

Living in Bromley - Renewal Areas – Working Draft

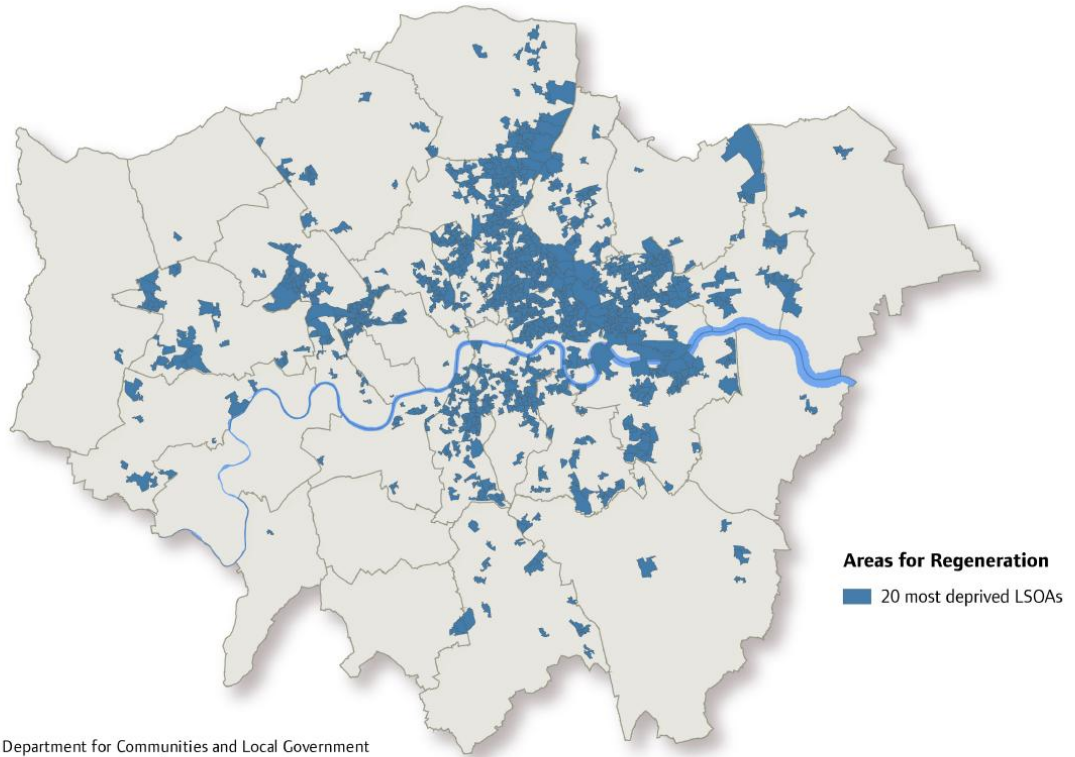
Introduction and Background

The Ministerial Forward to the National Planning Policy Framework advises that “Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives”

London Plan Policy 2.14 “Areas for Regeneration” states that “Boroughs should identify areas for regeneration and set out integrated spatial policies that bring together regeneration, development and transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing, in locally-based plans, strategies and policy instruments such as LDFs”.

The London Plan Map 2.5 identifies 6 areas in Bromley, which fall within the 20% most deprived Lower Super Output Areas (LSOA's) as Regeneration Areas. The areas include:

- Betts Park area
- Maple Rd, Franklin Rd area
- Turpington Lane area
- Cotmandene Cres, Whippendell Way area
- Blacksmith Lane, Wooten Green, Rookery Gardens area
- Quilter Road, Ramsden area



Source: Department for Communities and Local Government
ONS Super Output Area Boundaries.
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Greater London Authority 100032379 (2009)

The London Plan Review Draft Consultation Plan (2009)



Key trends and issues

The London Plan highlights the 20% most deprived Lower Super Output Areas in London which are derived from information about

- income,
- employment,
- health deprivation and disability,
- education, skills and training,
- barriers to housing,
- crime.

