

8. Bromley's Valued Environments

Introduction

This chapter sets out the draft policies to protect and enhance the natural and built environment of the Borough.

Bromley has a varied environment as far as both the natural and man-made elements are concerned. By far the greater proportion of the borough comprises open space of some description, varying from small formal and informal urban open spaces and parks of great importance to local communities, especially those living in the more densely developed areas, to natural countryside and farmland. There is a similar variation in the built environment, which ranges from fairly high density Victorian and Edwardian residential areas to more spacious sub-urban developments established in the inter and post war periods and the remnants of the former large country estates exemplified by Sundridge Park and Holwood House.

It is important that the best features of these environments are conserved, whilst being carefully integrated within new developments to meet the needs of 21st Century living.

As far as 'Valued Environments' are concerned, the key issues for the next 20 years are likely to relate to the pressure on land for development, in particular housing and are summarised as follows:

- Applications for demolition and redevelopment of Locally Listed Buildings
- Requests for additional ASRCs and Conservation Areas, limiting the scope for redevelopment adding to the pressure to develop open space
- Release of Green Belt land and private open space sites in the built up area
- Farm diversification (legal and illegal)/sub division
- Food security
- Relating the provision and maintenance of open space to the changing needs of the local population

National Planning Policy Framework (NPPF) and the Local Plan

Open and Natural Space

On the Green Belt, the NPPF maintains its fundamental aim to prevent urban sprawl by keeping land permanently open ensuring that the essential characteristics of openness and their permanence are ensured.

The NPPF requires Local Authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Policies should set out criteria against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

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Draft Policy - General Design of Development

All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Developments will be expected to meet all of the following criteria:

- (i) Be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;
- (ii) Positively contribute to the existing street scene and/or landscape and respect important views, skylines, landmarks or landscape features;
- (iii) Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity);
- (iv) The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;
- (v) Respect the amenity of occupiers of neighbouring buildings and those of future occupants ensuring their environments are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing;
- (vi) The development should include measures that achieve sustainable design and construction methods including, where appropriate, energy generated by on-site renewable development;
- (vii) Suitable access should be provided for people with impaired mobility and meet the principles of inclusive design. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;
- (viii) Security and crime prevention measures should be included in the design and layout of building and public areas;
- (ix) Recycling and waste storage facilities are incorporated within the design layout;
- (x) Respect non designated heritage assets;

Applications should be accompanied by a written statement setting out design principles and illustrative material showing relationship of the development to the wider context.

Supporting Text

The Council wishes to secure the creation of an attractive townscape and pleasant living and working conditions by ensuring that all new development (including extensions to existing buildings) makes a positive contribution to the area in which it is located. Good urban design including the space around and between buildings and their landscaping contributes to the quality of the built environment and can help urban regeneration.

The London Plan advises boroughs to develop policies that ensure the physical environment can meet the highest standards of accessibility and inclusion and that the principles of inclusive design are adopted at the earliest stages in the development process (i.e. when preparing development briefs or masterplans).

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Reference will be made to the Mayor's SPG 'Accessible London: Achieving an Inclusive Environment (GLA, 2004).

The design of new development should safeguard public amenity and improve the quality of life in the borough with new development relating well to the character of its surroundings. New development affects the streetscape now and in the future. By careful control, its relationship to its surroundings will encourage appropriate and sensitive designs. The Council will prepare supplementary planning guidance on design. In doing so, and when considering the design aspects of individual proposals, reference will also be made to advice in government guidance such as "Safer Places: The Planning System and Crime Prevention" (ODPM February 2004), "By Design – better places to live" published by DETR/DTLR in association with the Commission for Architecture and the Built Environment (CABE), DOE Circular 5/94 "Designing out Crime" and the NPPF.

There is a need to encourage local distinctiveness and "sense of place", particularly through the use of vernacular materials. Good modern design can be imaginative and innovative, and will be welcomed in appropriate circumstances where it contributes positively to the surrounding environment.

The Council will work in partnership with the police to promote designs and layouts which take account of crime prevention and community safety. Such measures should be taken into account when considering the design and layout of buildings and public areas. These measures can help create places that also connect well with other areas, encouraging the use of public transport, walking and cycling and ensure, for example, the overlooking of public areas, the inclusion of mixed uses that contribute to 24-hour occupancy, and the effective use of landscaping and lighting. In determining planning applications, the Council will refer to "Secured By Design" which is a UK Police Flagship initiative supporting the principles of designing out crime through the use of effective crime prevention and security standards, and other government advice such as 'Places, Streets and Movement: a Companion Guide to Design Bulletin 32'.

In major development proposals a design statement should be submitted to the Council to include information on the key design principles, density, mix and distribution of uses, as well as provide sufficient illustrations to demonstrate relationship of the development to its wider surroundings. The Council will also consider making Article 4 Directions where appropriate.

Built heritage

The NPPF requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The strategy should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness;

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- And opportunities to draw on the contribution made by the historic environment to the character of a place.

In considering this care must be taken with particular regard to the designation of both new Conservation Areas and Areas of Special Residential Character in order not to devalue the policies or put undue pressure for development on other parts of the borough.

In the case of both 'Open and Natural Space' (including Green belt) and 'Built Heritage', the detailed policies in the recently adopted London Plan, whilst developed prior to the publication of the NPPF, have found to be in conformity with the latter.

Nature Conservation and Development

Local authorities are required by The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000, etc) to have regard to the desirability of conserving the natural beauty and amenity of the countryside. This duty embraces the conservation of flora, fauna, geological and physiological features and extends to urban as well as rural areas.

London's wildlife resources are an important amenity that should be considered whenever development is proposed. This policy aims to protect those sites and features which are of ecological interest and value, and those which are an important educational and recreational resource for the Borough. The Council will pay particular attention to the conservation of habitats characteristic of the area, such as chalk grassland, ancient woodland and lowland heath. Wherever possible, the sympathetic management of such habitats will be encouraged through planning conditions, obligations or voluntary agreement.

