

Decision Maker: DEVELOPMENT CONTROL COMMITTEE
EXECUTIVE

Date: 13th July 2015
15th July 2015

Decision Type: NonUrgent Non-Executive Non-Key

Title: BROMLEY'S LOCAL PLAN - 'POTENTIAL SITE ALLOCATIONS
DRAFT POLICY AND DESIGNATIONS ALTERATIONS' FOR
CONSULTATION

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Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

- 1.1 This report seeks Development Control Committee's (DCC) endorsement of Appendix 1 as the consultative 'Local Plan – Potential Sites, Draft Policy and Designation Alterations' stage in the preparation of Bromley's Local Plan. DCC is asked to consider the report and refer it to the Executive for approval for the purpose of consultation with residents, partner organisations, and the wider community.
- 1.2 The consultation is made under regulation 18 of the Town and Country Planning Regulations 2012. Early in 2014 the Council consulted on its Draft Policies and Designations, also under regulation 18. The planned consultation focuses on potential draft site allocations, in line with the vision and objectives in the earlier local plan documents. It also includes a limited number of new and revised policies and designations reflecting the requirement for the Local Plan to be in conformity with the London Plan (March 2015), and the updated evidence base. The report also sets out the proposed consultation in line with the Council's Statement of Community Involvement.
- 1.3 The report highlights the potential draft site allocations, policies and designations to be set out in the consultative document. Appendix 1 sets out the substantive content of the consultation document for approval.
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2. RECOMMENDATION(S)

That Development Control Committee:

- 2.1 Endorse Appendix 1 as the 'Local Plan – Potential Sites, Draft Policy and Designation Alterations' document for the Executive to agree for public consultation.**

That the Executive:

- 2.2 Consider the comments from Development Control Committee with regard to the Local Plan – Potential Sites, Draft Policy and Designation Alterations, and**
- 2.3 Agree Appendix 1 as the Local Plan – Potential Sites, Draft Policy and Designation Alterations document for consultation, subject to the Director of Regeneration and Transformation, in consultation with the Chairman, being authorised to make any minor alterations to the document as required prior to publication.**

Corporate Policy

1. Policy Status: New Policy:
 2. BBB Priority: Children and Young People Excellent Council Quality Environment Safer Bromley Supporting Independence Vibrant, Thriving Town Centres
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Financial

1. Cost of proposal: Estimated cost for the current consultation £3k
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.2m
 5. Source of funding: Existing controllable revenue budget 2015/16
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Staff

1. Number of staff (current and additional): 65ftes
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Ward Councillors have been invited to participate in earlier stages of the plan preparation, and will be consulted as part of the wider consultation process.
2. Summary of Ward Councillors comments: Ward Councillors comments have been taken into account in the preparation of this stage of the Local Plan.