Generally Bromley Borough scores favourably, however the pattern of scores (set out in detail in the Bromley Joint Strategic Needs Assessment (JSNA) 2011 is varied within the Borough, with concentrations of poorer scores to the north west of the Borough in Crystal Palace, Penge and Anerley, to the north in Mottingham, and to the east in the Cray Valley, as well as centrally through Downham and Bromley Common.

The London Plan advises that Boroughs should look to identify areas for regeneration. The areas highlighted on the map do not take account of the picture outside of these tightly drawn artificial electoral districts, or of the changes taking place in areas over time. Additionally the areas on the map do not include areas

where the Council and partner organisations and stakeholders have historically and are currently seeking to address renewal issues, notably additional areas within “Crystal Palace, Penge & Anerley” and the Cray Valley as well as parts of Mottingham.

The London Plan has been amended to reflect the NPPF and the draft amendments, (para 3.10) highlight that the development and regeneration of areas for regeneration (Policy 2.14) provide the greatest opportunity to improve health and reduce health inequalities.

Bromley’s Core Strategy Issues Document (2011) describes the distinct characteristics of the different “Places” within the borough, and set the scene for a discussion of issues in particular places. The areas highlighted in the London Plan (map 2.5) fall within “Places” considered through the Bromley Core Strategy Issues document which correspond with some of the areas which are likely to be subject to the greatest change and where plans may come forward through the Neighbourhood Planning process.

Duty to Co-operate

The Localism Act places a duty on local authorities to work together on planning issues. The NPPF expands on this, indicating that Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.

2 Policy Options

Bromley 2030 Vision for the Borough Local Plan includes the desire to ensure that “Bromley is known for the high quality of its living, working and natural environments. The Council, local people, organisations and businesses work together to ensure that we all enjoy a good quality of life, living healthy, full, independent and rewarding lives... Bromley has high levels of educational attainment.”

Much of the draft Local Plan Health and Wellbeing vision and objectives are specifically relevant

“The quality of life in Bromley has improved in all its neighbourhoods with all residents enjoying better health and wellbeing. Areas with a concentration of social and/or environmental difficulties are being improved. ...Residents are helped to improve their own places and local environments for the benefit of all the community. There is less crime and anti-social behaviour.

Objectives...

Co-ordinate the improvement of Bromley’s designated Renewal Areas, and other areas with environmental difficulties, to reduce health inequalities; and encourage all communities to improve their own environments.

Strategic Policy Options

Identifying Renewal Areas

Option 1 (Preferred)

Address “Areas for Renewal” rather than the “Areas for Regeneration

The specific areas highlighted in the London Plan Map 2.5 are “Lower Super Output Areas”, whose boundaries are based on enumeration districts. They produce irregular areas which do not reflect fully the situation that the Council understands on the ground, cutting through sites, estates and not fully revealing the picture beyond the artificial boundaries. In conformity with the London Plan the Council will define areas for regeneration which offer the potential to address the areas highlighted by the Mayor through the improvement and enhancement of the wider areas to be termed “Areas for Renewal”.