The classification of nature conservation sites in Bromley is as follows:

- Sites of Special Scientific Interest (SSSIs) [statutory designation]
- Local Nature Reserves (LNRs) [statutory designation]
- Sites of Metropolitan, Borough or Local Importance for Nature Conservation (SINCs) [non-statutory designation]
- Regionally Important Geological Sites (RIGs) [non-statutory designation]

Draft Policy - Development and SSSI

A development proposal within or that may have an adverse effect on a Site of Special Scientific Interest will not be permitted unless:

- (i) it can be demonstrated that there is no alternative solution and the reasons for the development clearly outweigh the nature conservation or scientific interests of the sites, or
- (ii) the value and interests of the site can be protected from damaging impact by mitigating measures secured by the use of conditions or planning obligations.

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Draft Policy - Development and Nature Conservation Sites

A development proposal that may significantly affect the nature conservation interest or value of a local nature reserve (LNR), site of importance for nature conservation (SINC) or a Regionally Important Geological Site (RIG) will be permitted only:

- (i) if it can be shown that the reasons for the development or benefits to the local community from the development outweigh the interest or value of the site, or
- (ii) any harm can be overcome by mitigating measures, secured through conditions or planning obligations.

Draft Policy – Wildlife Features

Where development proposals are otherwise acceptable, but cannot avoid damage to and/or loss of wildlife features, the Council will seek through planning obligations or conditions:

- (i) inclusion of suitable mitigation measures; and
- (ii) the creation, enhancement and management of wildlife habitats and landscape features.

Supporting Text

Development proposals should begin by understanding their wider context and viewing promotion of nature conservation as integral to the scheme. New development should improve existing or create new habitats or use design (green roofs, living walls) to enhance biodiversity and provide for its on-going management. Most wildlife habitats are difficult to recreate, accordingly the replacement or relocation of species and habitats should only be a last resort.

Any benefits of a proposal required to outweigh nature conservation or geological value will depend on the importance of the individual site. The national importance of SSSIs justifies the special scrutiny of development proposals within or likely to affect such areas.

Draft Policy - Additional Nature Conservation Sites

If during the course of an application for a development proposal the nature conservation interest of the site becomes evident, the protection and active management of that site will be sought as part of the proposal.

Supporting Text

It is likely that, through the development control process, additional sites of nature conservation interest will become evident. Where such circumstances arise, the Council will carry out a full assessment of that interest in consultation with relevant

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nature conservation bodies and, where appropriate, recommend sites' formal designation in order to protect indigenous species and/or habitats. Where appropriate, the designation of further Local Nature Reserves will be supported.

Draft Policy - Protected Species

Planning permission will not be granted for development or change of use of land that will have an adverse effect on protected species, unless mitigating measures can be secured to facilitate survival, reduce disturbance or provide alternative habitats.

Supporting Text

Many plant and animal species (including badgers, bats, dormice, great crested newts and some species of birds) are statutorily protected. The Wildlife and Countryside Act 1981 contains schedules of many of the species which are given protection. For the purposes of this policy, statutorily protected species are those included on Schedules 1, 5 and 8 of the Act or those protected by other legislation (e.g. badgers). These schedules are updated on a regular basis and local authorities are kept informed of any changes.

Draft Policy - Development and Trees

Proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained. Tree preservation orders will be used to protect trees of environmental importance and visual amenity. When trees have to be felled, the Council will seek suitable replanting.

Supporting Text

Trees are important features of the Borough's environment and are a valuable resource for wildlife. The Council places a high priority on their retention and protection. They can be protected, if they are reasonably healthy and of public amenity value, by the making of a Tree Preservation Order (TPO) which can relate to individual trees, groups of trees or areas of woodland. Numerous trees and woodlands throughout the Borough are protected by TPOs. In addition, trees in Conservation Areas are protected even where they are not covered by a TPO.

When considering development proposals the Council will seek the retention value healthy trees of amenity. Where trees are retained within new development sites, they can help to create a settled appearance to the landscape while newly planted trees will take a number of years to reach maturity.

When development is carried out, the Council will require the submission of a tree survey, and arboriculture implications assessment in accordance with British Standard BS5837:2012 – trees in relation to construction.

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Draft Policy - Conservation And Management Of Trees And Woodlands

To improve the amenity and conservation value of trees and woodlands, the Council will:

- (i) encourage appropriate beneficial management;
- (ii) encourage appropriate new tree planting in suitable locations; and
- (iii) promote public interest in and enjoyment of trees and woodlands.

Supporting Text

The majority of woodlands in the Borough have been identified as ancient in origin (i.e. there has been a continuous woodland cover since 1600) and have a high nature conservation value. Every encouragement will be given to owners to manage their trees and woodlands appropriately.

Within the built up-area, natural regeneration of trees does not generally take place and a continuing programme of planting is necessary to replace those lost through old age, disease and the effects of new building. The Council will make use of planning conditions and obligations to achieve new planting through the planning process.

Draft Policy - Hedgerows And Development

In considering development proposals, the Council will normally expect the retention and beneficial management of any existing hedgerow; where a hedgerow is to be removed, the Council will, where appropriate, require its replacement with native hedgerow species.

Supporting Text

Hedgerows can play an important role in softening and screening new developments, in defining boundaries and in protecting the privacy of adjoining properties. The Council will resist the removal of significant hedgerows, and will use its statutory powers to seek appropriate replacement where hedgerows are removed without consent.

In granting planning permission for new development where significant hedgerows are to be retained, the Council will ensure that these hedgerows are given appropriate protection during the building works through the use of planning conditions.

Draft Policy - Kent North Downs Area Of Outstanding Natural Beauty

The Council will protect the Kent North Downs Area of Outstanding Natural Beauty (AONB) from development considered to have a detrimental impact on the landscape of the area.

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Supporting Text

The Kent North Downs AONB was designated by the Countryside Commission (now Natural England) in 1968. This designation formally recognises the importance of the unique landscape quality in order to preserve and enhance its characteristic natural features, including flora and fauna, and to maintain its beauty.

Although only a small portion of the 878 sq km of the AONB lies within Bromley, and is the only such area in London, it is an integral part of the AONB as a whole and of national importance.

The Council will consult Natural England on proposals considered likely to have a material effect on the landscape, consult and will make reference to the Kent AONB Management Strategy.

