

3. Spatial Strategy

Spatial Strategy

Introduction

The Spatial Strategy identifies locations for strategic development and in broad terms the location for growth, areas with significant opportunities for change and enhancement, as well as areas where protection and more constrained development is anticipated.

The Focus for the Spatial Strategy

- Bromley Town Centre – a focus for sustainable growth of 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.
- Crystal Palace SOLDC
- Protect and enhance the quality and character of all Bromley's Places.
- Protect and enhance the Borough's varied open spaces and natural environment.
- Improvement of Renewal Areas.
- Maintain and enhance the network of town centres, local centres and neighbourhood parades.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) Para 14 sets out the three dimensions to sustainable development: economic, social and environmental, and the purpose of planning to contribute to the achievement of sustainable development.

For plan-making this means that:

- “ local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”.

The NPPF (paragraph 17) sets out 12 core planning principles which the emerging Local Plan has incorporated. This includes “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and

other development needs of an area, and respond positively to wider opportunities for growth”.

The National Planning Practice Guidance (2014) Para 44 advises that “the NPPF should be read as a whole, need alone is not the only factor to be considered when drawing up a Local Plan”.

The Planning Policy for Travellers Sites (2015) sets out the Government’s approach to the provision for Gypsies and Travellers which the Council has complied with in the Traveller section of the Living in Bromley chapter.

Conformity with the London Plan 2015

Section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004 requires the Council’s development plan documents to be in general conformity with the London Plan.

This requirement is a key factor in the Council’s strategic approach to the location of development and growth and specific Draft Site Allocations within this Draft Local Plan.

The London Plan 2015 sets out the minimum housing target for the Borough of 641 per annum (10 year figure of 6413), provides forecasts for employment growth of 13.6% increase between 2011 and 2036, and identifies the growing demand for school places and other social infrastructure.

The London Plan influences the spatial strategy for the Borough, identifying Bromley as restricted in terms of the loss of industrial land, with Strategic Industrial Locations, two potential Strategic Outer London Development Centres, at Biggin Hill and Crystal Palace, Bromley Town Centre an Opportunity Area, a network of town centres and regeneration areas.

Locations for Development

The requirement to be in conformity with the London Plan, in addition to the NPPF, guides the options the Council can consider for delivering the forecast growth over the plan period, and contributed to the earlier stages of the Local Plan preparation, the ‘Options and Preferred Strategy’ ,‘Draft Policies and Designations’ and Draft Allocations, Further Policies and Designations consultations..

The Council has identified three strategic areas for economic growth at Biggin Hill, the Cray Business Corridor and Bromley Town Centre, while seeking to maintain employment opportunities, and access to services and facilities across the Borough. The re-use of existing employment land and floorspace for business use is prioritised with modern and more efficient buildings.

Social infrastructure is required to meet the needs of local communities and therefore should be provided in accessible locations. Ensuring the provision of sufficient education sites to meet the need over the plan period has required an assessment of sites across the Borough.