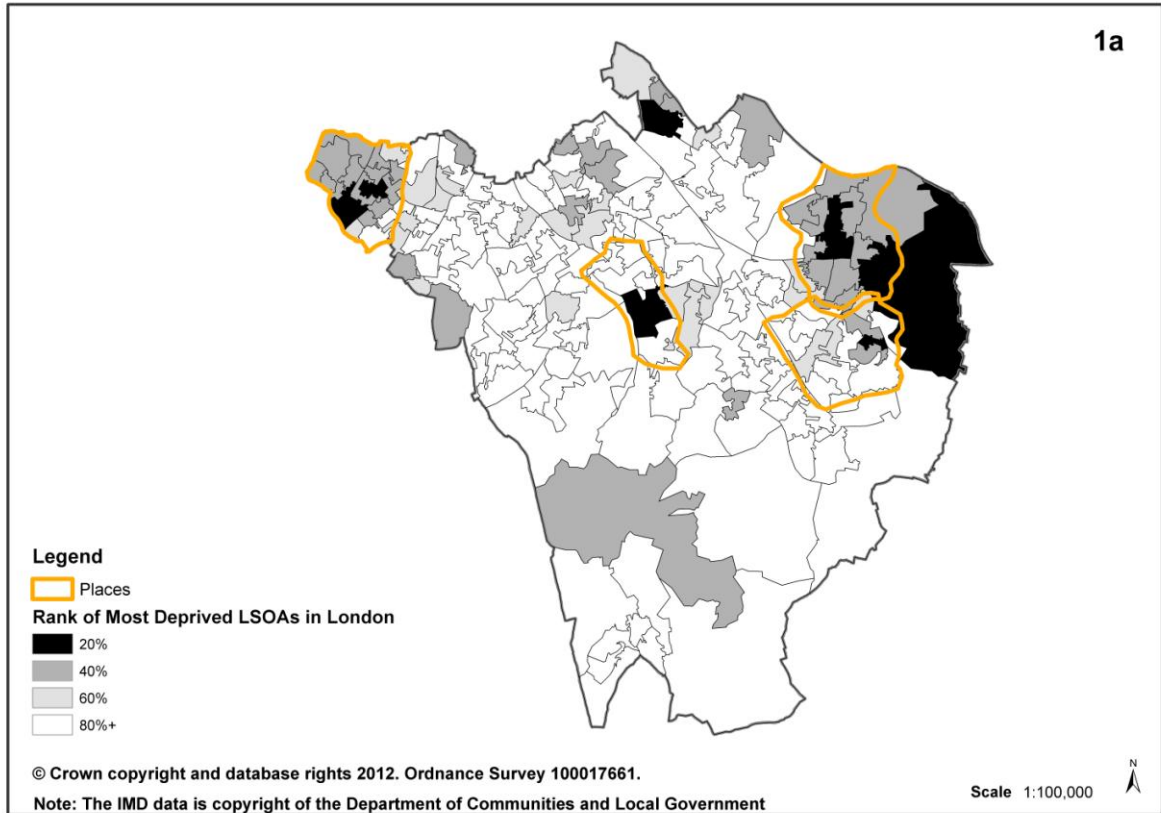
Identifying Areas for Areas

Option 1a (Not preferred)

Areas for Renewal based on locally understood places (containing areas highlighted on the London Plan Map 2.5)

Areas for Renewal based on the “Places” considered through the Core Strategy Issues Document which include the areas highlighted in the London Plan. This acknowledges that the renewal areas do not have such sharply defined borders. This also enables the Council to consider closely proposals in the vicinity to support regeneration:

- “Crystal Palace Penge & Anerley” including
 - Betts Park area
 - Maple Rd, Franklin Rd area
- “Bromley Common”
 - Turpington Lane area (substantially within “Bromley Common”)
- “Cray Valley, St Paul’s Cray & St Mary Cray”
 - Cotmandene Crescent, Whippendell Way area
 - Blacksmith Lane, Wooten Green, Rookery Gardens area
- “Orpington, Goddington & Knoll”
 - Quilter Road, Ramsden area



Option 1b (Preferred)

Places (containing areas highlighted on the London Plan Map 2.5) identified as for Option 1a but grouped where adjacent.

As for Option 1a but to look jointly at adjacent places to look across “The Cray Valley” combining the Core Strategy Issues Document places of

- “Cray Valley, St Paul’s Cray & St Mary Cray”
 - “Orpington, Goddington & Knoll”
- incorporating 3 London Plan Regeneration Area LSOA’s
- Cotmandene Cres, Whippendell Way area
 - Blacksmith Lane, Wooten Green, Rookery Gardens area
 - Quilter Road, Ramsden area