Draft Policy - Landscape Quality And Character

In considering development proposals and in the management of its own land and operations, the Council will:

- (i) seek to safeguard the quality and character of the local landscape; and
- (ii) seek the appropriate restoration and enhancement of the local landscape through the use of planning obligations and conditions

Supporting Text

Extensive areas of open land in the Borough have considerable landscape value. These areas are principally within the Green Belt, but also includes some areas of Metropolitan Open Land (MOL). They overlap with the Kent North Downs AONB and include Sites of Special Scientific Interest, Sites of Interest for Nature Conservation and Local Nature Reserves. Holwood Park, Down House, Sundridge Park, and Crystal Park are included on English Heritage's Register of Historic Parks and Gardens in part for their landscape value.

When considering proposals, the Council will pay special attention to the need to preserve the landscape, whether for its visual, historic or nature conservation value. Proposals, for example, for open space recreational uses, which, in principle, may be acceptable within the Green Belt or on MOL, can affect the appearance of the land.

Draft Policy - Green Corridors

In considering development proposals, the Council will assess the likely impact on the quality and character of green corridors through the Borough and will seek and support appropriate enhancement and management.

Supporting Text

The links, stepping stones and wildlife corridors from one habitat to another are important and recognised in the London Plan. The London Plan defines Green

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Corridors as relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible and provide an extension to the habitats of the sites they join.

They need not be very wide, but they are essential routes for the movement of both flora and fauna and, as they are often undisturbed, can provide similar conditions to formally designated nature reserves.

Draft - Biodiversity and Access to Nature

The Council will enhance biodiversity across the borough, assist ecological restoration and address spatial deficiencies in access to nature by:

- (i) using the procedures in the Mayor's Biodiversity Strategy to identify and secure the appropriate management of sites of borough and local importance for nature conservation in consultation with the London Wildlife Sites Board.
- (ii) identifying areas deficient in accessible wildlife sites and seek opportunities to address them

Supporting Text

The London Plan (Policy 7.19) notes that London contains numerous sites of importance for nature conservation which form an integral part of London's green infrastructure and should be linked to other parts of the network to enhance its value.

The Mayor's Biodiversity Strategy sets out criteria and procedures for identifying land of importance for London's biodiversity for protection in Local Plans and identifying areas of deficiency in access to nature. The Mayor and the London Biodiversity Partnership (BAP) have identified targets for the re-creation and restoration of priority habitats, and priority is placed on connecting fragmented habitat and increasing the size of habitat areas to increase resilience to climate change.

Draft Policy - The Green Belt

Within the Green Belt permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

The construction of new buildings on land falling within the Green Belt will be inappropriate, unless it is for the following purposes:

- (i) agriculture and forestry;
- (ii) appropriate facilities for outdoor sport and outdoor recreation and cemeteries which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- (iii) extension or alteration of a building that it does not result in disproportionate additions over and above the size of the original building;

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- (iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (v) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- (vi) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- (vii) mineral extraction;
- (viii) engineering operations;
- (ix) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (x) the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- (xi) development brought forward under a Community Right to Build Order.

Supporting Text

The protection and importance of the Green Belt are also highlighted in the 'Core Principles' of the NPPF (NPPF, Para 17). Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered, if necessary.

In order to maintain the Green Belt's fundamental characteristics of openness and permanence, its development should only be approved in 'very special circumstances'.

The exceptions to inappropriate development are set out in the NPPF and Local Plan Policy. Additionally there may be circumstances where permitted development rights have been withdrawn under an Article 4 direction, for example in relation to the subdivision of plots of agricultural land.

Local planning authorities should ensure that great consideration and restraint is given to any potentially harmful activities on the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF, Para 88).

The Green Belt in Bromley includes villages and some isolated pockets of residential development. The NPPF allows for limited infilling in villages. The Bromley Characterisation Document will indicate the characteristics of villages in Bromley and the Glossary will clarify the definition of "limited infilling".

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The policy also allows for the limited infilling or the partial or complete redevelopment of previously developed sites, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. This enables development on sites within the Green Belt whether redundant or in continuing use (excluding temporary buildings), including sites which may previously have been designated as “Major Developed Sites” in the Green Belt.

The Community Right to Build allows local communities to undertake small-scale, site-specific, community-led developments which have been supported by the local community through a referendum.

Draft Policy - Metropolitan Open Land

The Metropolitan Open Land (MOL) will be given the same level of protection as Green Belt. The exceptions to inappropriate development are consistent with Green Belt policy and permission will not be given for inappropriate development except in very special circumstances.

Supporting Text

The London Plan applies the same level of protection to the Metropolitan Open Land as is afforded to Metropolitan Green Belt, noting that both have an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and improve overall quality of life.

The Metropolitan Open Land will have met at least one of the following criteria to have justified its inclusion within that designation:

- (i) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- (ii) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- (iii) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- (iv) it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The London Plan therefore advises that open spaces and links within a Green Chain should be designated as MOL due to their Londonwide importance.

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Draft Policy - Dwellings in the Green Belt or on Metropolitan Open Land

Extensions or alterations to dwellinghouses in the Green Belt or Metropolitan Open Land (MOL) will only be permitted if:

- (i) the net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and
- (ii) their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and
- (iii) the development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Proposals to extend converted or replacement dwellings will not normally be permitted.

Other development within the curtilage is inappropriate by definition and would only be permitted where very special circumstances have been demonstrated.

Supporting Text

The Council wishes to ensure that there is no incremental harm to the Green Belt or MOL by excessive subsequent extensions to dwellings within the Green Belt or MOL that collectively may jeopardise the open nature of the countryside, or other open land.

The 'original dwelling' in the context of this policy follows the definition of 'original building' in the NPPF: 'A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'.

Where development is permitted, it will be subject to other policies of the UDP addressing the design and landscaping of proposals in the countryside. The policy will not apply to dwellings that have been created by re-use of a building within the Green Belt.

