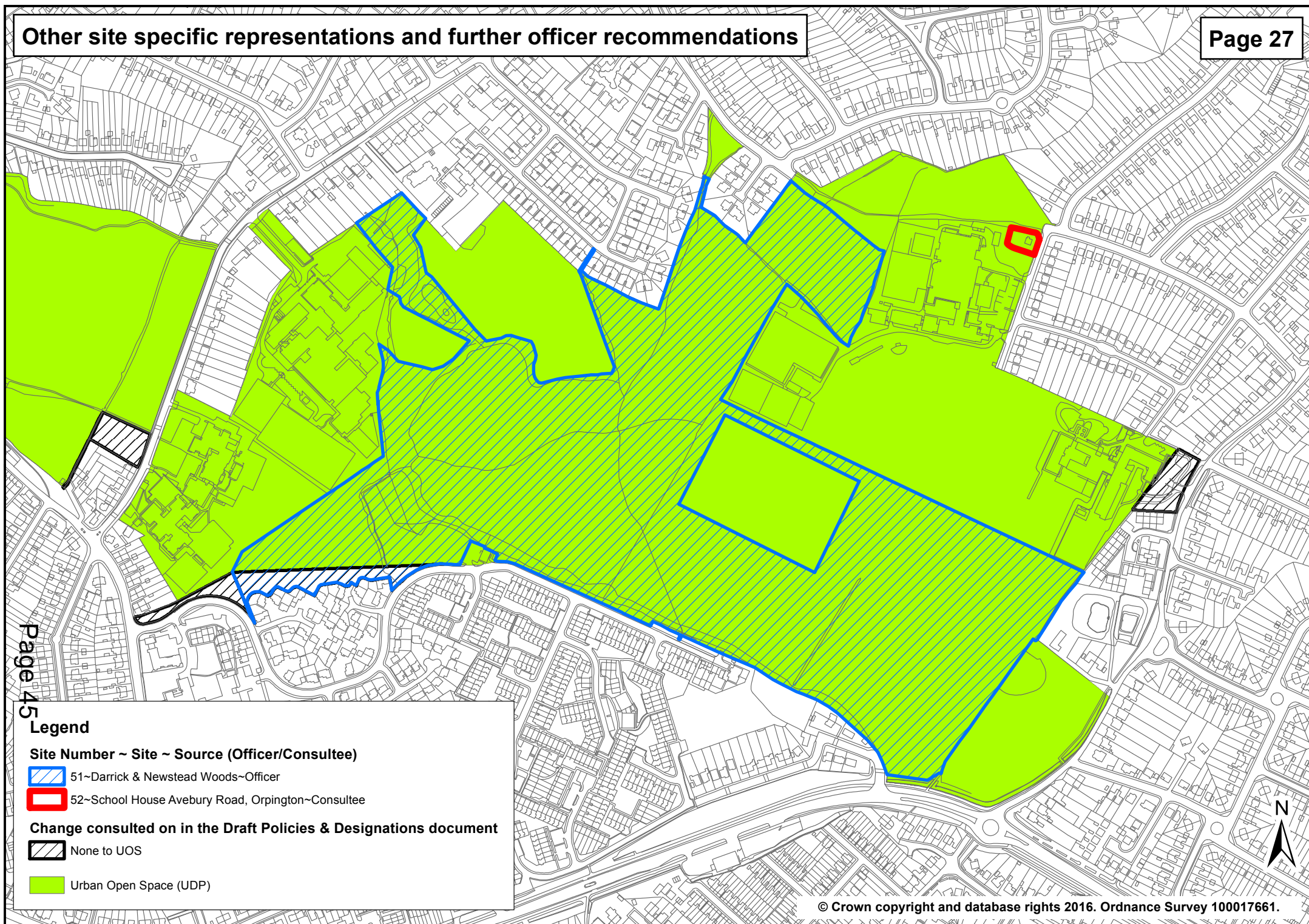
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