3. COMMENTARY

- 3.1 The Local Development Scheme (LDS) agreed in May 2015 by the Executive sets an ambitious programme for the Local Plan in recognition of the importance of the Borough having an 'up to date plan' as required by Government guidance.
- 3.2 Consultation on the 'Draft Policies and Designations' document was undertaken in early 2014 which followed the 'Options and Preferred Strategy' consultation in Spring 2013. DCC considered the response to the 'Options and Preferred Strategy' document consultation undertaken in Spring 2013 at its June 2013 meeting and agreed that the Preferred Options be progressed to draft policies and site allocations, with key issues and areas of potential non-conformity with the London Plan brought back to the Local Development Framework Advisory Panel (LDFAP) and Development Control Committee (DCC) for further discussion.
- 3.3 In 2014 the Council undertook consultation on its Draft Policies and Designations Document (DP&D) which also included a 'Call for Sites' inviting the submission of sites for assessment as potential draft site allocations in the Local Plan. Comments and sites continued to be received during 2014. During this time the Mayor consulted on his Further Alterations to the London Plan, to which the Council made representations. Following an Examination in Public, and an Inspector's report, in March 2015 the revised London Plan was published.
- 3.4 As planned this consultation focuses on the identification of Draft Site Allocations, however, it also includes a limited number of revised and new draft policies which are considered important alongside the proposed draft allocations to reflect the requirement for the Local Plan to be in general conformity with the amended London Plan (March 2015) and updated evidence base. The proposed consultation is an 'informal' stage under regulation 18. It plays an important role in ensuring the early and ongoing engagement of the community and partners in the plan making process as required by Government. It provides a timely opportunity for residents, statutory and other partners to respond to, and comment on the draft allocations and ensure that the Draft Local Plan when finalised is a robust and 'sound' plan that also meets regulatory requirements.
- 3.5 The intention is for responses to consultation to be reported to DCC and the Executive alongside the earlier consultation responses to enable consideration to inform the preparation of the Draft Local Plan and the formal consultation under Regulation 19 of the Town and Country Planning Regulations.
- 3.6 The Planning Strategy Team lead the Local Plan preparation, working with officers across the Council and partner organisations, producing further evidence where necessary and developing the plan in line with the 'Vision and Objectives' and the Council's priorities.
- 3.7 Appendix 1 comprises the draft consultative 'Potential Site Allocations, Further Draft Policy and Designations, a key stage in the development of Bromley's Local Plan.
- 3.8 Development Control Committee is asked to consider and comment on Appendix 1 in advance of the Executive being asked to endorse the document for consultation. Comments from the DCC meeting will be reported to the Executive.
- 3.9 The Local Plan sets out the vision and objectives, and the policies against which planning applications will be determined (together with the London Plan) and the priorities against which the plan will be monitored and reviewed. The Local Plan is the spatial expression of Bromley 2020 as the Borough's Community Strategy and extends the vision to 2031.
- 3.10 Bromley's Local Plan, together with the London Plan, when adopted, will form the Development Plan for the Borough. The Local Plan has to be in general conformity with the London Plan (March 2015) and with the National Planning Policy Framework published in March 2012.

3.11 The preparation of the Local Plan has to meet the requirements of planning legislation and regulations, including the Duty to Co-operate introduced in the 2011 Localism Act, (amending the 2004 Planning and Compulsory Purchase Act). Planning legislation and regulations set out procedures to be followed in the preparation of development plans and for the plan to be 'legal and sound'. The Duty to Co-operate places a legal duty on the Council to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. This has been met to date through meetings and dialogue with individual boroughs and partners and sub-regional officer groups and is ongoing. The London Plan is also relevant in the context of Greater London.

3.12 National Context

The National Planning Policy Framework 2012 sets out the four 'Tests of Soundness' against which Bromley's Local Plan will be assessed by the Planning Inspectorate when examined. To demonstrate that the plan is 'sound' the Council the Plan will be:-

- Positively prepared –based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

The Government published the national planning policy guidance in March 2014, The relevant guidance to the plan making process has been followed

3.13 London Plan 2015

The Local Plan is required to be in 'general conformity with the London Plan. The formal amendments to the London Plan (March 2015) contain several key changes impacting on the preparation of the Local Plan. These include:

- Revised minimum housing figure of 641 homes per annum for the Borough, in the context of 423,887 per annum across London, and an identified need of 49,000 homes over a ten year period.
- Recognition of the need for flexibility for more generous parking standards in parts of Outer London where public transport is very poor.
- Bromley Town Centre designated as an Opportunity Area.
- Crystal Palace identified as a potential Strategic Outer London Development centre.
- Lower level classification of the guidelines for office development in Bromley Town Centre, and removal of office classification for Orpington Town Centre.
- Revised employment forecasts and wording requiring greater flexibility with regard to vacant commercial floorspace in particular, retail and office floorspace.

3.14 Consultation

It is proposed that the consultation on the 'Draft Allocations' follows the format used for the previous stages of the Local Plan preparation as outlined below. This consultation forms an informal stage of consultation in the Local Plan preparation, but a very important one. It will comply with the Council's adopted Statement of Community Involvement (2006).