Draft Policy – Replacement Residential Dwellings in the Green Belt

Where a building is in residential use in the Green Belt or on Metropolitan Open Land (MOL), the Council will permit its replacement by a new dwelling providing that:

- (i) the resultant dwelling (including garaging and any accommodation below ground) does not result in a material net increase in floor area compared with the existing dwelling as ascertained by external measurement; and
- (ii) the size, siting, materials and design of the replacement dwelling and of any associated works (such as boundary fences or walls) does not harm visual amenities or the open or rural character of the locality.

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Supporting Text

The NPPF indicates that the replacement of a building is not inappropriate provided the new building is in the same use and not materially larger than the one it replaces. In general an increase of over 10% would be considered material, although this may also depend on design issues.

Draft Policy - Land Adjoining Green Belt Or Metropolitan Open Land

Proposals for development on land abutting either the Green Belt or Metropolitan Open Land (MOL), should ensure that they have no detrimental effect on the visual amenity, character or nature conservation value of the adjacent designated area.

Supporting Text

Many sites including open space which adjoins the Green Belt or MOL. The Council wishes to see such land retained as a buffer between built development and the open land, to ensure that both the character and visual amenity of the Green Belt fringe and MOL sites is maintained. While in many cases extensive gardens represent the majority of the land to be protected, any sites considered to be of visual or ecological importance to Green Belt or MOL will be subject to this policy.

Draft Policy - South East London Green Chain

Development proposals will be required to respect and not harm the character or function of the Green Chain or the Green Chain Walk. Measures to protect this designated area are to include the use of suitable screening, landscaping or in appropriate areas the planting of native vegetation and enhancing of wildlife habitats.

Supporting Text

The Council will protect land within the Green Chain and promote it as a recreational resource whilst conserving and, where appropriate, enhancing the landscape. The South East London Green Chain comprises a number of open spaces in a variety of ownerships and largely in recreational use, which extend in a virtually continuous arc from the Thames, through the London Boroughs of Bexley, Greenwich, Lewisham, Southwark and Bromley.

The concept of "Green Chains" is recognised and incorporated into The London Plan (para 7.56 and Policy 7.17). Paragraph 7.56 states that:

"Green Chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their London wide significance, the open spaces and the links within a Green Chain should be designated as MOL."

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A series of signposted walking routes has been established through the Green Chain. In addition to providing a recreational route, this walk effectively ties together the separate open space sites giving the Green Chain a sense of cohesion. This walk also forms part one of London's strategic walking routes, the 'Capital Ring'.

Draft Policy - Urban Open Space

Proposals for built development in Urban Open Space (UOS) will be permitted only under the following circumstances:

- (i) the development is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space.

Where there is a demonstrable need for additional educational buildings sensitive siting will be sought to ensure that the impact on the open nature of the site is limited as far as is possible without compromising the educational requirements. In all other cases the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

Supporting Text

The London Plan recognises the importance of locally important open spaces to the local communities within the built-up area. It is left to individual Councils to identify the sites and decide upon the approach to be adopted in protecting them.

The Council considers that the numerous open spaces within the urban area, not already defined as Metropolitan Open Land, also require protection. The areas that have been identified as UOS are considered to be of local significance. Not all of them have public access, but they nevertheless fulfil specific functions within their localities and provide important breaks within the built-up area. In so doing, they make a significant contribution to the residential environment. The sites comprise a variety of uses, the main ones being private and public recreational open space, playing fields and allotments. Many schools, their grounds and playing fields are designated UOS. They are also defined as "Education Land" and protected under Local Plan education policy for education purposes for the period of the plan.

The primary purpose of the UOS policy is to protect the open character of these smaller open spaces. Clause (i) of the policy recognises that additions or extensions may be necessary, provided that they are related to and essential for

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the function of the existing main use. In this context, residential and indoor sports development will not be regarded as acceptable, related uses.

On sites where there are no buildings, proposals associated with the functioning of outdoor sports or small-scale children's indoor play facilities may be permitted under clause (ii), provided that the predominantly open nature of the site is not impaired. Children's play facilities would supplement existing outdoor play areas, particularly in the winter, as well as encouraging greater use of the open spaces in which they were located.

Clause (iii) applies in cases where existing buildings have become redundant or no longer meet the standards of facilities expected by users. In such cases, any proposed replacement buildings should not cover more of the site than the existing buildings, and, although the position of the development within the site may be altered the siting of buildings should not unduly impair the open nature of the site. It is important to note that where the existing use is for social infrastructure any new buildings will also be subject to Local Plan community facilities policies.

There is significant pressure for increased educational provision in the Borough and across London and the NPPF advises that planning authorities should give great weight to the need to create, expand or alter schools. Approximately 40% of existing schools fall with UOS designation and it is therefore important to enable them to address the educational needs whilst limiting the impact on the open nature of the site.

Draft Policy - Local Green Space

Within the Local Green Space permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

The construction of new buildings or extensions to buildings on land falling within these areas will be inappropriate, unless it is for the following purposes:

- (i) appropriate facilities for outdoor sport and outdoor recreation and cemeteries which preserve the openness of the Local Green Space;
- (ii) extension or alteration of a building that it does not result in disproportionate additions over and above the size of the original building;
- (iii) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces

Supporting Text

The NPPF introduced the concept of Local Green Spaces which enable local communities to protect local green areas. The NPPF advises that Local Green Space will not be appropriate for most green areas or open space and should be consistent with the planning of sustainable development and complement investment in sufficient homes, jobs and other essential services

Such designations should only be used for open spaces in reasonably close proximity to the community they serve and where they are demonstrably special to

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the local community and hold a particular local significance. Such designations, which will rule out development other than in very special circumstances, consistent with the policy for Green Belts, should only occur through the Local Plan process and should be capable of enduring beyond the end of the plan period.

Draft Policy – Outdoor Recreation and Leisure

Proposals for development related to outdoor recreational uses on land designated as Green Belt, Metropolitan Open Land (MOL) or Green Chain will be permitted provided that:

- (i) within the Green Belt or MOL the proposal constitutes appropriate development or use of land, as defined in the National Planning Policy Framework,
- (ii) within the Green Belt the proposal maximizes opportunities to provide better access to the countryside,
- (iii) activities ancillary to the use or development proposed are small scale and do not adversely affect either the character or function of the designated areas; and
- (iv) it is accessible by a choice of means of transport.

