



Local Plan

Draft Local Plan Main Modifications Consultation Document

London Borough of Bromley
Planning Division
June 2018

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Introduction

Introduction

London Borough of Bromley

Draft Local Plan – Main Modifications Consultation

July-August 2018

Background

Bromley's Local Plan, when adopted by the Council, will replace the Unitary Development Plan. Along with the London Plan and the Area Action Plan for Bromley Town Centre, it will guide where development will happen in the Borough and will be used to determine planning applications.

The Local Plan has been in development for several years and has undergone several consultations. For further information about the process of Local Plan development so far, please see the Council's web pages [Developing Bromley's Local Plan](#).

The Draft Local Plan and the evidence documents on which it is based can be viewed in the Council's Examination web pages [Examination Library](#).

Purpose of this consultation

The Council published its Draft Local Plan for consultation in December 2016 and received representations from a wide range of organisations and individuals. These responses, along with the Plan and its evidence base, were submitted to the Secretary of State for independent examination in August 2017. The appointed Inspector held a series of public hearings in December 2017.

In light of comments raised in the hearings and advice from the Inspector, the Council has prepared a number of suggested Main Modifications, which it considers would help make the plan sound. Some of the Modifications were previously submitted with the Draft Local Plan as Minor Modifications (Submission Document SD20), but have now been included as Main Modifications to allow comments to be made. The Council considers that the Main Modifications do not require any amendment to the Sustainability Appraisal.

Introduction

The Main Modifications were approved for consultation by Bromley's Executive on 28th March 2018.

How to Comment

The consultation document can be viewed and comments made directly in the Consultation Portal here <http://bromley-consult.objective.co.uk/portal>. The document can be downloaded as a PDF from the first page of the Main Modifications consultation event.

Printed copies of the Main Modifications are available to view in all of Bromley's [local libraries](#), at the [Cotmandene and Mottingham Community and Learning Shops](#) and at Bromley Civic Centre.

You are encouraged to comment through the Consultation Portal if possible – the online document contains a drop-down menu of each Modification and a comment box. Multiple comments can be made and attachments included.

Email and postal submissions should preferably be made using the question form provided. This can be downloaded as a PDF as a supporting document from the home page of the Main Modifications consultation event. All representations should include the subject/ reference **Local Plan Main Modifications** and state which Modification they concern.

Contact details

Local Plan Main Modifications

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Closing date

Representations must be received by midnight on Friday 10th August 2018.

Please note that comments should be restricted to the suggested Modifications only, not the rest of the Draft Plan.

Next steps

All representations will be sent to the Inspector for her consideration. A redacted form will be published on the Council's examination web pages.

The Inspector will take responses into account in finalising her report on the Draft Local Plan.

Suggested Main Modifications

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Bromley Draft Local Plan – Suggested Modifications arising from Hearings

Modification Number	Section	Suggested Modification	Reason for proposed change
MM001	Draft Policy 1 Supporting text	<p>Insert paragraph 2.1.5a</p> <p><u>The trajectory at Appendix 10.1 (and Table 1) shows that the Council has identified a 10,645 housing supply over the 15 year plan period, compared with a minimum housing supply, based on 641 dwellings per annum, of 9615. This trajectory is therefore consistent with the London Plan Policy 3.3, including its clauses Da and E. It does so first by seeking to supplement the London Plan minimum housing target of 641 per annum with extra housing capacity to close the gap between identified housing need and supply, a total of 1030 dwellings over the plan period. It also does so by drawing upon the brownfield housing capacity of the sources set out in Policy 3.3(E), such as an Opportunity Area and town centres.</u></p>	Suggested modification arising from the Hearings, clarifying how the Local Plan will seek to close the gap between the London Plan minimum target and housing need.
MM002	Draft Policy 2 – Affordable Housing	See Attachment showing suggested amendments to Policy 2 and supporting text.	Suggested modification updating the Policy in light of new housing initiatives and funding, as discussed at the Hearings.

