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DATE: 19 July 2016

EXECUTIVE

Meeting to be held on Wednesday 20 July 2016

12 DRAFT LOCAL PLAN – SUPPLEMENTARY AGENDA (3) (Pages 3 - 8)

The following supplementary documents are attached –

- (1) Proposed changes from the Development Control Committee's meeting on 11th July 2016
- (2) Local Plan Contents and Numbering Page
- (3) Non-Development Control Committee Changes -
 - (a) Bromley North site allocation page
 - (b) Bromley Valley Gym site allocation page
 - (c) Response table for Land adjacent to Bickley Station*
 - (d) Response table for Former milk distribution depot, Bruce Grove*

* As referred to, but not attached with, the first set of supplementary papers published on 7th July 2016.

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

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Table One

Draft Local Plan – proposed changes resulting from DC Committee 11 July 2016

Agenda Page No.	Amendment
Introduction	
61	A copy of page numbers for the agenda item including the Local Plan is attached as Table 2 (using DCC agenda page numbers)
63	Add a description of the Borough for context:- insert text from February 2014 Draft Policies and Designations consultation document pp 10-12 'Bromley Today'
Vision and Objectives	
72	Design and the Public Realm vision - add "good quality" to clarify that Graffiti is not an acceptable form of public art.
Spatial Strategy	
77	Para 5 : "The London Plan 2015 sets out imposes the minimum housing target ..."
95	Further emphasis on the priority to be given to indigenous species to be added to the general development policy (p92) and nature conservation policies (Section 7 Bromley's Valued Environments).
94	Policy x "Backland and Garden Development". Add cross reference to flood risk policies and nature conservation policies in supporting text. Add additional sentence to first para of Page 95: "A higher level of protection for Conservation Areas and ASRCs is set out in policies X and Y"
98	Policy x "Parking of Commercial Vehicles" – add text to clause (i) "and not cause harm to highway safety..." Add to the Residential Extensions policy supporting text: - 'It is intended that this policy should resist terracing effects' .
99	Policy x "Accommodation for Family Members" - add an additional clause to ensure access is maintained through the original dwelling house and that the use is ancillary to the main use. Revise supporting text to reflect change and correct error (repetition of "could potentially").
101	Conversion of Non-Residential Buildings to Residential Policy. The text could be cross referenced to policies on the retention of industrial units.
109	"On the basis of the evidence base and site assessments, future need can be addressed from within the allocated traveller sites, having regard to extant personal restrictions , and subject to planning permission"
119	Revise last paragraph on transport connections: 'Transport links are relatively poor comprise... '
Supporting Communities	
127	Draft Policy Social Infrastructure in New Developments - "Developments of significant scale will create their own environment and therefore should incorporate within their design, public realm and / or community and other facilities which create a sense of place"
147	Insert with the Draft Policy '...analysis of the impact of building heights and footprints...' in the final section of the policy after highway implications.
148	iii Kentwood ... either on site or on appropriate, accessible, alternative site or sites within the locality"
Getting Around	
151	Policy - Burial Space: add sentence into Policy regarding maintenance of private sites "Developers will be required to secure the future maintenance of the burial site."

161	“Contributions towards the Mayor’s ‘Quietways’ and ‘Cycle Superhighway’ Mayoral cycle route programmes may be sought”
Valued environments	
191 and Appendix	ASRCs: Include development guidelines from UDP Appendix 1.2 (p161 of UDP) Include amended description for Petts Wood ASRC (to be finalised and added)
257	Policy x “Light Pollution” – add wording to reflect importance of protecting sensitive animals and habitats “where lighting is necessary it should be carefully directed so as not to spill over into areas of natural habitat”

Table 2**Draft Local Plan Report – Page Numbering**

(page numbers refer to the DCC Agenda 11 July 2016 pages)

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9.	Environmental Challenges	p244
10.	Delivery and Implementation	p262
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8.	Highways Proposals Maps	p302
9.	Local Green Space Boundaries	p307
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12.	Town Centre Boundaries and Primary and Secondary Frontages	p348
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Appendix B - Summaries of consultation responses – 2014 and 2015