Supporting text

Both the Green Belt and MOL are a significant resource for outdoor sport and recreation. The NPPF advises that local planning authorities should plan positively to enhance the beneficial use of the Green Belt. This is particularly so on the urban fringe, where such facilities are more accessible to the urban population. It is desirable, therefore, to prevent any loss of existing or potential recreational land, while ensuring that recreational activity does not threaten the other qualities and functions of MOL and Green Belt.

Draft Policy - Outdoor Sport, Recreation and Play

The council seeks to retain sports, recreation and playing fields and will resist their loss unless it can be demonstrated that the open space, buildings and other land used for sport, recreation and play are surplus to requirements. In such cases, if there is a deficiency in another category of open space, proposals will be required to secure conversion of part of the site or other land to reduce or eliminate that deficiency. The council will support the enhancement of outdoor sport and recreation facilities provided that:

- (i) Proposals address nature conservation, Green Belt and Open Space Policies, and,
- (ii) Any loss from a proposed development is reprovided to an equivalent or higher standard in terms of quantity and quality in a suitable location, or the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss, and,

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- (iii) the activity and associated car parking do not adversely affect the countryside, nature conservation, or amenities of adjoining occupiers in ways which cannot be mitigated through planning conditions or obligations.

Supporting Text

The NPPF expects sport and recreation facilities to be protected through policy. There should be no unjustified facility loss, and where it does occur this should be based on a robust and up-to-date assessment of current and future community needs, with provision made for a suitable replacement. or development should be for alternative sports and recreation provision the need for which clearly outweighs the loss.

The NPPF reflects the Sport England guidance in respect of playing pitches but applies it across existing open space and sports and recreational buildings and land.

Sport England is a statutory consultee on planning applications affecting playing field land, which is defined as the whole of a site which encompasses at least one playing pitch. Their comments should then be taken into account prior to them making any decision whether or not to grant planning permission. This requirement is set out by the government in Statutory Instrument 2010/2184. Sport England oppose proposals which result in the loss of playing field land unless it is satisfied that the application meets with one or more of five specific exceptions which are incorporated in para 74 of the National Planning Policy Framework. Sport England may object to applications on sites which are of special significance to the interests of sport in the locality, including for example sites that accommodate the highest level of competitive play within an area and/or are well established as a focal point for sports development activities that cannot be easily transferred to an alternative site. In such circumstances sites cannot be considered surplus to requirements.

With regard to school Playing Fields the Secretary of State for Education has a general presumption against the need to change the pattern of school playing field provision by disposal or change of use.

Sports grounds and playing fields will also be subject to Metropolitan Open Land and Urban Open Space policies as appropriate. Policy L8 adds support to these policies by ensuring that the best use is made of existing playing fields.

Proposals for war games, clay pigeon shooting, model aircraft flying, motorcycle scrambling and other similar potentially noisy uses. In all cases, conditions will be attached to any consent limiting the hours and frequency of use, the number of participants, the provision of signing and fencing of boundaries. Normally the Council will only be prepared to grant a temporary planning permission so that the environmental impact can be fully assessed. Planning permission will not be granted where the activities would impinge upon areas designated for their nature conservation, archaeological, or landscape interest.

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Draft Policy - Public Open Space Deficiency

The Council will seek, where opportunities arise and finance permits, to secure improvements in the amount and distribution of, and access to, open space in areas of deficiency identified by the Council.

Supporting Text

The Council has identified areas of public open space deficiency based on the hierarchy of open space. This hierarchy is included in the London Plan (Table 7.2) as the standard for public open space provision in London. The areas of open space deficiency are shown on the Areas of Local Park Deficiency Map.

Some areas of deficiency are unlikely to be reduced in the foreseeable future. A priority for the Council will be addressing the lack of open space at local park level (2ha). Small local parks are particularly valuable to the less mobile, such as the elderly and carers with young children. Public open space can be provided appropriately as part of new housing, retail, leisure and employment developments. Where appropriate, the Council will seek, by agreement, provision of new open space in such developments. Providing access to open space and to other open land in public ownership such as school playing fields can also help to improve the provision of open space.

Draft Policy - Public Rights Of Way and Other Recreational Routes

Planning permission will not be granted for development affecting a Public Right of Way unless the proposals include either the retention or diversion of the Right of Way such that, as a route, it is no less attractive, safe or convenient for public use. The same principle will apply to all other requests for changes to the Rights of Way network.

Where appropriate additional routes to create links to Access Land, between open spaces and between established walks or for improvements or maintenance to existing walks will be sought through the use of conditions or planning obligations

Supporting text

In rural areas, the levelling of land to form pitches can disrupt the visual continuity of the landscape. Golf courses in particular have a significant effect on the rural landscape and stringent environmental safeguards, such as control of herbicides and pesticides, are needed if the qualities of the countryside are not to be eroded. It is important that the land concerned can revert to agricultural use should the need arise.

When considering proposals on sites in areas designated for their archaeological, landscape and nature conservation interest, the Council will resist proposals that

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adversely affect those interests. Where buildings associated with outdoor recreational activities are proposed, special consideration will be given to their visual impact, associated landscaping and the location and screening of parking areas.

A well maintained, promoted and signposted network of footpaths, bridleways and byways, both through the urban and rural areas, enables people to pursue different forms of recreation and to gain access to open space and to the countryside. Through the provision of permissive routes for walkers and horse riders, the borough network of paths and bridleways can, where possible, be further extended and, through positive countryside management, be further improved. Under the Countryside and Rights of Way Act 2000, proposed Access Land, over which people will have a right to walk, has been mapped. New Access Land will usually mean open country (downland in Bromley) and registered common land.