Evidence of the consultation and engagement undertaken during the plan-making process will be required to demonstrate the Local Plan has followed the prescribed process, as set out in planning legislation and regulations, and the NPPF. This will be a matter for the Inspector at the Examination into the 'soundness' of the Local Plan.

The proposed consultation, as previously will be web based to minimise the costs to the Council and facilitate the analysis of responses. However, to maximise the awareness of the opportunity to respond it will include:

- Emails/ letters to around 1500 contacts on the planning database advising of the consultation details. This includes statutory consultees, adjoining boroughs and other partner agencies, residents associations and individuals, businesses and developers who have registered their interest in being consulted.
- A dedicated webpage and link from the Council's home page.
- Press releases and articles in the local papers and community newsletters.
- Poster and flyers placed in Council offices (including the Civic Centre, Mottingham and Cotmandene Outreach Centres and libraries).
- Article and link to the webpage in Community Links Bromley e-bulletin to over 500 voluntary and community organisations.
- Article and link to the webpage in the Council's business bulletin sent to over 2500 businesses.
- A display promoting the consultation within the Civic Centre
- Inclusion in 'Update' circulated to all residents associations.

In addition copies of the consultation document will be made available for inspection at the Civic Centre, Mottingham and Cotmandene Outreach Centres and Bromley Community Links.

Format of the Consultation Document

- 4.1 The **Introduction and Strategic Context** explain the purpose of the document and set the scene in relation to the scale and nature of the Borough. The Vision, Objectives, and Spatial Strategy forming the basis for the last consultation will be included to provide the context for the Potential Site Allocations, policies and further designations.
- 4.2 The **Spatial Strategy** is then set out, as in the Draft Policies and Designations document, highlighting:
- Bromley Town Centre – a focus for sustainable growth for retail, office, homes, and leisure and cultural activities
 - Cray Business Corridor - the main industrial and business area within the borough, providing accommodation for a full range of businesses, and improving the offer for modern business
 - Biggin Hill SOLDC a cluster of businesses focused on aviation and high tech related industries
 - Protecting and enhancing the quality and character of all Bromley's Places
 - Protecting and enhancing the Borough's varied open spaces and natural environment
 - Improvement of Renewal Areas
 - Maintaining and enhancing the network of town centres, local centres and neighbourhood parades.

Planning Strategy

- 4.3 The planning strategy is outlined followed by draft allocations, policies and designations set out under the thematic chapters, where appropriate, used in previous consultations for ease of reference.. The relevant chapters comprise: ***Living in Bromley, Supporting Communities, Getting Around, Valued Environments*** and ***Working in Bromley***.

Draft Revised and New Policies

- 4.4 The consultation document only includes draft revised and new policies where they directly relate to the revisions to the London Plan 2015 to ensure the emerging Local Plan is in conformity , or to new and revised designations. The policies are set out below, however, the consultation document includes supporting text, and the broader context and links to the associated documents and evidence.

Living In Bromley

Revised Draft Policy - Housing Supply

The Council will make provision for **a minimum of 641** additional homes per annum over the fifteen year Plan period which will be facilitated by:

- i. The development of Proposal Sites;
- ii. Town centre renewal involving the provision of housing;
- iii. The development of housing within Renewal Areas where appropriate;
- iv. The development or redevelopment of windfall sites;
- v. The conversion of suitable properties;
- vi. Mixed use developments including housing in suitable locations;
- vii. The provision of suitable non-self-contained units;
- viii. Vacant properties being brought back into use;
- ix. Resisting the loss of existing housing except where accommodation is unsuitable and incapable of being adapted for continued residential use or where the proposal meets an identified need for community facilities.