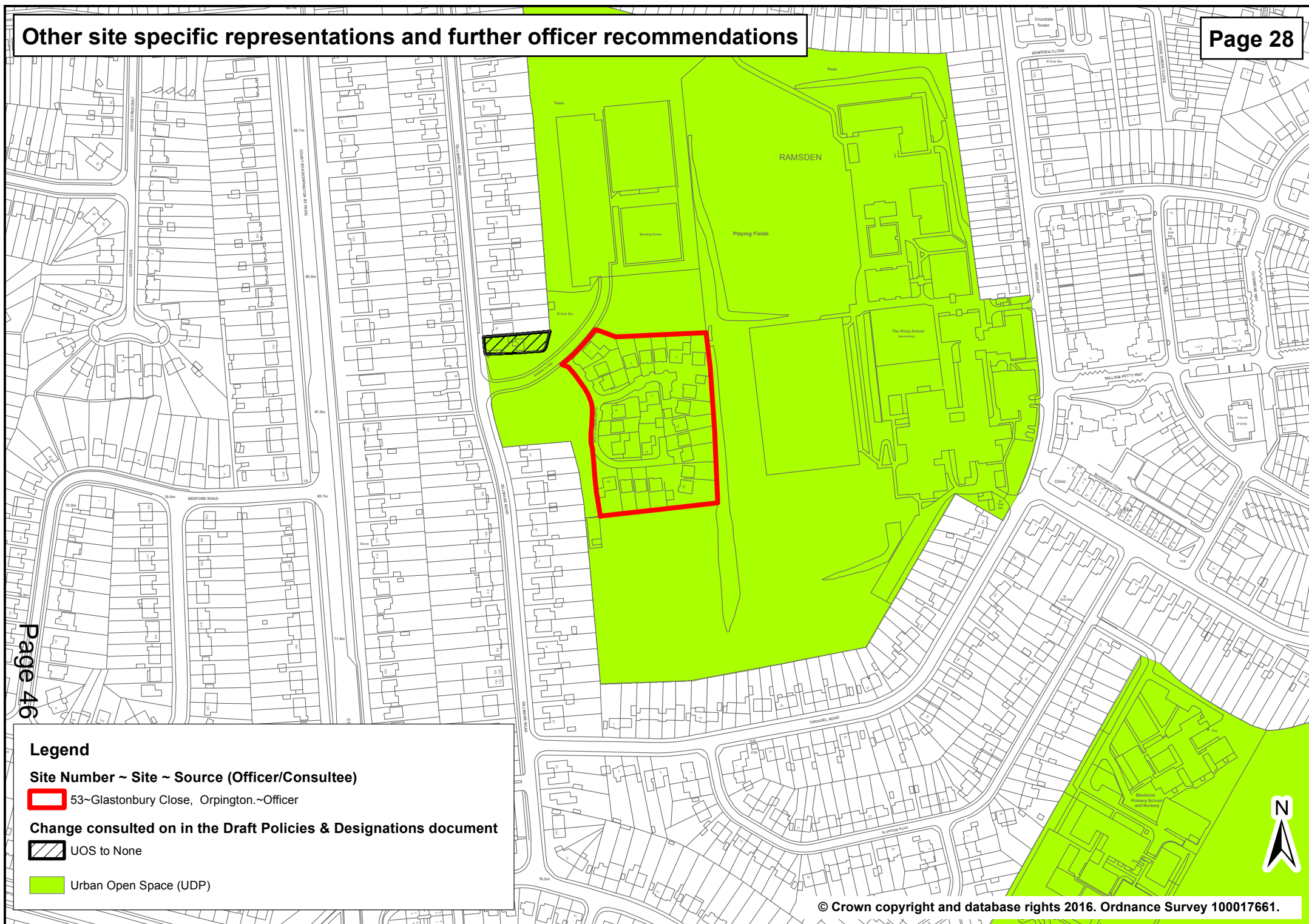