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MM003	Draft Policy 15 -Crystal Palace, Penge & Anerley Renewal Area	<p>Proposals within the Crystal Palace, Penge & Anerley Renewal Area will be expected to maximise take <u>advantage</u> of opportunities:</p> <p>a – to maximise contribution <u>contribute</u> to, and benefits from the thriving cultural and leisure economy, which has evolved in the Crystal Palace District Centre and, in the Crystal Palace Strategic Outer London Development Centre;</p> <p>b – to which create benefit to the wider area by contributing to the conservation and enhancement of Crystal Palace Park through development that respects its character area and ensures a positive relationship with natural and heritage assets. <u>presented by the enhancement of, and development within, Crystal Palace Park, consistent with its heritage values and significance, and for the benefit of the wider area, and</u></p> <p>c - to support renewal in Penge Town Centre.</p>	Modification as requested by, and agreed with Historic England during the Hearings.
MM004	Draft Policy 23 Public Houses	3.1.33 ... This would involve demonstrating evidence of six <u>twelve</u> months' suitable marketing activity which is current and robust, and proof that the public house is no longer financially viable through an independent professional valuation.	Suggested modification to increase the marketing period in response to representations at the hearing from Bromley CAMRA highlighting the marketing periods in other London Boroughs (see below) and requesting 18 months marketing as a public house.

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		<p>3.1.34 Redundant pubs will also be required to comply with the Community Facilities Policy and hence <u>should the 12 month marketing period as a public house not be successful, a further during the 6 months of marketing for alternative community uses, as set out in para 3.1.8, will subsequently be required.</u> there should be consultation with relevant Council departments and third party providers to establish whether any community groups or service providers have expressed both a need for the site and are interested in buying or leasing it.</p>	<p>London Boroughs</p> <p>Neighbouring</p> <ul style="list-style-type: none"> • Croydon 18 months • Lambeth 12 months • Lewisham 36 months • Greenwich 24 months • Southwark 24 months (also Art 4 directions) <p>Waltham Forest require</p> <p>a 12 month marketing period as a public house followed by a further 12 month period of marketing for alternative community uses.</p>
MM005	Draft Policy 85 Office Clusters	<p>Policy Paragraph 2 to read:</p> <p>Where existing offices can be demonstrated to no longer meet the needs of occupiers, redevelopment for Class B1(a) uses will be permitted following recent, active marketing of the site for reuse undertaken prior to the submission of a planning application over a minimum</p>	<p>Suggested modification to provide further clarity to policy and supporting text in response to representations at the hearing from G L Hearn.</p>

Suggested Main Modifications

		<p>period of six months. Redevelopment proposals should will be expected to reprovide at least the same quantum level of office floorspace.</p> <p>6.1.27 <u>There has been a significant loss of office space within the Borough attributed to Permitted Development Rights (PDR) for conversion of offices to residential use.</u> The pressure on offices for other uses is recognised in Policy 4.2 of the London Plan, where boroughs are encouraged to monitor the impacts of <u>Permitted Development Rights (PDR)</u>, and where appropriate protect, renew, and modernise existing office stock in viable locations to improve quality and flexibility.</p> <p>6.1.28 There has been a significant loss of office space within the Borough, with the trend expected to continue. It is important to <u>maintain</u>ensure an adequate supply of good quality office accommodation is retained to accommodate new and existing business and plan for the forecast growth over the Plan period.</p>	
MM006	Draft Policy 108 East Camp	<p>Make the following amendment to the Policy text:</p> <p>Land<u>Existing Buildings</u> in the Biggin Hill SOLDC <u>area</u> identified as East Camp will be safeguarded for aviation-related employment generating uses.</p>	Modification suggested by the Inspector arising from discussion at the Hearings.

