

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

Living in Bromley – Sites assessed and proposed for residential allocation

Site: Former Milk Distribution Depot, Bruce Grove, Orpington

Proposal at time of 2015 Draft Allocations, Further Policies and Designations: Allocate for residential (potential 25-30 units) and/or employment

6 email responses were received

Respondents	Summary of issues	Officer comment
Daniel Watney for The Fairworth Gospel Hall Trust	Site contains listed buildings and is in close proximity to neighbouring buildings including five storey building adjacent to site fronting High Street. Site is within flood zones and has risk of surface water flooding, while northern area is within Conservation Area and Area of Archaeological Significance. There is also potential for contamination in areas previously used for industrial purposes. These factors may have an impact on the timeliness and quantum of new housing release	The site is currently subject of a planning permission (15/04574/FULL1) for 28 residential units. This permission takes into account matters of heritage and archaeological significance, flood risk and mitigation, site contamination and interface with surrounding land.
Mr Adrian Lawrence, Lanniston Developments Ltd	Site would be more suited for commercial user with adequate on site parking. Introducing residential units in an already congested high street would add to parking and road pressures	As above. Should this planning permission lapse, the proposed allocation would also allow consideration of a mixed use or solely employment-generating use on the site.
1 individual	Site contains listed building and developer should include this in their plans. Town Centre needs to protect employment sites and this area provides an ideal location to continue with mixed use development. Site could offer opportunity for more radical approach to its development with potential to provide access via adjoining property. Town Centre lacks large commercial units and its continued use should be protected	As above. It is considered the site is not required to achieve the desired outcomes for Working in Bromley policies under the Local Plan.
1 individual	Does not support allocation as it impinges on Conservation Area	The conditional planning permission for this site takes into account the existing Conservation Area.
1 individual	Supports allocation for housing	Noted
Thames Water	Does not envisage infrastructure concerns regarding water supply capability for the site	Noted