Legend

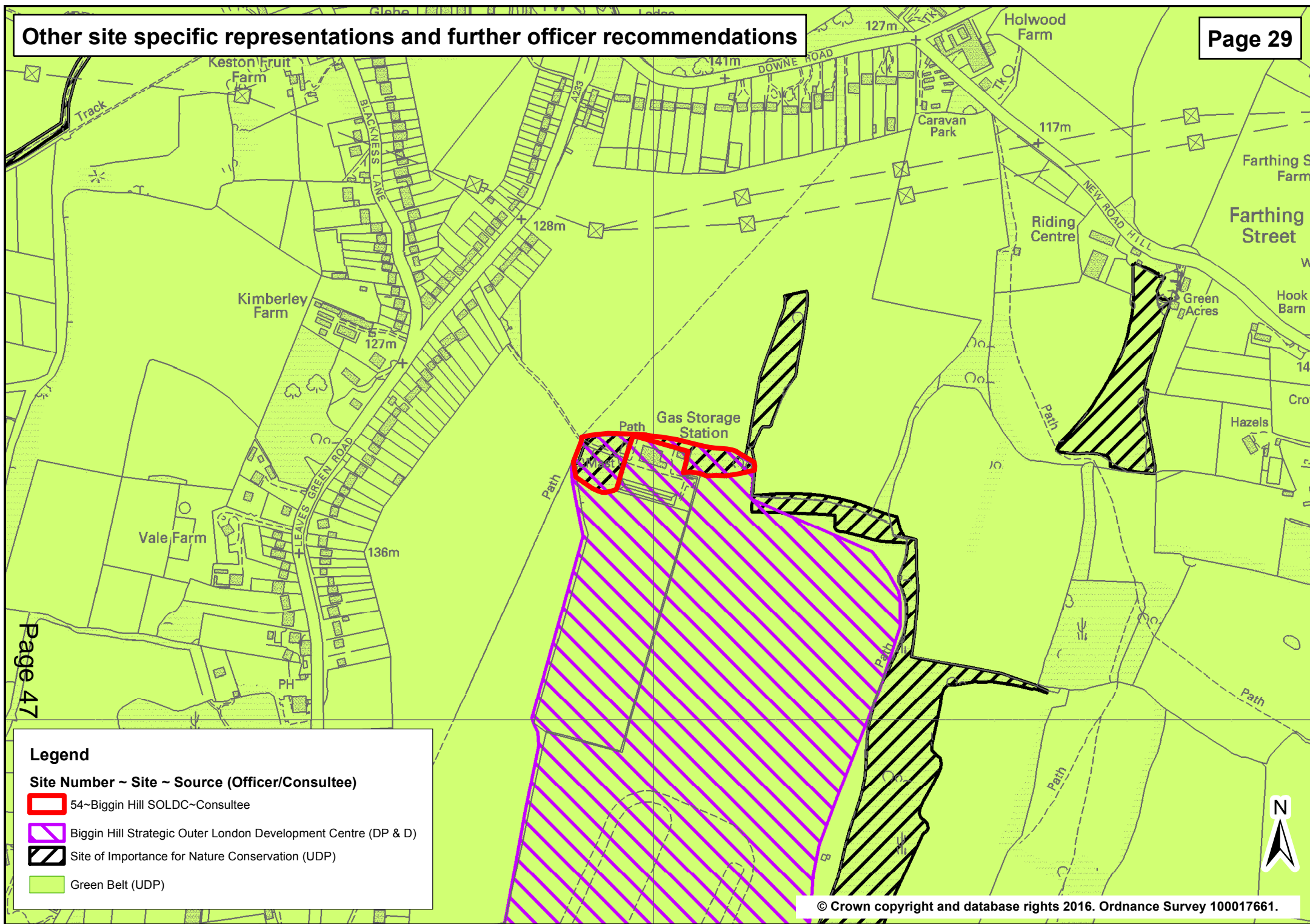
Site Number ~ Site ~ Source (Officer/Consultee)