The promotion of circular walks encourages greater use of the Green Belt and may serve to direct the public away from areas which are already under pressure through over use. The Council will continue to support the South East London Green Chain Walk, as well as longer-distance strategic routes promoted by the London Walking Forum. Those parts of the Capital Ring, the London Loop and Waterlink Way, which pass through the Borough, will be shown on the Proposals Map

Draft Policy – Horses, Stabling and Riding Facilities

Stable blocks, loose boxes and other essential buildings and associated works connected with equestrian activities will generally only be permitted if:

- (i) the siting, scale, form and materials of such developments would not have any adverse visual impact on the open or rural character of the Green Belt or areas of Metropolitan Open Land;
- (ii) such developments would not result in any detriment to the amenities enjoyed by the occupants of any adjoining residential properties;
- (iii) they are, wherever possible, sited close to any existing built development on the site and suitably sited in relation to their surroundings;
- (iv) they are adequately screened;
- (v) the proposal will not adversely affect areas which are of importance for nature conservation; and
- (vi) the proposal will not result in an unacceptable intensification of horse-related activities.

Further to the above the council will encourage joint applications which incorporate rides through the land involved and a communal jumping area, if required, subject to other policies of the Plan.

Supporting text

The Council recognises the increasing demand for horse riding and the keeping of horses as a pastime and that the associated buildings and uses can be an integral part of the rural environment. The popularity of this activity, however, has given rise

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to a number of problems. The location, standard and intensity of buildings required in connection with equestrian activity threatens to spoil the appearance and the character of the Green Belt and other open areas. Other problems include untidy jumping areas, over-intensive grazing and riding on footpaths, all of which the Council wishes to discourage in order to safeguard other uses of the countryside and to prevent the landscape becoming unsightly. Conditions will be imposed where appropriate to control the storage and removal of horse-related waste. Encouragement for schemes which amalgamate facilities on adjoining land in different ownerships should help to minimise visual intrusion and result in a better design and layout.

Applications for stables or loose boxes will only be considered acceptable if there remains a commensurately large area of associated open land adjacent, for the grazing of horses. In this regard, the Council will require the designated paddock land to remain in the same ownership as, or under the control of, the operator of the stables and should be a minimum ratio of 0.4 ha per horse. The British Horse Society's recommended standard of 0.4ha per horse is considered to be a minimum requirement for grazing horses. Where the proposed stables or loose boxes are within the curtilage of an existing livery stable or riding school, the number of horses kept and exercised in the locality, the intensity of use of local bridleways and the effects on the surrounding countryside of horse-related activities will be taken into account.

Draft Policy - Agricultural Land

Development that complies with the requirements of the Local Plan Green Belt Policy but will lead to the loss of the best and most versatile agricultural land will be expected to be designed to allow for future economic re-use of the land for agriculture.

Supporting Text

The NPPF advises that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. It indicates that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The London Plan (Policy 7.22) seeks to encourage and support thriving and land-based sectors in London, particularly in the Green Belt.

Draft Policy - Development Related To Farm Diversification

Development related to farm diversification schemes will be permitted where:

- (i) there is evidence that the wider benefits of farm diversification contribute to the very special circumstances required by Policy G1;
- (ii) the scheme proposed preserves the openness of the Green Belt and does not conflict with the purposes of including land in it; and
- (iii) there is no harm to the retail viability of nearby shops or to existing rural businesses.

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Supporting Text

Rural areas are becoming less reliant on the agricultural industry as a form of livelihood. While not overriding Green Belt policies, this policy allows farmers to look beyond traditional agricultural practice to supplement their incomes. The Council will expect farm diversification schemes to be well-conceived and consistent in scale to their rural and Green Belt locations. Potential diversification projects could include woodland management, farm shops, equestrian businesses, sporting facilities, nature trails and craft workshops. The Council will expect the applicant to explore the possibility of re-using or replacing existing buildings where feasible. Farm shops that sell a significant amount of produce from elsewhere is a separate use and requires planning permission.

Draft Policy - Agricultural Dwellings

When considering applications for agricultural workers' dwellings, the Council will require to be satisfied that:

- (i) there is a clearly established existing need for an agricultural dwelling;
- (ii) the need relates to a full-time worker, or one who is primarily employed in agriculture, and does not relate to a part-time requirement;
- (iii) the unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least one of them, and are currently financially sound, and have a clear prospect of remaining so;
- (iv) the need for accommodation could not be fulfilled by another dwelling on the unit, or other existing accommodation in the area (including living in the adjoining/nearby built up area) which is suitable and available for occupation by the workers concerned;
- (v) the size of the dwelling is commensurate with the established functional requirement; and
- (vi) all other planning requirements are satisfied.

Draft Policy – Temporary Agricultural Dwellings

When considering applications for temporary agricultural workers' dwellings, the Council will require to be satisfied that:

- (i) there is clear evidence of a firm intention and ability to develop the enterprise concerned;
- (ii) there is a functional need;
- (iii) there is clear evidence that the proposed enterprise has been planned on a sound financial basis;
- (iv) the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area (including living in the adjoining/nearby built-up area) which is suitable and available for occupation by the workers concerned;
- (v) the size of the dwelling is commensurate with the established functional requirement; and
- (vi) all other planning requirements are satisfied.

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Draft Policy – Occupancy Conditions

Occupancy conditions for agricultural workers' dwellings in the countryside will only be removed when it is demonstrated that the dwelling is no longer needed, now and for the foreseeable future, for someone solely, mainly or last working in agriculture on the holding and in the dwelling's general locality. Where such conditions are removed, permission will not normally be granted for new agricultural or forestry workers' dwellings on the holding or on any new holding created by its sub-division.

The Council may require an agreement under Section 106 of the Town and Country Planning Act 1990 preventing the sale of the dwelling or parts of the land separately from the land forming the holding

Supporting Text

The NPPF is clear that new isolated homes in the countryside should be avoided other than in special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside.

If permission for temporary accommodation (i.e. a mobile home) is granted, permission for a permanent dwelling will not subsequently be given unless the criteria relating to permanent agricultural dwellings are met. Permission for a permanent extension to a temporary dwelling will not be acceptable.

Conditions and planning obligations will be applied to planning permissions for agricultural workers' dwellings to ensure that the dwelling is retained for use by persons solely or last employed in agriculture in the locality and their resident dependants.