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		The Council will not support any proposals in this identified area that would have an unacceptable adverse impact on land identified as a Site of Importance for Nature Conservation or on landscapes and residential areas in the vicinity of the SOLDC.	
MM007	Site 1 – Bromley Civic Centre (Policy in Draft Local Plan Appendix, p257)	Add text to the end of the final sentence: “...the Urban Open Space (Local Green Space), and Site of Importance for Nature Conservation <u>and listed buildings</u> ”	Suggested modification to reference the listed status of buildings in response to representations at the hearing from Bromley Civic Society.
MM008	Site 3 - Hill Car Park. (Policy in Draft Local Plan Appendix, p260)	Add text: “Development for mixed use including retail (150sqm), <u>cultural facilities</u> , car parking <u>for the public and for residential</u> and 150 residential units”	Suggested modification to specifically reference cultural facilities within the inclusive list of uses and to provide clarity on the car parking element of the policy. In response to representations at the hearing by Bromley Civic Society.
MM009	Site 10 – West of Bromley High Street (Policy in Draft Local Plan Appendix, p270)	Add bullet point: <ul style="list-style-type: none"> “<u>Be accompanied by a Masterplan to show how the proposed development is consistent with a comprehensive development of the site</u>” 	In response to representations at the hearing to clarify the requirement for a masterplan in response to representations at the hearing by Bromley Civic Society.

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MM010	Appendix 10.1 (Draft Local Plan, p254)	Amend “Changing retail patterns (200) to Changing retail patterns (290)	Correction to ensure the total figure for Broad Locations is consistent with those listed in the first column of the Appendix.
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Modification Number	Modifications (shown in bold) to the Submitted Modifications (SD20)		
MM011	Draft Policy 48 Skyline	Para 5.1.21: “Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background through the appropriate a visual impact assessment.”	Suggested modification to provide clarity on the nature of assessment, arising from the Hearings.
Modification Number	Minor Modification		
MM012	Appendices	Inclusion of the list of Replacement Policies in an Appendix	Suggested modification to provide clarity arising from the Hearings.

Suggested Main Modifications

Draft Policy 2

Provision of Affordable Housing

In order to meet the needs of the Borough, the Council will :

a) seek affordable housing ~~will be sought~~ on all housing developments capable of providing 11 residential units or more or where the residential floorspace is more than 1000sqm, irrespective of the number of dwellings.

On all sites at, or above, this threshold, negotiations will take place to determine the number of affordable dwellings to be provided. In negotiating the amount of affordable housing on each site, the Council will seek 35% provision with 60% social-rented/affordable rented housing and 40% intermediate provision, unless it can be demonstrated that a lower level should be sought or that the 60:40 split would not create mixed and balanced communities. The affordability of different elements of the scheme should not immediately be apparent from the siting, design and layout.

The affordable housing should be made available for transfer or occupation before a certain proportion (to be determined through negotiations between the Council and developer) of the market housing is occupied.

Where an applicant proposes a level below the 35%, or the tenure mix is not policy compliant, the Council will require evidence within a Financial Viability Appraisal that will be independently assessed.

b) seek to maximise the use of housing grants and other funding to increase the level of affordable housing above the figure secured in a)

c) support the delivery of affordable housing through other sources of supply, such as estate regeneration, bringing vacant units back into use and other forms of housing which demonstrate they can help meet need.

Payments in lieu

Where it has been determined that a site meets the size threshold and is suitable for affordable housing, payment in-lieu of affordable housing on site or provision in another location will be acceptable only in exceptional circumstances and where it can be demonstrated that:

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- it would be impractical to transfer the affordable housing to a registered provider (RP); or
- on-site provision of affordable units would reduce the viability of the development to such a degree that it would not proceed; or
- on-site provision of affordable units would not create mixed and balanced communities and there would be benefit in providing such units at another location.

The Council 's Planning Obligations Supplementary Planning Document will provide detail to assist in the interpretation and implementation of this policy.

Add to supporting text

Government and the Mayor are introducing new initiatives to address housing need and the Council will take into account these and new housing products which can demonstrate they can address housing need. The Council's Housing Strategy will set out the Council's corporate approach to address housing need, and the wide range of initiatives which contribute to this objective.

The Council will consider positively new forms of provision such as Build to Rent and discounted build to rent where the rent levels can be shown to be affordable to local residents and help increase choice and address need

SD20 Main Modifications

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Bromley Draft Local Plan – **Main Modifications** extracted, as suggested by the Inspector, from the modifications approved by Executive and Full Council (June 2017) for submission alongside the draft Local Plan (document SD20).