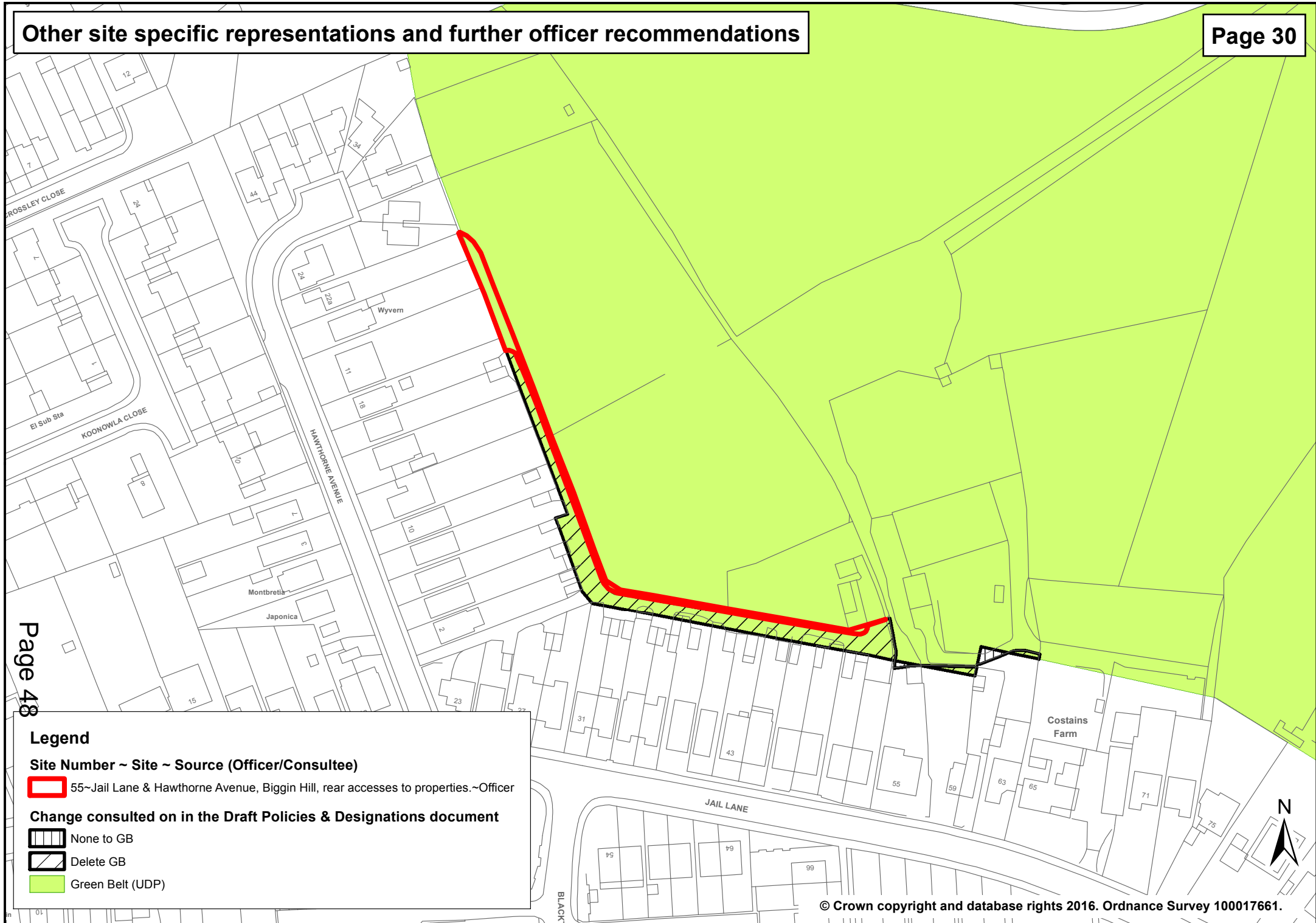
 53~Glastonbury Close, Orpington.~Officer