Draft Policy - Minerals Workings and Associated Development

In considering planning applications for mineral extraction, the Council will require assurance that:

- (i) the quality and quantity of the mineral concerned is such that any working would be economically viable;
- (ii) any associated development to be located on the site is essential to the viability of the proposal; and
- (iii) the land will be restored to an appropriate Green Belt use when extraction is complete.

The Council will seek to ensure that the effects of mineral extraction, including associated development and generated traffic are minimised. Proposals will be required to meet each of the following criteria, where appropriate:

- (iv) best and most versatile agricultural land (as defined in Policy G9) must be capable of being restored to, or close to, its former undisturbed physical characteristics;

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- (v) no long term effects on the landscape should result, and the short term effects must be minimised; and
- (vi) restoration should be carried out to a high standard.

Supporting Text

Planning applications for mineral extraction will be screened to determine whether they require an Environmental Impact Assessment.

Mineral extraction is an activity that causes considerable disruption and can have widespread effects on local residential and visual amenity, landscapes, nature conservation interests, existing uses, transport networks, and safety. Under such circumstances, it is important for both the Council and the local community to be assured that any associated development will be kept to the minimum, and that the restoration of the land to a high standard will take place.

The extent, nature, and location of deposits has not been mapped, however, it is assumed that any workable deposits will lie beneath Green Belt land and will therefore be safeguarded against surface development, which would preclude their exploitation at a future date.

Restoration of land affected by mineral workings is a very important factor, and one that will be considered at an early stage in the planning process. The Council will expect the highest standards to be attained in this respect, and the use to which the restored land is put to accord with the appropriate policies of this plan. In particular, restoration and aftercare should provide the means to maintain or enhance the long-term quality of the land and landscapes taken for mineral extraction. Reclamation can also provide opportunities for creating or enhancing sites for nature conservation. To ensure these standards are achieved, any permission will be subject to a legal agreement.

Heritage Assets

Introduction

Heritage assets within the Borough make an important contribution to place making and are often valued highly by local residents. As a result the following policies will ensure sustainable management of these assets and allow change where appropriate.

Draft Policy - Statutory Listed Buildings

Applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting. Where a proposal is judged to cause harm then it will be assessed against the relevant test in the NPPF depending on whether the harm caused is substantial or less than substantial. In the case of change of use, it is often preferable that a building is used for the purpose for which it was built, but

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where new uses are proposed the impact of these on the special interest of the heritage asset will be considered carefully.

Applications for planning permission that involve total or substantial demolition of a listed building are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF

Supporting text

Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, the Council is required to have special regard to the desirability of preserving listed buildings and their settings. The Council will seek to ensure the preservation and conservation of buildings of historical and architectural interest.

Draft Policy - Locally Listed Buildings

Buildings on the Local List are considered to be non-designated heritage assets in the NPPF.

A proposal to alter, extend or for the change of use of a locally listed building will be permitted provided that:

- (i) it will be sympathetic to the character, appearance and special local interest of the building; and
- (ii) will respect its setting.

Permission will only be granted for the replacement of such buildings will be assessed against paragraph 135 of the NPPF and the design of any replacement should be of a high standard.

Supporting text

Buildings deemed to be of local or historical interest are included on the Council's Local List as they contribute to the townscape or character of the Borough and the Council deems these buildings worthy of protection. The Council will encourage the preservation and conservation of buildings on the Local List.

Draft Policy - Non Designated Heritage Assets

Heritage assets may have no formal designation. In such cases there must be clearly demonstrable reasons or evidence to show why such assets are worthy of protection. Where it is agreed by the Council that this has been demonstrated then permission will only be granted for the replacement of such buildings will be assessed against paragraph 135 of the NPPF.

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Supporting text

It is recognised in the NPPF that heritage assets will not always have a formal designation and that communities can sometimes place their own value on a building or place. In order to avoid spurious or unsubstantiated claims, such interpretations will only be accepted based on a sound evidential base.

Draft Policy - Conservation Areas

A conservation area is an area designated because it has a character and appearance which is desirable to preserve or enhance. A proposal for new development, for engineering works, alteration or extension to a building, or for change of use of land or buildings within a conservation area will be expected to:

- (i) Respect or complement the layout, scale, form and materials of existing buildings and spaces;
- (ii) Respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area
- (iii) Use high quality materials

A proposal for a development scheme that will involve the total or substantial demolition of an unlisted building in a conservation area that makes a positive contribution can be judged as causing substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Where the building proposed for demolition makes a negative or neutral contribution to the conservation area the merit of the proposed replacement will be weighed against any loss or harm.

Permission for demolition will only be granted once a suitable replacement has been accepted. A condition will be imposed on a planning permission granted, to ensure that demolition shall not take place until a contract for the carrying out of the development works has been made.

Supporting Text

Each Conservation Area consists of a group or groups of buildings and trees in a particular setting. The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and will do so by maintaining strict management of development. Detailed guidelines for each are contained in published policy statements, as required under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Draft Policy - Development Adjacent To A Conservation Area

A development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area.

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Supporting Text

A conservation area is a designated heritage asset and therefore its setting is a consideration in the determination of planning applications that occur outside its designated boundaries.

Draft Policy - Historic Parks And Gardens

Applications within or adjoining a registered historic park or garden will be expected to protect the special features, historic interest and setting of the park or garden. The Council will seek to ensure that the park or garden is appropriately managed or maintained in a manner which reflects its status and designation.

Supporting Text

English Heritage compiles a Register of Parks and Gardens of Special Historical Interest in England (National Heritage Act 1983). The main purpose of the Register is to identify historic parks and gardens that are of importance, in the national context, to England's cultural heritage, and to encourage their appreciation, maintenance and enhancement

All sites on the Register are considered to be of special interest, by reason of, for example, their historic layout, features and architectural ornaments. Their individual importance varies, however, and they are classified into three categories: Grade I (of exceptional historic interest); Grade II* (of great historic interest); and Grade II (of special historic interest). The Register includes the following parks within the London Borough of Bromley:

- (i) Grade II*: Crystal Palace Park
- (ii) Grade II: Down House, Holwood Park, Sundridge Park, Priory Gardens

The Register does not provide statutory protection, nor does it imply any additional powers to control development. However, the historic interest of a park or garden has been established as a material planning consideration, and in considering applications on the sites in the London Borough of Bromley, the Council will consult English Heritage. The Council will review from time to time other historic parks and gardens within the Borough with a view to identifying their special interest. English Heritage, London Historic Parks & Gardens Trust and others will be consulted as part of the review process.