Getting Around

Revised Draft Policy - Parking

i. The Council will normally require off-street parking spaces to be provided in new residential development at the following minimum levels:

4 or more bedrooms	2 spaces
3 bedrooms	1.5 spaces
1-2 bedrooms	1 space

Except in the three 'parking zones' identified on Maps a, b , c where

The Council will normally require off-street parking spaces to be provided in new residential development at the following minimum levels:

4 or more bedrooms 1.5 spaces

3 bedrooms 1 space

1-2 bedrooms 0.7 space

ii. The accessibility, type, mix and use of any new development along with availability and opportunity for public transport will be considered when determining appropriate levels of residential vehicle parking.

iii. Parking for all other types of development is to be provided at levels set out in London Plan (LP) Table 6.2

iv. In addition to the above, developments must:

- provide designated blue badge parking as per LP Table 6.2.
- meet minimum cycle parking standards as per LP Table 6.3
- ensure 1 in 5 spaces have provision (both active and passive) for electric vehicle charge points.
- make provision for a car club, if above the minimum Transport for London (TfL) threshold.

v. Where parking pressures are identified at and around key public transport interchanges, new parking proposals will be supported on the basis that they do not undermine policies to encourage walking, cycling and public transport use.

vi. For development where servicing problems may arise, the Council will normally require off-street/rear servicing facilities.

Revised Draft Policy - Safeguarding land for transport investment

The Council will continue to safeguard land for the following transport investment schemes:

- A21 Masons Hill, between Kentish Way and the B265 intersection Hayes Lane and Homesdale Road

The Council will **continue** safeguards currently in force relating to land at:

- A233 Leaves Green Road/Downe Road to Blackness Lane, Keston
- A208 Mottingham Road/ Whitehorse Hill/ William Barefoot Drive/ Elmstead Lane
- B251 Hayes Lane/ Shortlands Road/ Scotts Lane

The Council proposes to explore with TfL the potential for improvements at the junction of the A232 Croydon Road and the A233 Westerham Road and Oakley Road.

The Council proposes the safeguarding of land and route alignment for the following public transport investment (including land for construction and operation):

- Docklands Light Railway from Catford to Bromley South via Bromley North
- Tramlink from Beckenham Junction to Crystal Palace

Valued Environments

Revised Draft Policy - Areas of Special Residential Character

Development proposed within Areas designated as Areas of Special Residential Character on the proposals maps will be required to respect, **enhance and strengthen their special and distinctive qualities.**

Working in Bromley

New Draft Policy - Crystal Palace Strategic Outer London Development Centre

The Council will expect any proposals for the Crystal Palace Strategic Outer London Development Centre (SOLDC) as defined on the policies map to maintain enhance and support the unique existing strategic cultural, sports, tourism and leisure functions of the Crystal Palace Park, and particularly the sub-regional importance of the National Sports Centre.

Any development proposals will be subject to other policies within the Local Plan, notably Metropolitan Open Land policies and guidance related to the Crystal Palace Park Conservation Area and will be required to be in accordance with the objectives identified as part of the approved masterplan for the park. They will be expected to contribute to and/or strengthen as appropriate the sub-regional importance of the SOLD having regards to its specialist identified strengths whilst maintaining and improving the park's open setting and the visual and landscaping amenities which inform its character and that of the key heritage assets within its boundaries.

The Council will work with the Mayor, the community and other stakeholders to ensure that development proposals and other initiatives within the SOLD contribute to the long term planning and regeneration strategies for the park and support where appropriate the wider Crystal Palace, Penge and Anerley renewal area objectives.

Proposed SOLDC Boundary



New Draft Policy - Key office Clusters (KOCs)

The council seeks to retain an adequate stock of good quality office floorspace to meet the forecast employment growth for the Borough.

The offices and sites in the following locations, defined as Key Office Clusters (KOCs) on the policies map, will be safeguarded for office use:

- i Beckenham High Street , Beckenham Town Centre
- ii Crayfield Business Park, The Crays
- iii Knoll Rise, Orpington Town Centre
- iv. Masons Hill, Bromley Town Centre

New Draft Policy - East of South Camp

Development proposals for the area east of South Camp will be restricted to airport and aviation related development. This location is not considered appropriate for non-airport related development but could be used for replacement or relocated flying club buildings, aircraft parking and maintenance and similar aviation facilities.