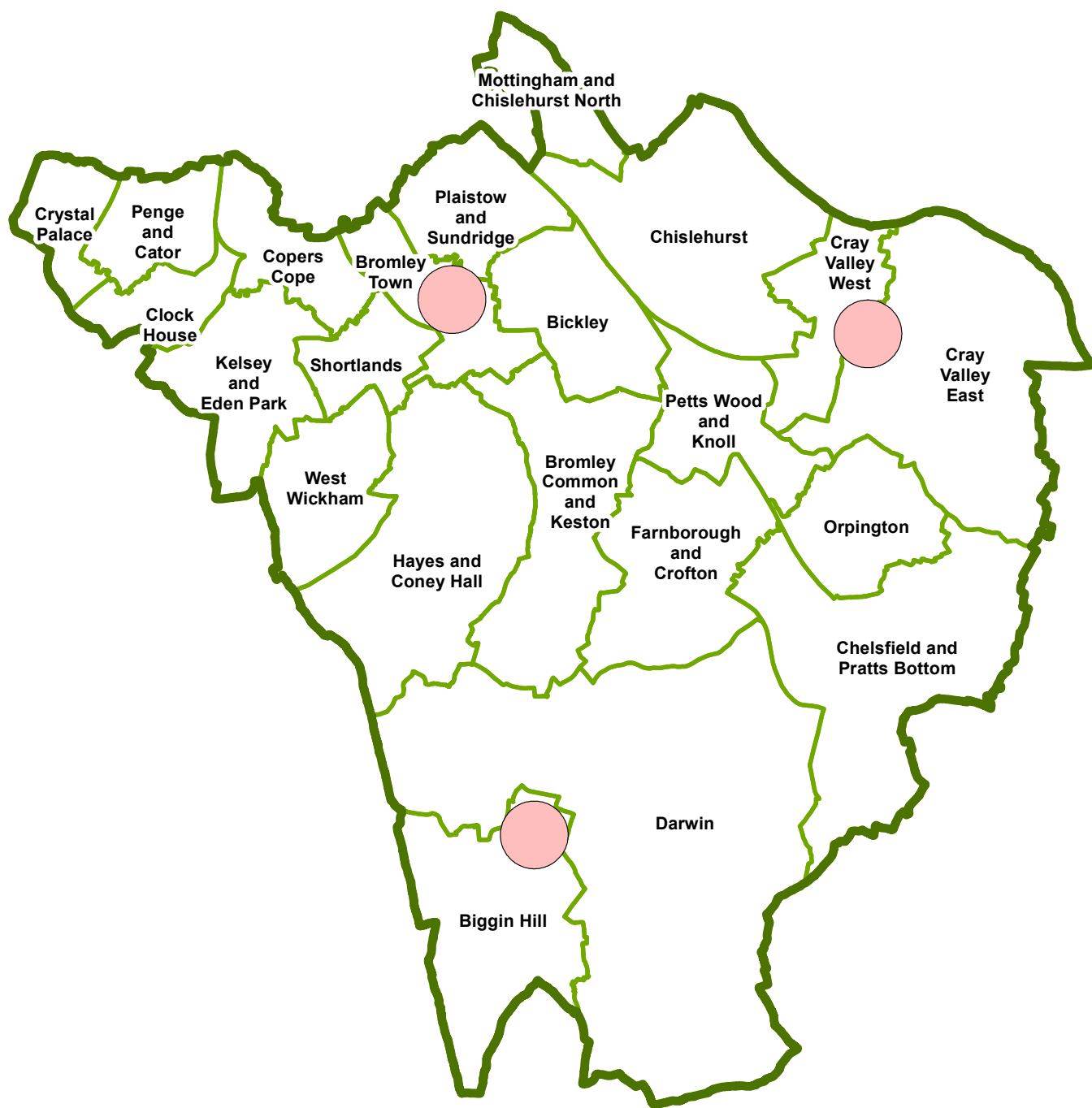
New housing to meet and exceed where possible, the minimum 641 London Plan target should be provided in sustainable locations, close to existing facilities, and re-use brownfield sites. The London SHLAA supporting the 641 figure excluded sites with open space designations. The provision of housing over the plan period will not be distributed evenly across the borough, with Bromley Town Centre already providing significant growth as part of the adopted Bromley Town Centre Area Action Plan (BTCAAP), and a broad location within the housing trajectory in Years 11 – 15 in line with its Opportunity Area designation. The intention is to commence the review of the BTCAAP in line with this new designation as soon as the Local Plan process is complete. The Borough has a substantial number of Conservation Areas and Areas of Special Residential Character which impact on the likely scale of development in these areas.

Green Belt and Open Space Designations




The preparation of the Local Plan is the time that the Green Belt boundaries can, if there are exceptional circumstances, be amended. However, once amended they should be capable of enduring beyond the plan period.

The Council is seeking to amend the Green Belt only where there are exceptional circumstances, and the amendment will help meet identified needs which it can demonstrate cannot be accommodated elsewhere.

- The areas affected by proposed Green Belt amendment are: Biggin Hill Strategic Outer London Development Centre
- New education sites within Green Belt
- Re-designation as Urban Open Space of existing schools within Green Belt or MOL to facilitate expansion
- Traveller sites.



Legend

-  Economic Growth Areas
-  Borough Boundary
-  Wards