Draft Policy - Ancient Monuments And Archaeology

Planning permission will not be granted for development that would adversely affect scheduled ancient monuments or other nationally important archaeological sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the Council will require that:

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- (i) within the defined Areas of Archaeological Significance, a written statement of the likely impact is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;
- (ii) at sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the Council's archaeology strategy promoted.

Supporting Text

Ancient monuments and archaeological remains constitute the principal surviving evidence of the Borough's past. However they are vulnerable to modern development and changes in land use and are easily lost or damaged. The Council considers that preservation of archaeological sites and ancient monuments is a legitimate objective against which the demands of development must be balanced and fully assessed. The destruction of such remains should be avoided and should never take place without prior archaeological excavation and record.

In addition to Areas of Archaeological Significance, there are locations outside these defined boundaries where archaeological remains have been found and where there may be potential for further finds. Where development is proposed within an Area of Archaeological Significance (to be shown on the Proposals Map), or near a site of archaeological potential, the Council will require a preliminary archaeological site evaluation before proposals are considered. The council will seek the appropriate professional advice and will require applicants proposing development to do the same. Where the Council considers it appropriate, detailed investigation shall be carried out to an agreed written specification of work by a professionally qualified archaeological organisation or archaeological consultant.

The Council will encourage early co-operation between landowners, developers and archaeologists in accordance with the Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiate appropriate planning obligations (section 106 agreements).

It is important to increase public awareness of the historical and archaeological heritage of the Borough and to encourage its effective management as an educational and recreational resource. The Council will promote the conservation,

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protection and enhancement of ancient monuments and archaeological sites and their interpretation and presentation to the public.

The following sites in the Borough have been scheduled as Ancient Monuments:

- (i) Fordcroft, Poverest Road, Orpington – Romano-British Site/Anglo Saxon Cemetery
- (ii) Caesar's Camp, Holwood Park, Keston - Iron Age hill fort
- (iii) Camp on Keston Common, Keston – earthworks
- (iv) The Temple, west of Keston Court, Westerham Road, Keston – Romano British mausoleum
- (v) Romano-British villa, Crofton Road, Orpington
- (vi) St. Botolph's Church, Ruxley - former mediaeval church on site of earlier church
- (vii) Romano-British site, Wickham Court Farm, West Wickham – site of substantial Romano British settlement
- (viii) Ice Well at High Elms.

Policy - Tall & Large Buildings

Proposals for tall and large buildings will be required to make a positive contribution to the townscape ensuring that their massing, scale and layout enhances the character of the surrounding area. Tall and large buildings will need to be of the highest architectural design quality and materials and be appropriate to their local location and historic context, including strategic views. Proposals for tall buildings will be required to follow the guidance set out in the English Heritage/ Commission for Architecture and the Built Environment Guidance on Tall Buildings (2007).

Supporting Text

High buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline. Much of the Borough is not considered appropriate for tall buildings due to the established suburban character of the Borough. However, potential may exist for such development to be considered in town centre locations which benefit from good public transport, exhibit an existing local built character that would allow for taller buildings, and where no harm would be caused to heritage assets, the wider historic environment or important views. The adopted Bromley Town Centre identifies potential sites for tall buildings with the town.

Policy - Skyline

Development that adversely affects the important local views, or views or landmarks or skyline ridges of as identified in the Borough Characterisation Assessment will not be permitted.

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Supporting Text

The Borough Characterisation Assessment sets out views of local importance, landmarks and major skyline ridges including:

Views of local importance:

- From Addington Hills of panorama across Crystal Palace, Penge, Beckenham and Greenwich towards Shooters Hill, Isle of Dogs and Blackwall Reach
- From Crystal Palace Park of Bromley, Beckenham and West Wickham
- View over City and Docklands from Hayes Common
- View over City and Docklands from Walden recreation ground, Chislehurst
- View of Croydon town centre from Village Way, Beckenham
- View of Keston Ridge from southern section of Bromley High Street
- View east over Kent from Crofton Road, Orpington
- View west and south from Martins Hill
- View of eastern and western skylines of the Ravensbourne Valley

Landmarks:

- St George's Church, Bickley
- St Edmunds Church, Beckenham
- Churchill Theatre and Library, Bromley
- Crystal Palace BBC TV mast
- Keston Windmill

Major Skyline Ridges:

- Keston Ridge
- Crystal Palace

Draft Policy – Telecommunications Development

In a development involving telecommunication mast, base station or apparatus, applicants will be required to demonstrate that:

- (i) the possibility of using an existing building, mast or other structure has been explored and proved to be unsuccessful;
- (ii) where the proposal is on or near a school or college, the relevant body of the school or college has been consulted;
- (iii) there is a need for the proposed development;
- (iv) the equipment meets the International Commission on Nonionizing Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electro-magnetic field;
- (v) regard has been given to locating a site which causes minimal visual impact subject to operational needs; and any adverse impact on the character, appearance and amenity of the area or those of the building on which it is to be mounted has been minimised.

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| (vi) the design, siting and landscaping minimises the visual impact of the development and uses screening by trees or other landscaping or technologies to camouflage telecommunications apparatus, where appropriate. |
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Supporting Text

This policy applies to various types of commercial telecommunications apparatus including purpose built masts, cellular radio antennae, terrestrial microwave antennae and satellite antennae or dishes.

Whilst certain telecommunications development does not need the Council's express consent, where such apparatus does require permission, of primary consideration is that steps are taken to minimise any visual harm to the environment and respects local character.

Telecommunications apparatus can have a particularly deleterious effect upon an area. Unlike most other forms of development, traditional materials appropriate to a specific location cannot be used. The benefits that telecommunication developments can bring are recognised. This policy aims to allow such developments subject to criteria to minimise the visual and environmental impact and encourage the shared use of facilities, which is strongly encouraged where that represents the optimum environmental solution in a particular case.