New Draft Policy - Terminal Area

Development proposals for the Terminal Areas will be restricted to airport and aviation related development. This location is not considered appropriate for non-airport related development.

Potential Draft Site Allocations and Designations

- 4.5 Table 1 summarises recommended draft site allocations and designations for inclusion in the consultation document. The local plan identifies, designates and safeguards land for a particular use (such as housing, employment, education and open space) to ensure sufficient land is available to implement the Local Plan vision and objectives.

Table 1

Ward	Site	Recommended Draft Designation/Allocation
Bickley	Vacant Gasholder Station, Homesdale Road / Liddon Rd,	Mixed Use Retail and Residential
Bickley	St Hugh's Playing Field, Chislehurst Road	Education Use
Bickley	Land Adjacent to Bickley Station	Residential
Bickley	Scotts Park Primary School	Safeguarded as Education Land - remove from Metropolitan Open Land and designate as Urban Open Space,
Biggin Hill	Strategic Outer London Development Centre (SOLDC), Biggin Hill (BH)	For employment development (aviation related) West Camp – remove from Green Belt for aviation related use airside and business/enterprise use as part of the SOLDC Terminal Area – remove from Green Belt for airport and aviation related uses as part of the SOLDC East Camp – retained in Green Belt for aviation and airport related uses as part of the SOLDC Land East of South Camp – remove from Green Belt for aviation and airport related use as part of the SOLDC South Camp - aviation and airport use airside and business/enterprise on remainder of land as part of SOLDC Biggin Hill Locally Significant Industrial Site for business use and part of the SOLDC
Biggin Hill	Oaklands Primary School	Safeguarded as Education Land - remove from Green Belt and designate as Urban Open Space,
Biggin Hill	Saltbox Hill	Traveller Site
Bromley Common & Keston	148 Croydon Road	Traveller Site
Bromley Common & Keston	The Beechwood Centre, Lower Gravel Road	Locally Significant Industrial Site
Bromley Common & Keston	Bencewell Business Park, Oakley Road	Locally Significant Industrial Site
Bromley Common & Keston	Bromley Education Trust (BET) Hayes Lane	Education Use, removal from Green Belt and designation as Urban open Space
Bromley Common & Keston	Enterprise House, Hastings Road	Locally Significant Industrial Site
Bromley Common & Keston	Land at Turpington Lane	Education Use, removal from Green Belt and re-designation as Urban Open Space

Ward	Site	Recommended Draft Designation/Allocation
Bromley Town	Bromley Industrial Centre + others, Waldo Road	Locally Significant Industrial Site
Bromley Town	1 Westmoreland Rd	Education Use
Bromley Town	Bromley Civic Centre	Mixed use with potential education use, housing , civic centre uses and other town centre uses.
Bromley Town	Bromley North Station	Mixed use including residential
Bromley Town	Masons Hill	Key Office Cluster
Chelsfield and Pratts Bottom	Chelsfield Park proposed ASRC	Area of Special Residential Character
Chislehurst	Edgebury Primary	Safeguarded as Education Land - remove from Green Belt and designate as Urban Open Space,
Chislehurst	Land adjacent Edgebury Primary	Safeguard for Education Use - remove from Green Belt and designate as Urban Open Space,
Chislehurst	Mead Road Infants School	Safeguarded as Education Land - remove from Metropolitan Open Land and designate as Urban Open Space,
Chislehurst	Marlings Park Estate proposed ASRC	Area of Special Residential Character
Chislehurst and Mottingham & Chislehurst North	Land at Bushell Way	Education Use
Copers Cope	Beckenham High Street	Key Office Cluster
Copers Cope	Maybrey Works, Worsley Bridge Road	Mixed use including residential
Cray Valley East	St Mary Cray Primary School	Safeguarded as Education Land - remove from Green Belt and designate as Urban Open Space,
Cray Valley East	Old Maidstone Road (Council Site)	Traveller Site
Cray Valley East	Star Lane (Council Site)	Traveller Site
Cray Valley East	Trunks Alley, Hockenden Lane	Traveller Site
Cray Valley East	Adj Vinsons Cottages, Hockenden Lane	Traveller Site”
Cray Valley West	Crayfields Industrial Park	Key Office Cluster
Cray Valley West	Bromley Valley Gymnastics Club, Chipper field Road	Mixed Use Including Residential
Cray Valley West	Midfield School / Groveland site	School sites safeguarded for Education Use, removal from Green Belt and re-designation as Urban Open Space
Crystal Palace	Crystal Palace	Strategic Outer London Development Centre
Crystal Palace	James Dixon Primary School	Safeguarded as Education Land - remove from Metropolitan Open Land and designate as Urban Open Space,