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	2014 housing supply and affordable housing	p410
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	Bromley Valley Gym	p438
	Bassett's Campus	p440
	Gas Holder, Homesdale Road, Bickley	p441
*	Bruce Grove Depot	
*	Land adjacent to Bickley Station	
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	Land north east of Princes Plain, Bromley Common	p445
	Sites at Randolph Road, Bromley Common	p447
	Oakley Farm, Bromley Common	p447
	Potters Yard, Bromley Common	p448
	Ruxley Cottage, Maidstone Road	p448
	Land at Thornet Wood Road, Bickley	p448
	Former MoD playing field, Bickley	p449
	Land north of Warren Road, Chelsfield	p449
	Land at Griggs Cross, St Mary Cray	p450
	The Drift, Croydon Road, Keston	p450
	Sites at Fox Lane, Keston	p451
	World of Golf, A20 Swanley Bypass, Chislehurst	p451
	Land rear of Tesco, Edgington Way	p453
	Gas holder site, Sevenoaks Way, St Mary Cray	p453
	Former NatWest Bank sports ground, Copers Cope Road Beckenham	p454
	Land at North Drive, South Eden Park Road	p455
	St Raphael's Care Home, Orchard Road, Bromley	p455
	Specialist and older people's accommodation	p457
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	Former co-op sports ground, Balmoral Avenue, Beckenham	p484
	Langley Park school for boys/ girls	p488
	Mead Road school, Chislehurst	p490
	Midfield Primary, Grovelands and the Link, St Paul's Cray	p491
	Turpington Lane Allotments, off Bromley Common	p493

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	Land at Bushell Way (Walden's Woods), Chislehurst	p496
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	Additional ASCRs	p619
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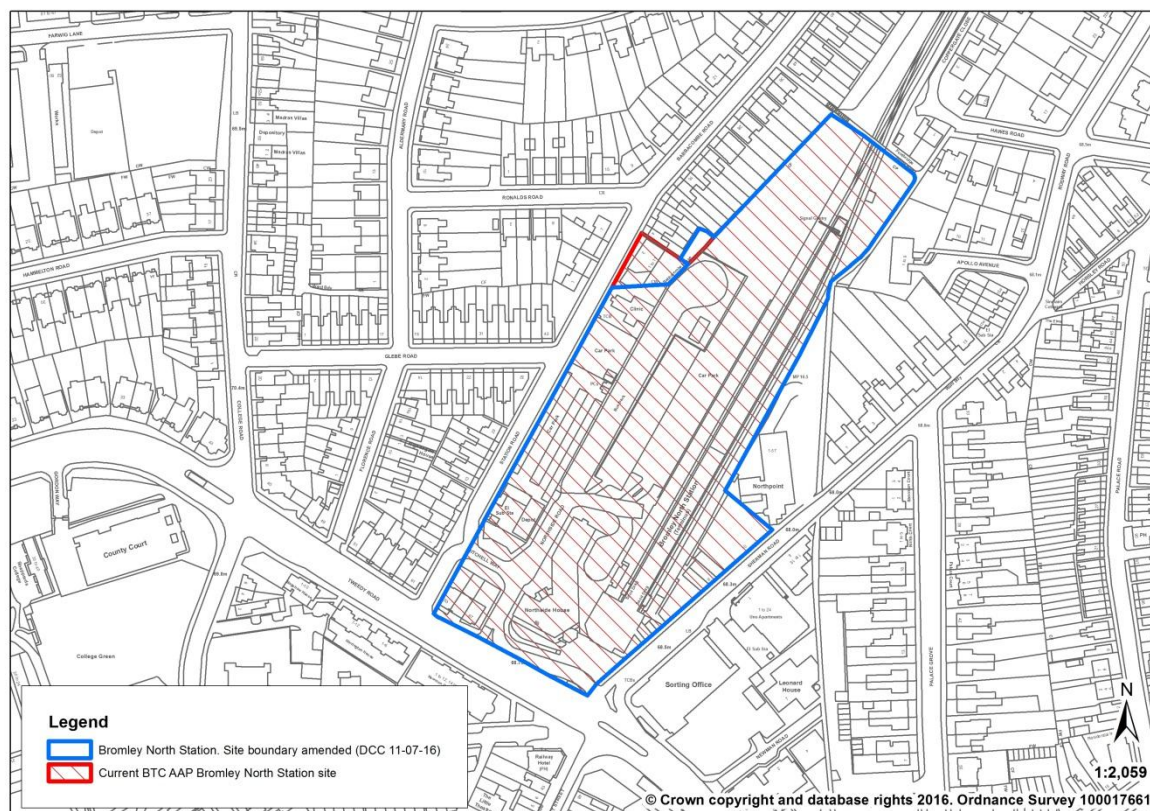
Draft Local Plan – minor amendments for Executive 20 July 2016