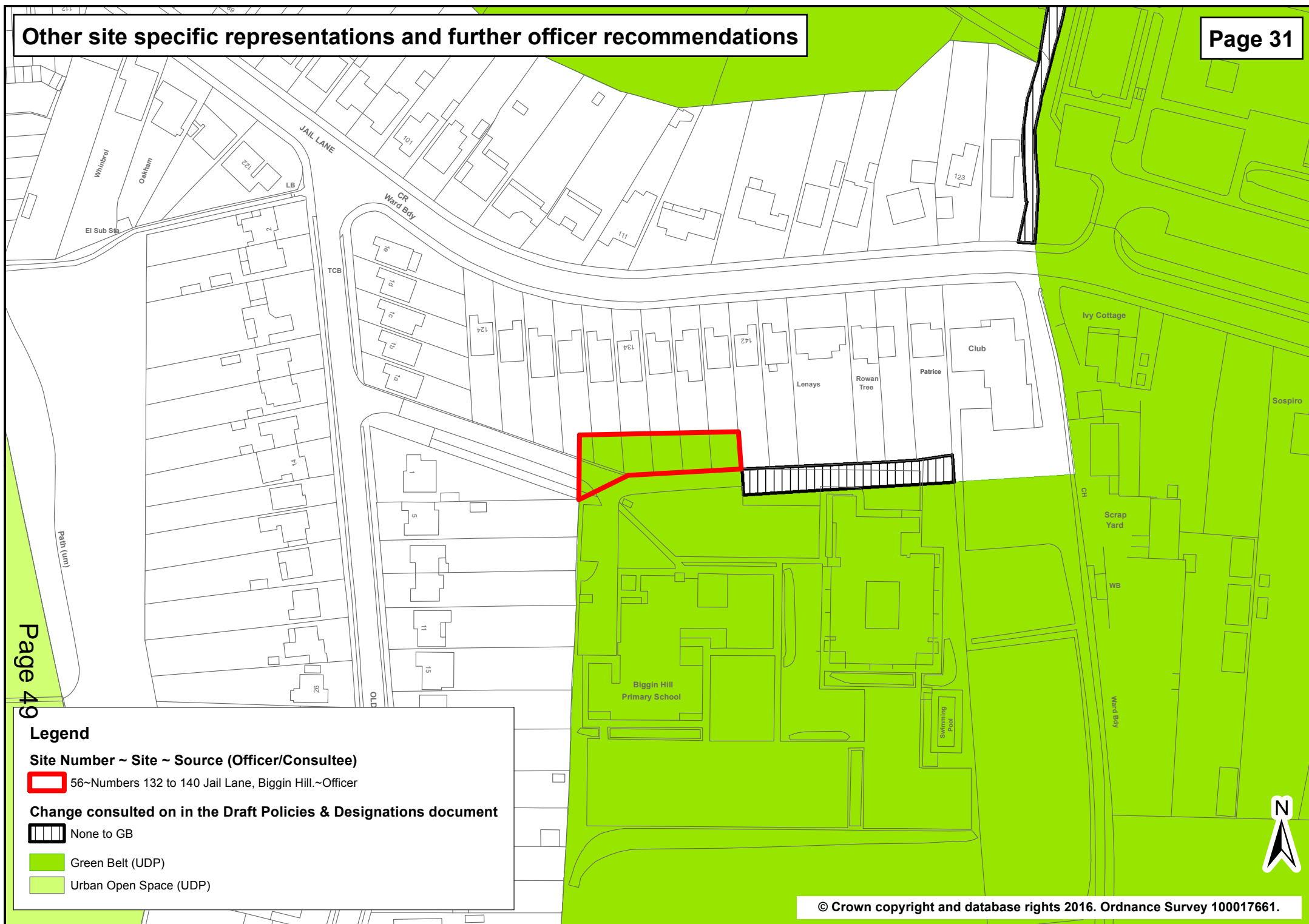
Change consulted on in the Draft Policies & Designations document

UOS to None

Urban Open Space (UDP)







Legend

Site Number ~ Site ~ Source (Officer/Consultee)