Ward	Site	Recommended Designation/Allocation
Darwin	Higham Hill Farm, Layhams Road Keston	Locally Significant Industrial Site
Darwin	Kimberley Business Park, Blackness Lane	Locally Significant Industrial Site
Darwin	Meads Green, Millies View, St Joseph's Place, Layhams Road	Traveller Sites
Darwin	Keston Mobile Park, Layhams Road	Traveller Site
Darwin	Keston's Showman's Park, Layhams Road	Traveller Site (Travelling Showmen's Yard)
Darwin	Land at junction with Sheepbarn Lane	Allocate as Traveller Site (extending the Travelling Showmen's Yard Traveller Site)
Farnborough and Crofton	No new proposed allocations/designations	
Hayes and Coney Hall	Wickham Common Primary	Safeguarded as Education Land - remove from Green Belt and designate as Urban Open Space,
Kelsey & Eden Park	Langley Park Girls & Boys Schools	Safeguarded for Education Use, remove from Green Belt and designate as Urban Open Space
Kelsey & Eden Park	Former Co-op Sports Ground, Balmoral Avenue	Safeguard for Education Use (retained as Urban Open Space)
Mottingham & Chislehurst North	Castlecombe Primary and Youth Centre	School site safeguarded as Education Land - remove from Metropolitan Open Land and designate as Urban Open Space,
Orpington	Former Milk Depot, Bruce Grove	Mixed use including residential
Orpington	Knoll Rise	Key Office Cluster
Penge & Cator	Franklin Industrial Centre, Franklin Road	Locally Significant Industrial Site
Petts Wood and Knoll	No new proposed allocations/designations	
Plaistow and Sundridge	No new proposed allocations/designations	
Shortlands	No new proposed allocations/designations	
West Wickham	No new proposed allocations/designations	

Ward	Site	Recommended Draft Designation/Allocation
Parking Standards - Revised		
Bromley Town, Plaistow & Sundridge, Shortlands	Parking Area covering area including parts of wards focused on Bromley Town Centre with high public transport accessibility and good connectivity	Residential parking standards in 'conformity' with London Plan
Orpington, Farnborough & Crofton, Petts Wood & Knoll	Parking Area covering areas within wards focused on Orpington Town Centre with high public transport accessibility and good connectivity	Residential parking standards in 'conformity' with London Plan
Crystal Palace, Penge & Cator, Clock House, Copers Cope	Parking Area identified including areas within wards in the NW of the borough with high public transport accessibility and good connectivity	Residential parking standards in 'conformity' with London Plan
Borough-wide	Various extended, new and upgraded SINC	Extended, new and upgraded Sites of Importance for Nature Conservation (SINCs)
Bromley Common and Keston	Junction A232 Croydon Road and A233 Westerham Road and Oakley Road (Keston Mark)	Junction improvements

4.6 The consultation process will include the opportunity for comments on all the draft designations, policies and potential site allocations. Maps will be included where appropriate. However, where these are numerous and large in terms of complexity and electronic size they may be provided in a separate document for ease of reading and reference. A series of appendices will be attached and links to background documents and the evidence base. This includes information regarding all the sites submitted in response to the 'Call for Sites'. Sites assessed for potential housing or mixed use as part of the site assessment process but not recommended to be taken forward as potential site allocations in the consultation document are set out in Table 2.