Agenda Page No.	Amendment	Reason
Living in Bromley		
92	Move Policy x “General Design of Development” to the Valued Environments chapter.	The policy refers to all development, not just housing.
Appendix 4 – Housing and mixed use site allocations		
275	Land adjoining Bromley North station – a) minor map amendment needed to exclude the site of Babbacombe House which has been redeveloped (see attached). b) Addition of “community uses” to the proposed policy.	a) Factual update of map and correction of error b) community uses previously recommended for inclusion.
274 - 285	Insert map of Bromley Valley Gym Chipperfield Road (see attached)	Omitted in error
Appendix 8 - Highways proposals – Safeguarding land		
302	Mason’s Hill/ Westmoreland Road – Add supporting text “To improve capacity at the junction of Mason’s Hill and Westmoreland Road”	For clarity
303	Replace text : “To provide bus lanes and maintain traffic flows in order to improve bus travel into Bromley Town Centre” with “To increase capacity in order to maintain traffic flows into and from Bromley Town Centre and along the A21 more generally”	For clarity
305	Change text “To make improvements to the junction, possibly involving the construction of a roundabout, to reduce high accident levels to improve safety”	For greater clarity
Additional information – forming part of Appendix B Summaries of consultation responses		
	Response table to Land Adjacent to Bickley Station (proposed site allocation) (see attached)	Omitted in error
	Response table to Former Milk Distribution Depot, Bruce Grove (proposed site allocation) (see attached)	Omitted in error

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Draft Local Plan - Amended site allocation page (excluding Babbacombe House and inserting “community uses” into policy).

Site Allocation X: Land adjoining Bromley North Station, Tweedy Road, Bromley



Proposed Policy:

Allocate for mixed uses including residential, office, retail, **community uses** and transport interchange – 525 residential units (Years 5-10), 2000 sqm office, 230 sqm retail/café, 230 sqm bus interchange. Site specific criteria to be included in Publication Draft Local Plan.

Site Area:

3 ha

Site Context:

The site is located on the boundary of Bromley Town Centre where the surrounding suburban residential areas meet denser urban mixed use areas to the South and East. The site is also a major transport interchange which includes Transport for London's (TfL) bus layover facilities and other supporting uses. Offices, residential, storage, light industrial, retail, electrical Substation, train station and concourse, car parking, bus layover/ interchange.

Existing Use:

Ward:

Bromley Town & Plaistow and Sundridge

Planning Background

Existing Designations:

Bromley Town Centre designated Opportunity Area

Proposed Business Improvement Area
Conservation Area: Bromley Town Centre (part of site)
Includes the Grade II statutory listed Bromley North Station building.

Additional Information: See also Site Assessments 2015 Housing and Mixed Use (September 2015).

Site Allocation X: Bromley Valley Gymnastics Centre, Car Park and Library, Chipperfield Road BR5 2QR



Proposed Policy:

Allocate both parts of the site for mixed use development including re-provision of library, community uses, gymnastics centre and new residential – approx. 200 units (Years 7-10). Site specific criteria to be included in Publication Draft Local Plan.

Site Characteristics

Site Area: 2.8 ha

Site Context: The site is a two-part Council owned area situated between suburban residential development and the retail area of Cotmandene Crescent in St Paul's Cray.

Existing Use: Gymnastics Centre, library, community use, public car park.

Ward: Cray Valley West

Planning Background

Existing Designations: None – linear park subject to a covenant.

Additional information: See also Site Assessments 2015 Housing and Mixed Use (September 2015).

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Responses to Draft Allocations, Further Policies and Designations consultation 2015 – Update June 2016

Living in Bromley – Sites assessed and proposed for residential allocation

Site: Land adjacent to Bickley Station, Bickley

Proposal at time of 2015 Draft Allocations, Further Policies and Designations: Allocate for residential development (Approx 30 units)