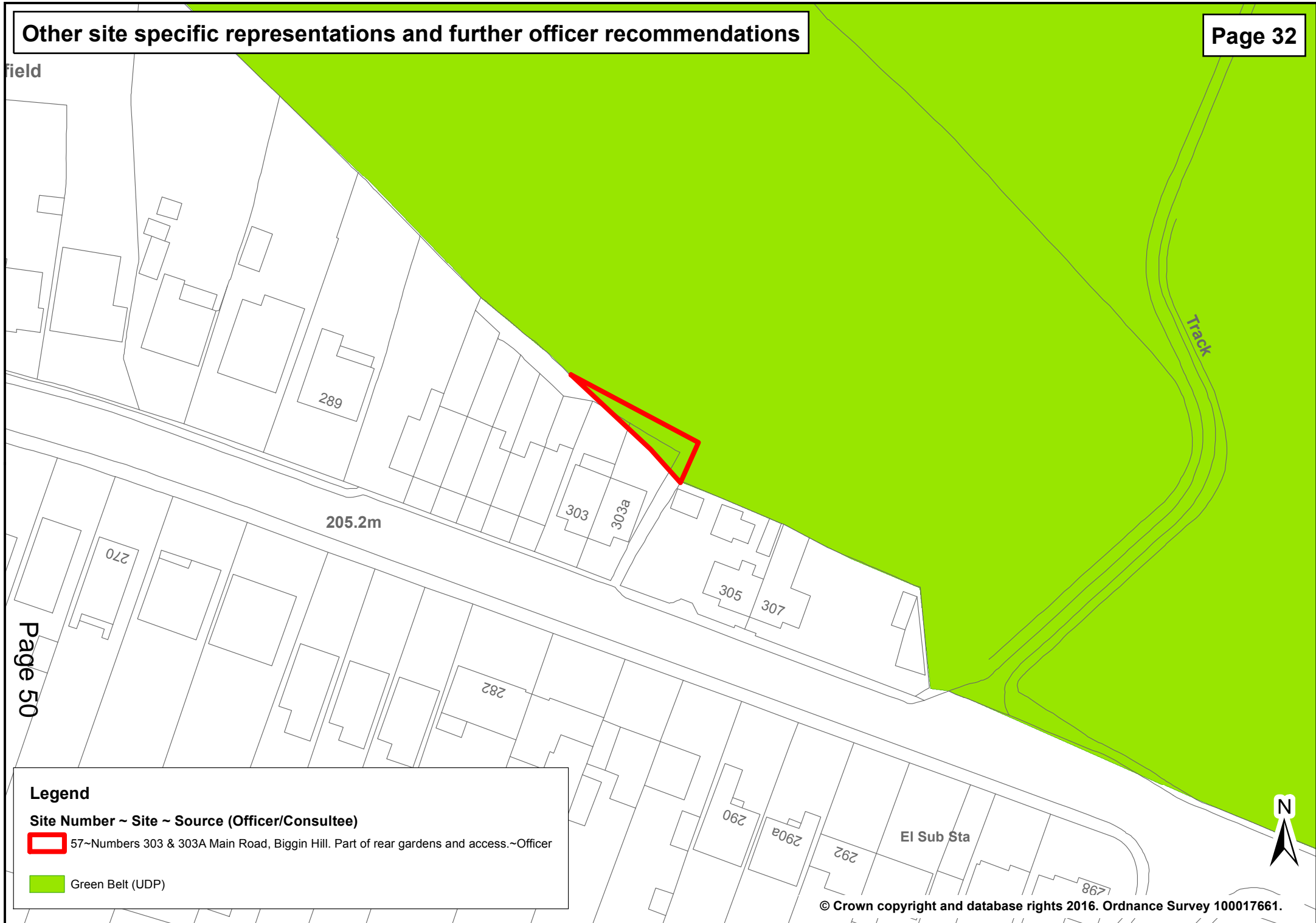
 56~Numbers 132 to 140 Jail Lane, Biggin Hill.~Officer