Table 2 – Sites not recommended for housing/mixed use allocations

Ward	Site
Bickley	Bickley Manor Hotel, Thornet Wood Road, Bickley
Bickley	Former MOD Playing field, Thornet Wood Road, Bickley
Bickley	Land on Thornet Wood Road, Bickley
Bickley	Land fronting Blackbrook Lane, Bickley
Biggin Hill	Land at Highfield Road and Beech Road, Biggin Hill
Biggin Hill	Land adjacent to no.1 Norheads Farm Cottages, Biggin Hill
Biggin Hill	Land to the north of Norheads Lane, Biggin Hill
Biggin Hill	Land to the rear of Norheads farm Cottages, Biggin Hill
Biggin Hill	Land to the SE of Swivelands Road, Biggin Hill
Bromley Common and Keston	Jackson Road Nursery, Jackson Road, Bromley BR2 8NS
Bromley Common and Keston	Land west of Randolph Rd, Randolph Road, Bromley Common
Bromley Common and Keston	Land west of Randolph Rd (combined sites), Randolph Road, Bromley Common
Bromley Common and Keston	Potters Yard, Turpington Lane, Bromley Common
Bromley Common and Keston	Sea Cadets site, Hastings Road, Bromley Common
Bromley Common and Keston	Keston Garden Centre, Oakley Road, Keston
Bromley Common and Keston	The Drift, Croydon Road, Keston
Bromley Common and Keston	Land rear of properties in Fox Lane (Option 1), Keston
Bromley Common and Keston	Land between 57 & 67 Fox Lane (Option 3), Keston
Bromley Common and Keston	Land between 57, 67 (part), 67, 69 Fox Ln & The Granary Jackass Ln (Option 2), Keston
Bromley Common and Keston	Land on the North East side of Princes Plain, Bromley Common
Bromley Common and Keston	Oakley Farm, Oakley Road, Bromley Common
Bromley Town	Bromley Fire Station, North Street, Bromley
Bromley Town	Church House Gardens Depot, Church Road, Bromley
Chelsfield and Pratts Bottom	Land bounded by The Highway, Warren Road & Orpington Bypass, Chelsfield
Chelsfield and Pratts Bottom	Lillys Farm, Chelsfield Lane, Chelsfield
Chislehurst	Beaverwood Depot, Beaverwood Rd, Chislehurst
Chislehurst	Flamingo Park, Sidcup Bypass, Chislehurst
Chislehurst	Land on the North West side of Kemnal Road, Chislehurst
Chislehurst	Virgin Active Health Club, Sidcup By-pass, Chislehurst
Chislehurst	World of Golf, A20 Sidcup By-pass
Chislehurst	Land off Bushell Way
Clock House	National Grid Site, Churchfields Road, Beckenham
Copers Cope	Former Nat West Bank Sports Ground, Copers Cope Road