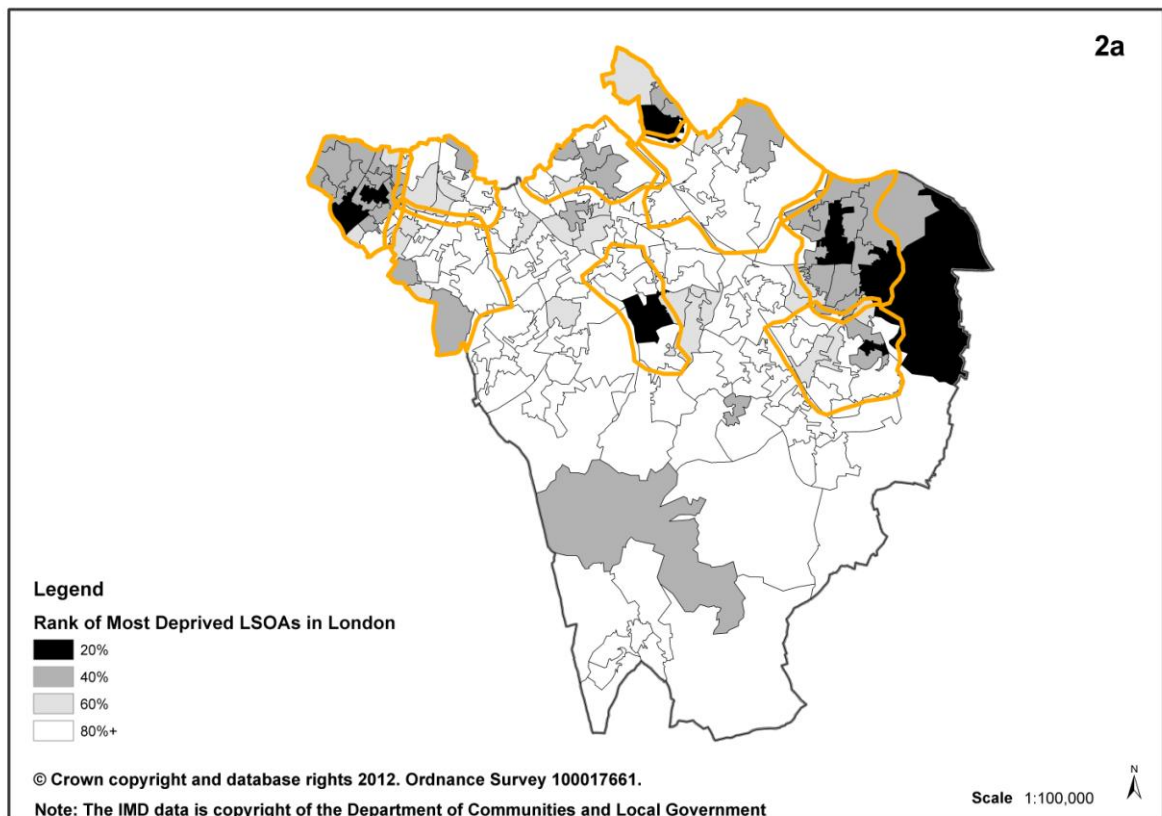
Adjacent Authority Regeneration Areas

Option 2a (Not preferred)

Additionally identify as Renewal Areas all Places abutting areas highlighted on the London Plan Map 2.5 in adjacent boroughs

Identify all places with cross borough abutting regeneration areas

- (i) "Clock House, Elmers End & Eden Park" (adjacent to Long Lane Croydon)
- (ii) "Beckenham, Copers Cope & Kangley Bridge" (adjacent to Bellingham, Lewisham)
- (iii) "Ravensbourne, Plaistow & Sundridge" (adjacent to Downham, Lewisham)
- (iv) "Mottingham" (adjacent to Grove Park, Lewisham, adjacent to Eltham, Greenwich)
- (v) "Chislehurst" (adjacent to New Eltham, Greenwich)