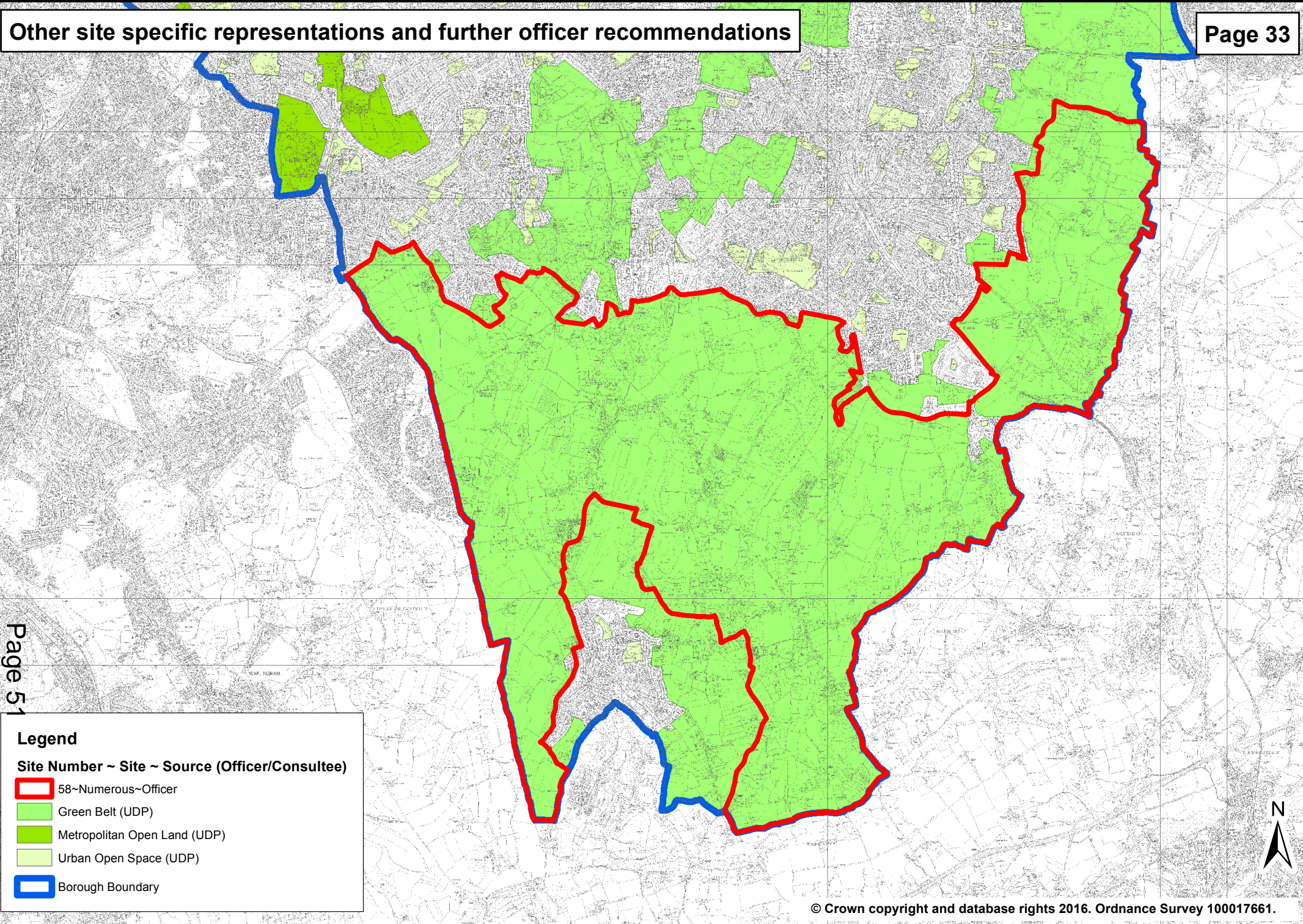
Change consulted on in the Draft Policies & Designations document

 None to GB

 Green Belt (UDP)






 Urban Open Space (UDP)





Legend

Site Number ~ Site ~ Source (Officer/Consultee)

-  58~Numerous~Officer
-  Green Belt (UDP)
-  Metropolitan Open Land (UDP)
-  Urban Open Space (UDP)
-  Borough Boundary

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