Copers Cope	SeGas sports ground, Worsley Bridge Road
Cray Valley West	Crayfields Business Park (Area 1), Main Road St. Pauls Cray
Cray Valley East & West	Crayfields Business Park (Area 2a), Main Road St. Pauls Cray
Cray Valley East	Crayfields Business Park (Area 2b), Main Road St. Pauls Cray
Cray Valley West	Crayfields Business Park adjoining open land (Area 3), Main Road St. Pauls Cray
Cray Valley East	Crayfields Business Park adjoining open land (Area 4), Sandy Lane, St. Pauls Cray
Cray Valley East & West	Crayfields Business Park adjoining open land (Area 5), Sandy Lane, St. Pauls Cray
Cray Valley East	Land rear of Tesco, Edgington Way
Cray Valley East	Land off Chapmans Lane, Chalkpit Avenue, St Paul's Cray
Cray Valley East	Ruxley Cottage, Maidstone Road
Cray Valley East	Lower Hockenden Farm, Hockenden Lane
Cray Valley West	Gasholder Station St Mary Cray, Lessons Hill/ Sevenoaks Way, St Mary Cray
Cray Valley West	Bournewood Quarry, off A20
Cray Valley West	Land fronting Sevenoaks Way, adjoining Ruxley Lakes
Darwin	Land north west of Leaves Green Road Keston
Darwin	Land at Leaves Green Road (A233) Keston
Darwin	Land to the south-east of Belvedere Road, Biggin Hill
Darwin	Land to west of Blackness Lane (Adj Foxley) Keston
Darwin	Layhams Farm, Layhams Road, Keston
Kelsey and Eden Park	Land at North End Drive
Orpington	Priory Gardens Depot, High Street, Orpington
Penge and Cator	Penge Auto Sprays, 85 Maple Road, Penge

- 4.7 As indicated earlier the Local Plan process requires particular stages and steps to be followed to be found 'sound' at the Examination in Public. This also applies to associated documents including the Infrastructure Delivery Plan and supporting documents to introduce a Community Infrastructure Levy to help deliver the Local Plan. The Council has to pay the costs of the Examination in Public together with the cost of the further consultation stages of the plan preparation and the production of evidence where gaps need to be addressed or updates required as circumstances change.

5 POLICY IMPLICATIONS

- 5.1 Bromley 2020 as the Sustainable Community Strategy for the Borough was the starting point for developing the Core Strategy Issues Document in 2011 and for the Vision and Objectives in the Options and Preferred Strategy stage of the Local Plan preparation. The Local Plan will extend this vision until 2031 and contributes to all the priorities within Building a Better Bromley. The Local Plan together with the London Plan will form the development plan for the Borough. The Local Plan, once adopted will replace the saved policies of the UDP.
- 5.2 The Local Plan has to be in general conformity with the London plan (March 2015) and with the National Planning Policy Framework published in March 2012. Importantly the Local Plan sets out the vision and objectives, and the policies against which planning applications will be determined (together with the London Plan) and the priorities against which the plan will be monitored and reviewed.

6 FINANCIAL IMPLICATIONS

- 6.1 The cost of the consultation process for this stage of the Local Plan is estimated to be in the region of £3k which will be funded from the local plan budget within Planning.
- 6.2 The Executive agreed a carry forward sum of £60k to fund the preparation of the Council's Local Plan in June 2015. The revised timetable in the Local Development Scheme agreed by the Executive in May 2015 indicated that the examination of the Plan will now take place during 2016. A further request may have to be made to the Executive to carry forward some or all of the £60k into 2016/17, in order to meet the future costs of the examination in public and to undertake any further evidence work required.

7 LEGAL IMPLICATIONS

- 7.1 The proposals are consistent with the planning legislation and regulations.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	<p>Report No DR 14/002 DCC and Executive 'Draft Policies and Designations for Consultation'</p> <p>Report No DRR13/016 DCC 29/1/13 Bromley's Local Plan – Options and Preferred Strategy for Consultation</p> <p>Report to Executive 12/6/13 Growth and Delivery Plans for Bromley Town Centre, Biggin Hill and Cray Corridor Employment Areas</p> <p>Report No DRR13/082 DCC Report on Local Plan 'Options and Preferred Strategy' consultation June 2013</p> <p>Bromley 2020 Bromley's Community Strategy</p> <p>National Planning Policy Framework March 2012</p> <p>London Plan (March 2015))</p> <p>LBB UDP 2006 (Saved)</p> <p>Local Plan Evidence Base http://www.bromley.gov.uk/ldf</p>