

Bromley's Draft Local Plan

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1. Introduction

Introduction

Bromley's Draft Local Plan

Bromley Council is required, along with all other local planning authorities, to produce an up-to-date Local Plan for its area, to guide the spatial development of the Borough over the next 15 years.

The Draft Local Plan sets out the planning policies, site allocations and land designations Borough-wide and when adopted will be the central document in the Borough's Development Plan replacing the 'saved' UDP policies. Other Development Plan documents comprise the Bromley Town Centre Area Action Plan, and Supplementary Planning Documents; currently Planning Obligations and Affordable Housing and the London Plan (2015). The London Plan forms part of the development plan for each of the London local planning authorities.

The Council's decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) which indicate otherwise.

Purpose of the 'The Draft Local Plan'

The Draft Local Plan provides a further opportunity for residents, partner agencies and the wider community to be involved in the Local Plan process prior to the Plan being submitted to the Secretary of State. The Secretary of State will appoint an Inspector to examine whether the plan has been prepared in accordance with legal and procedural requirements, and whether it is 'sound'.

The NPPF states that for a local plan to be found 'sound' it should be:

- **Positively prepared** – the plan should be 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 Local Plan Process and Community Involvement

The Council initially consulted on its 'Core Strategy Issues Document' in 2011, and then, in line with the National Planning Policy Guidance (March 2012), moved to preparing a Local Plan.

In 2013 the 'Options and Preferred Strategy' was published for consultation, and the response to this informed the 2014 'Draft Policies and Designations' Document, and in 2015 the 'Draft Site Allocations, Further Policies and Designations' Document.

Comments and responses to the earlier stages of consultation informed later documents. The public consultation and engagement on the 2014 and 2015 documents together with updated evidence, and the revised National and London context, in particular the 2015 London Plan, feed into this 'Submission Draft Local Plan'.

Bromley Town Centre Area Action Plan

The Council adopted the Bromley Town Centre Area Action Plan at the end of 2010 and this will continue as adopted policy with the exception of the limited policies and designations in this Draft Local Plan which directly relate to the Bromley Town Centre. These comprise:

- Business Improvement Areas (BIA) – with the BIA's redefined on Policies Map, and an updated BIA Policy,
- a new site allocation for Bromley Civic Centre (Opportunity Site F) following the Council's decision in May 2016 to consolidate its activities within a new Democratic Hub
- a site allocation for Bromley North station (former Opportunity Site A) reflecting its position within the Bromley Town Centre Opportunity Area
- a revised site allocation for site G/Bromley South.

The 2015 London Plan designated Bromley Town Centre as an 'Opportunity Area.' The Council is working with the Greater London Authority to optimise the contribution that the Town Centre can contribute to the Borough's Local Plan vision and objectives, and the London Plan Policy 2.13 Opportunity Areas and Intensification Areas. Draft Policy X sets out the planned early review of the Bromley Town Centre Area Action Plan (BTCAAP) consistent with the Opportunity Area provisions in the London Plan. Unless specifically referred to, the allocations and policies in the BTCAAP will not be altered by the Borough-wide Local Plan.

National Planning Policy Framework

The Government sets out national planning policy in the National Planning Policy Framework (NPPF March 2012). The Draft Local Plan only elaborates on national policy where this is considered necessary to meet the vision and objectives for the Borough. Cross reference to national policy is made where appropriate and national policy will be applied in addition to the Bromley Local Plan and the London Plan.

The Draft Local Plan has been prepared to be in conformity with the NPPF which in paragraph 157 states:

"Crucially, Local Plans should:

- plan positively for the development and infrastructure required in the area

to meet the objectives, principles and policies of this Framework;

- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified."

The London Plan

All references to the London Plan in this Draft Local Plan relate to the London Plan 2015 as modified by the Minor Alterations to the London Plan March 2016.

In relation to Bromley the London Plan:

- Requires at least 641net additional homes to be delivered every year during the period of the plan / 6430 in the 10 years 2015/ 2025
- Designates Bromley Town Centre as an Opportunity Area
- Designated Bromley Town Centre, a Metropolitan Town Centre, Orpington, a Major Town Centre, and five District Centres,
- Designated Biggin Hill and Crystal Palace as potential Strategic Outer London Development Centres
- Identifies part of the Cray Valley as a Strategic Industrial Location.

The London Plan also provides a framework for assessing whether the Bromley Local Plan is 'sound'. The London Plan establishes the strategy for housing provision in response to need across London to Borough level. The London Plan also sets out the spatial strategy for development across the Borough in a manner that is consistent with the NPPF.

