

Responses to Draft Allocations, Further Policies and Designations consultation 2015 – Update June 2016

Living in Bromley – Sites assessed and proposed for residential allocation

Site: Land adjacent to Bickley Station, Bickley

Proposal at time of 2015 Draft Allocations, Further Policies and Designations: Allocate for residential development (Approx 30 units)

16 responses were received – 4 letters, 2 emails, 10 responses online

| Respondents | Summary of issues | Officer comment |
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| 7 Individuals | Impact on biodiversity: <ul style="list-style-type: none"> Loss of trees which provide a pleasant outlook, a wildlife habitat and noise buffer Loss of wildlife habitat | Noted. There are trees around the site including a Tree Preservation Order adjacent to the site on the western boundary. Further work would be required at planning application stage to assess the impact of development on the trees and an ecological survey would need to be undertaken with regard to the impact on wildlife. This issue would not preclude the site being allocated for residential purposes under the Local Plan. |
| Mr Adrian Lawrence – Director Lanniston Developments | Traffic implications: <ul style="list-style-type: none"> Loss of existing commuter parking Increase in cars parked on the roads Increase in traffic Narrow access into site | Concerns are noted. Highways comments will be sought from any application to assess the traffic implications, suitability of proposed access and parking requirements Network rail advise retaining commuter parking at the site |
| 5 Individuals | Other infrastructure impacts: <ul style="list-style-type: none"> Increase demand for education Infrastructure already under pressure/lacking | Impact to be assessed at the planning application stage |
| 6 Individuals | Impact on character: <ul style="list-style-type: none"> Proposed new housing will be out of character with the area Over development of the site Increased number of cars parked on roads | The impact of the proposed development on the character of the area will be a key consideration of any planning application submitted. Regard will need to be had to the proposed amount and density of development. |
| 8 Individuals | Impact on residential amenity of neighbouring properties: <ul style="list-style-type: none"> Particular concerns raised from neighbouring residents (the Pantiles, Abinger Close) Loss of privacy Overlooking Loss of noise barrier to railway line – noise pollution Loss of light | Noted. The planning application will assess the impact of the development on the residential amenity of neighbouring properties and minimise/mitigate as appropriate. |
| 5 individuals; Daniel Watney LLP on behalf of Prime Place Mr Adrian Lawrence – Director Lanniston | Other <ul style="list-style-type: none"> Redevelopment would need to overcome layout issues – site is very narrow with a narrow access Emergency access to railway lines needs to be taken into consideration Could see an increase in crime and antisocial behaviour There is not the need for 1-2 bed flats in the area, need is for 3-4 bed units This is an ideal site for a commuter car park | Noted Crime prevention officer would be consulted on any detailed planning application |

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| Developments Ltd | <ul style="list-style-type: none"> • Would need to meet ecological goals, building standards and offer affordable homes | Any planning application received would be required to meet Building Regulation requirements and Policy requirements relating to affordable housing. |
| Thames Water | On the information available to date Thames Water do not envisage infrastructure concerns regarding water supply capability or waste water infrastructure capability in relation to the site. | Noted |
| Daniel Watney for The Fairworth Gospel Hall Trust | <ul style="list-style-type: none"> • Site contains multiple operational employment uses • Viability of continued employment use would need to be assessed by Network Rail to enable solely residential scheme • Redevelopment must also overcome narrow layout and access | The site is not designated for employment uses and it is not considered that a change of use would have any adverse impact on the continued operation of other designated areas. The site presents an opportunity to contribute to the Borough's housing target with good accessibility to public transport. Design will be a consideration at planning application stage but this would not preclude the allocation of the site for residential purposes. |