Modification Number	Suggested Main Modification	Reason	Representor/Origin of Proposed Change
Section 1.2 – About the Local Plan			
MM013	<p>Para 1.2.27:</p> <p><i>‘...through the NPPF, London Plan and the emerging Local Plan is balancing <u>and seeking positive gains</u> for the economic, social and environmental well-being of the Borough’.</i></p>	<p>To ensure a positive approach to economic, social and environmental gains. This modification better reflects the tenet of sustainable development.</p>	<p>193_1</p> <p>Katharine Fletcher, Historic England</p>
Section 1.3 – Vision and Objectives			
MM014	<p>Title:</p> <p><i>‘<u>Historic environment</u> Built Heritage’</i></p> <p>Para 1.3.14:</p> <p><i>‘Our man-made heritage assets; areas of distinctive character, <u>historic parks and gardens</u>, listed buildings, conservation</i></p>	<p>To ensure below ground archaeology and Registered Historic Parks & Gardens are acknowledged.</p>	<p>193_1</p> <p>Katharine Fletcher, Historic England</p>

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	<i>areas and <u>scheduled monuments and undesignated archaeology</u> are protected and enhanced</i>		
Draft Policy 1 - Housing Supply			
MM015	<i>'c - The development of housing within Renewal Areas where appropriate'</i>	Other clauses are not caveated and it is considered that the wording 'where appropriate' does not strengthen the policy.	53_1 Steve Dennington, London Borough of Croydon
MM016	Insert at the end of para 2.1.5: <i>"The housing trajectory in Appendix 10.1 shows a total of 10,645 deliverable and developable dwellings over the Plan period, an annual average of over 700 dwellings."</i>	To demonstrate within the housing policy that the housing trajectory is in accordance with Policy 3.3 of the 2016 London Plan. This requires the borough to deliver a minimum of 641 dwellings per annum whilst asking boroughs (in clauses Da and E) to close the gap between identified housing need and supply in line with the NPPF.	125_1 Greater London Authority
Housing mixed use Site 4 - Gas holder site, Homesdale Road			
MM017	<i>"Ensure complete<u>appropriate</u> remediation of contaminated land <u>on the site is completed</u>"</i>	To reflect that 'appropriate' remediation is the standard required.	63_1 Jonathan Best, Montagu Evans for Travis Perkins

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Draft Policy 2 – Affordable Housing			
MM018	After para 2.1.30: <i><u>“Where public subsidy towards affordable housing is used, this should result in an increase in the provision of affordable housing on site reflecting the Mayor’s Draft Affordable Housing and Viability SPG.”</u></i>	To provide clarity and to reflect the GLA’s approach of a threshold for affordable housing viability without public subsidy.	125_2 Greater London Authority
MM019	After para 2.1.35: <i><u>“Intermediate housing income thresholds will be updated every three years.”</u></i>	To clarify that borough intermediate income levels will be updated on a regular basis.	168_5 Dr Elanor Warwick, Clarion Housing Group
Draft Policy 4 – Housing Design			
MM020	Para 2.1.59: <i><u>”designed to be wheelchair accessible [M4(3)(2b)] for dwellings where the end user is ‘known’ affordable provision where the local authority is allocating or nominating the residents...”</u></i>	Amendment for clarity.	125_3 Greater London Authority
MM021	Clause (f): <i><u>“...whilst respecting local character, including heritage”</u></i>	To avoid ambiguity and align the policy with paras 59-61 of the NPPF.	193_2 Katharine Fletcher, Historic England

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Policy 8 – Side Space			
MM022	<p>Para 2.1.66:</p> <p><i>“The Council considers that the retention of space around residential buildings <u>at first floor and above</u> is essential....”</i></p>	To clarify that the policy only applies to two storey extensions.	Officer suggestion
Draft Policy 11 – Specialist and older people’s accommodation			
MM023	<p>(BEFORE 2.1.80)</p> <p><u>“2.1.80A:</u></p> <p><i><u>The Council wishes to encourage the provision of a high quality living environment for those living in Specialist accommodation, which includes supported housing to meet the different accommodation needs of people with learning disabilities, mental health problems, as well as specialist housing for older people”</u></i></p> <p><i>“2.1.80 Models of accommodation designed for older people continue to evolve. Over the last decade there has been reduced reliance on residential care homes and a shift towards enabling people to retain their independence, remaining</i></p>	To clarify that specialist housing caters for a range of residents.	<p>67_1</p> <p>Nick Taylor Carter Jonas for Beckenham Trustees</p>