Duty to Co-operate

The Localism Act 2011 places a duty on the Council to co-operate on cross boundary planning matters with other local planning authorities and other public bodies.

The London Plan addresses many of the cross-boundary planning matters both within London and between London and the surrounding areas.

Bromley has borders with the London boroughs, of Bexley, Croydon, Greenwich, Lambeth, Lewisham, and Southwark, and with the Kent and Surrey districts, of Tandridge, and the Kent districts of Sevenoaks and Dartford.

Each of these authorities has its own local plan at different stages of preparation. Meetings have been held individually and collectively with these authorities and other public bodies periodically. Adjoining authorities and statutory consultees have been consulted at each stage of the preparation of the emerging Local Plan. There is an established group of SE London boroughs comprising Bromley, Bexley, Lewisham, Greenwich and Southwark. The Council works with the GLA to achieve conformity with the London Plan.

Supporting Evidence

The Council has taken into account the London Plan's evidence base as well as preparing supporting background documents as part of the preparation of the Local Plan. The evidence is available from the Council's website www.bromley.gov.uk

Structure of the Document

The structure of the document maintains the thematic chapters used for earlier consultation document for consistency and ease of reference for residents and partners and the wider community.

The **Vision and Objectives** section sets out the overall vision for the Borough through to the 2030s which is aspirational while realistic, and identifies key priorities for the Council each with more detailed visions and objectives which the Local Plan will help deliver.

This is followed by **the Spatial Strategy**, which sets out the strategic and spatial approach to delivering the vision and objectives for the Borough. It identifies the strategic focus for growth and change and the the main locations of development, while ensuring conformity with the National Planning Policy Framework (2012) and the London Plan (2015).

The following five main thematic chapter headings continued from earlier Local Plan consultations are used to structure the policies, the site allocations, and designations. Much of the vision and many of the objectives will be delivered by policies across several or even all the chapters and there is no one ideal way to structure the topics covered by the plan. The thematic chapters have been designed to be as easy to possible to navigate and make sense to those using and interested in the Local Plan.

The thematic chapters comprise: **Living in Bromley, Supporting Communities, Getting Around, Value Environments, Working in Bromley and Environmental Challenges**

The **Delivery and Implementation** section sets out the policy requiring developments to provide necessary infrastructure, and the Council's approach to planning obligations consistent with the NPPF.

The appendices include maps of allocations, and designations, a summary infrastructure delivery schedule, monitoring framework, and glossary.

The Council's Approach

The spatial strategy sets out in Chapter x the Council's strategic approach to delivering its vision and objectives for the Borough, while being in conformity with the London Plan and National Planning Policy Framework (NPPF). The 'golden thread' through the NPPF, London Plan and the emerging Local Plan is balancing the economic, environmental and social well-being of the Borough.

Economic growth is focused on the three areas of Bromley Town Centre, Biggin Hill Strategic Outer London Development Centre, and the Cray Business Corridor. The network of town centres, and facilities and services to local residents, businesses and the wider community are central to the well-being of the Borough.

Housing growth is focused in town centres, and areas of good accessibility with smaller infill development likely across parts of the Borough.

Social infrastructure is distributed across the Borough to serve local communities.

Infrastructure Requirements

Although in general the recommended sites for inclusion in the Draft Local Plan for new development are in areas already well served by infrastructure provision, it is important that the specific site allocations in the Draft Local Plan are supported by the necessary infrastructure to ensure sustainable development takes place. Some of this will be site specific and will be identified within individual allocations, but, in other cases, growth in general will need to be supported by additional physical, social and green infrastructure to cater for the additional population and provide services and facilities. Policies will require developers to provide the necessary infrastructure for their proposals. Planning Obligations and Community Infrastructure Levy will be used to secure infrastructure contributions.

Community Infrastructure Levy

The Council is currently preparing a Borough Community Infrastructure Levy (CIL) in accordance with the 2011 Localism Act and the Community Infrastructure Regulations 2010 (as amended). The levels of any proposed CIL charged will be separately consulted on, and will be consistent with this draft Local Plan.

Comments on the Submission Local Plan

Consultation on the Draft Local Plan runs for six weeks from xx to xx. Responses to the consultation will be made public and will be included in the information submitted to the Secretary of State with the Submission Draft Local Plan.

Giving Your Responses

Respond on line
(Link and details)

Other Ways to Comment

(Copies of inspection available at.....)