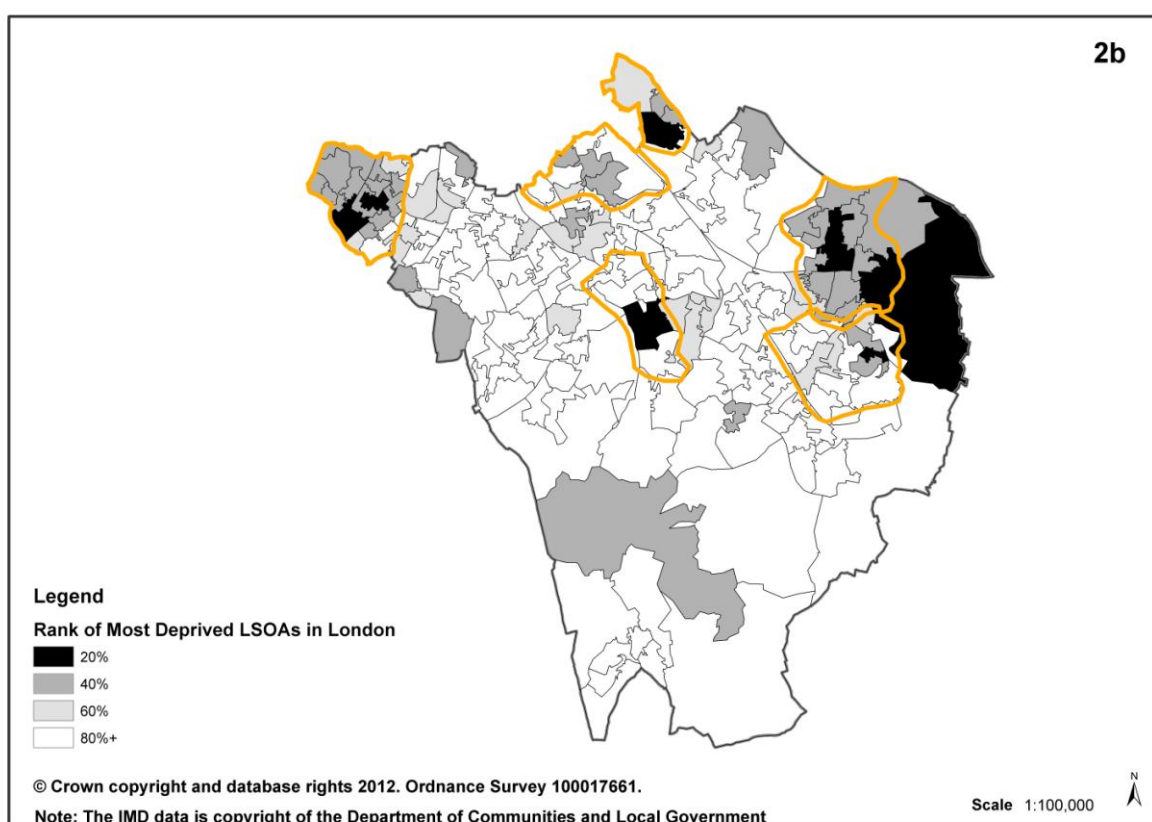


Option 2b (Preferred)

Additionally identify Places abutting areas highlighted on the London Plan Map 2.5 in adjacent boroughs, where estates cross borough boundaries

Additionally identify places with cross borough abutting regeneration areas where the borough boundary cuts across estates identified as Regeneration Areas in the adjacent borough.

- (i) “Ravensbourne, Plaistow & Sundridge” (adjacent to Downham, Lewisham). Bromley roads bounded by Rangefield Rd, Brook Lane and Southover clearly form part of the interwar “Downham Estate” which is identified as a Regeneration Area on the Lewisham side of the boundary
- (ii) “Mottingham” (adjacent to Grove Park, Lewisham, adjacent to Eltham, Greenwich)



Option 3 (Preferred)

Develop a cross borough policy to address the “Duty to Co-operate”

To address areas of pressure, particularly on social infrastructure, close to our shared borders with neighbouring boroughs, particularly along the urban & suburban boundaries to the north and west of the borough.

Development Management Policies

The “Living in Bromley – Renewal Areas” strategic options will be supported by development management policies and integrated spatial policies as required by the London Plan that bring together regeneration, development and transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing.