

Supplementary Information Update for DCC – Agenda Items 5 and 6

Item 5: PLANNING APPLICATION (16/03145/OUT) - SOUTH SUBURBAN CO OP SOCIETY, BALMORAL AVENUE, BECKENHAM BR3 3RD (Pages 9 - 108)

Item 6: PLANNING APPLICATION (16/03315/FULL1) - ST HUGHES PLAYING FIELDS, BICKLEY ROAD, BICKLEY, BROMLEY (Pages 109 - 190)

Further details of the responses to the draft Local Plan consultation, which closed on 31/12/2016, are now available. A summary of the list of responses is given at Appendix A. The draft Local Plan representations set out in Appendix A will be considered as part of the separate Local Plan representation process.

The Agenda item 5 and 6 reports both give advice on the weight to give to a draft Local Plan by referring to the NPPF paragraph 216 in full (at page 54 for Item 5 and at page 147 for Item 6)

“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given)*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*

The advice of the NPPF gives a practical approach to dealing with the situation where a development plan, which may reflect more recent circumstances, is in the process of preparation but meanwhile planning applications need to be decided upon.

With the draft Bromley Local Plan, there are unresolved objections of significance to the relevant policies for open space and education provision in terms of both general policy and site specific policy. The stage of preparation of the emerging plan is at pre-submission stage. The draft Local Plan policies reflect the national policy and guidance on Education need. Taking account of these, the comment in the reports that ‘limited’ weight should be given to the relevant draft Local Plan policies is still applicable and the draft Local Plan should be considered as a material planning consideration on that basis.

The officer recommendations remain the same for Items 5 and 6.

Appendix A

<u>Proposed Submission Draft Local Plan 2016 – Summary of Relevant Responses</u>	
<u>Respondent</u>	<u>Response summary</u>
	Education Site Allocations (All education site proposals)
CPRE London	No very special circumstances for Green Belt or MOL change
Education Funding Agency	Considers there is no justification for the rejection of the Balmoral Avenue site for Eden Park High School. The plan is unsound in this regard.
Sport England	Objects to Sites which contradict Sport England’s aims to prevent the loss of sports facilities and access to natural resources for sports and the NPPF.
London Wildlife Trust	Objects to de-designation of sites of Green Belt, MOL and UOS for the development and expansion of schools.
Greater London Authority	Further evidence required to justify release of Green Belt and MOL for education purposes, Need to explore opportunities to intensify.
Bob Neill MP	School sites – in the Bromley & Chislehurst Constituency, given the clearly proven need for additional school spaces, welcomes the school allocations that have been set out in in the Plan. In principle, broadly supports any schemes that will support education provision, provided they are shown to be acceptable in planning and highways terms through the usual planning process.
Individuals – over 16 of these	Objections to St Hugh’s Playing Field Allocation due to, for example: <ul style="list-style-type: none"> • loss of open space and playing fields; • educational need questioned; • transport, highway and road safety concerns, • residential amenity; • other site availability.

Note – a full copy of the above responses is attached to the application file.