16 responses were received – 4 letters, 2 emails, 10 responses online

Respondents	Summary of issues	Officer comment
7 Individuals	Impact on biodiversity: <ul style="list-style-type: none"> Loss of trees which provide a pleasant outlook, a wildlife habitat and noise buffer Loss of wildlife habitat 	Noted. There are trees around the site including a Tree Preservation Order adjacent to the site on the western boundary. Further work would be required at planning application stage to assess the impact of development on the trees and an ecological survey would need to be undertaken with regard to the impact on wildlife. This issue would not preclude the site being allocated for residential purposes under the Local Plan.
Mr Adrian Lawrence – Director Lanniston Developments	Traffic implications: <ul style="list-style-type: none"> Loss of existing commuter parking Increase in cars parked on the roads Increase in traffic Narrow access into site 	Concerns are noted. Highways comments will be sought from any application to assess the traffic implications, suitability of proposed access and parking requirements Network rail advise retaining commuter parking at the site
5 Individuals	Other infrastructure impacts: <ul style="list-style-type: none"> Increase demand for education Infrastructure already under pressure/lacking 	Impact to be assessed at the planning application stage
6 Individuals	Impact on character: <ul style="list-style-type: none"> Proposed new housing will be out of character with the area Over development of the site Increased number of cars parked on roads 	The impact of the proposed development on the character of the area will be a key consideration of any planning application submitted. Regard will need to be had to the proposed amount and density of development.
8 Individuals	Impact on residential amenity of neighbouring properties: <ul style="list-style-type: none"> Particular concerns raised from neighbouring residents (the Pantiles, Abinger Close) Loss of privacy Overlooking Loss of noise barrier to railway line – noise pollution Loss of light 	Noted. The planning application will assess the impact of the development on the residential amenity of neighbouring properties and minimise/mitigate as appropriate.
5 individuals; Daniel Watney LLP on behalf of Prime Place Mr Adrian Lawrence – Director Lanniston	Other <ul style="list-style-type: none"> Redevelopment would need to overcome layout issues – site is very narrow with a narrow access Emergency access to railway lines needs to be taken into consideration Could see an increase in crime and antisocial behaviour There is not the need for 1-2 bed flats in the area, need is for 3-4 bed units This is an ideal site for a commuter car park 	Noted Crime prevention officer would be consulted on any detailed planning application

Developments Ltd	<ul style="list-style-type: none"> • Would need to meet ecological goals, building standards and offer affordable homes 	Any planning application received would be required to meet Building Regulation requirements and Policy requirements relating to affordable housing.
Thames Water	On the information available to date Thames Water do not envisage infrastructure concerns regarding water supply capability or waste water infrastructure capability in relation to the site.	Noted
Daniel Watney for The Fairworth Gospel Hall Trust	<ul style="list-style-type: none"> • Site contains multiple operational employment uses • Viability of continued employment use would need to be assessed by Network Rail to enable solely residential scheme • Redevelopment must also overcome narrow layout and access 	The site is not designated for employment uses and it is not considered that a change of use would have any adverse impact on the continued operation of other designated areas. The site presents an opportunity to contribute to the Borough's housing target with good accessibility to public transport. Design will be a consideration at planning application stage but this would not preclude the allocation of the site for residential purposes.

Responses to Draft Allocations, Further Policies and Designations consultation 2015 – Update June 2016

Living in Bromley – Sites assessed and proposed for residential allocation

Site: Former Milk Distribution Depot, Bruce Grove, Orpington

Proposal at time of 2015 Draft Allocations, Further Policies and Designations: Allocate for residential (potential 25-30 units) and/or employment

6 email responses were received

Respondents	Summary of issues	Officer comment
Daniel Watney for The Fairworth Gospel Hall Trust	Site contains listed buildings and is in close proximity to neighbouring buildings including five storey building adjacent to site fronting High Street. Site is within flood zones and has risk of surface water flooding, while northern area is within Conservation Area and Area of Archaeological Significance. There is also potential for contamination in areas previously used for industrial purposes. These factors may have an impact on the timeliness and quantum of new housing release	The site is currently subject of a planning permission (15/04574/FULL1) for 28 residential units. This permission takes into account matters of heritage and archaeological significance, flood risk and mitigation, site contamination and interface with surrounding land.
Mr Adrian Lawrence, Lanniston Developments Ltd	Site would be more suited for commercial user with adequate on site parking. Introducing residential units in an already congested high street would add to parking and road pressures	As above. Should this planning permission lapse, the proposed allocation would also allow consideration of a mixed use or solely employment-generating use on the site.
1 individual	Site contains listed building and developer should include this in their plans. Town Centre needs to protect employment sites and this area provides an ideal location to continue with mixed use development. Site could offer opportunity for more radical approach to its development with potential to provide access via adjoining property. Town Centre lacks large commercial units and its continued use should be protected	As above. It is considered the site is not required to achieve the desired outcomes for Working in Bromley policies under the Local Plan.
1 individual	Does not support allocation as it impinges on Conservation Area	The conditional planning permission for this site takes into account the existing Conservation Area.
1 individual	Supports allocation for housing	Noted
Thames Water	Does not envisage infrastructure concerns regarding water supply capability for the site	Noted

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