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	<p><i>living in the community with appropriate support or in Extra Care Housing (ECH) which provides improved opportunities for <u>people who are no longer able to live in their own home, even with support, including older physically frail people, and thereby</u> reducing the demand for residential care. However, there remains a potential growth in demand for both nursing and residential care for “Elderly Mentally Infirm” (EMI) people.”</i></p>		
Section 2.3 - Renewal Areas			
MM024	<p>Para. 2.3.35:</p> <p><i><u>‘The Lewisham Core Strategy 2011 indicates that identified a number of areas as Local Regeneration Areas. These areas were identified as falling within the top 20% LSOAS nationally and include Downham. Given these areas have the greatest socio-economic needs, the Lewisham Core Strategy states that with their partners Lewisham will seek to strengthen the quality of life and well-being by addressing deprivation and health inequalities, highlighting a number of wards including Downham.’</u></i></p>	<p>To accurately reflect Lewisham’s Core Strategy.</p>	<p>34_3</p> <p>Emma Talbot, London Borough of Lewisham</p>

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Draft Policy 13 – Renewal Areas			
MM025	<p>Para 2.3.12:</p> <p><i>“The various Renewal Areas have a range of assets, physical (<u>including heritage</u>) social and economic, ...”</i></p>	<p>To highlight that heritage assets are included within the range of physical assets which paragraph 2.3.12 indicates offer potential for Renewal Areas enhancement.</p>	<p>193_3</p> <p>Katharine Fletcher, Historic England</p>
Draft Policy 15 – Crystal Palace, Penge and Anerley Renewal Area			
MM026	<p>A new paragraph located before para 2.3.17 in Draft Policy 15’s supporting text:</p> <p><u>2.3.16b: “The Crystal Palace, Penge & Anerley Renewal Area extends from the northwest of the Borough, where it adjoins four other boroughs Croydon, Lambeth, Southwark and Lewisham, and meets the Crystal Palace District Centre, downhill to Penge and Anerley. It includes areas identified by the Mayor as Areas for Regeneration, in the vicinities of Betts Park and Maple Road / Franklin Road.”</u></p> <p>Para 2.3.19:</p> <p><i>“The Crystal Palace, Penge & Anerley Renewal Area includes areas identified by the Mayor as Areas for Regeneration, in the vicinities of Betts Park and Maple Road</i></p>	<p>To assist with the understanding of the Renewal Area and Crystal Palace District Centre relationship with adjoining boroughs.</p> <p>To improve clarity of Renewal Area description and readability.</p>	<p>111_1</p> <p>Francis Bernstein</p>

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	<i>/Franklin Road. The identification of Crystal Palace as a Strategic Outer London Development Centre (SOLDC) with...</i>		
Draft Policy 17 – Cray Valley renewal area			
MM027	<p>New para 2.3.26b:</p> <p><i><u>“The River Cray runs through open spaces, including recreation grounds, SSSI and SINC designations, as well as residential, commercial and industrial areas and two conservation areas. Development may present opportunities for the restoration of the river and providing improved ecological habitats to buffer the watercourse.”</u></i></p>	<p>An additional paragraph of supporting text is considered appropriate to support clause b) and highlight the Council’s statutory function in protecting and delivering the Water Framework Directive (WFD) objectives contained in the Thames River Basin management plan.</p>	<p>51_1</p> <p>Charles Murithi, Environment Agency</p> <p>(also 51_2 - Draft Policy 68)</p>
MM028	<p>Para 2.3.29:</p> <p><i>“...These developments are reinforcing Orpington’s importance in respect of cultural, social and recreational facilities and its role as a Major Town Centre which is recognised, and reinforced and controlled through in Policies 91 ‘Proposals for Main Town Centre Uses’ and 92 ‘Metropolitan and Major Town Centres’”</i></p>	<p>Amendment required for clarity/ease of reference.</p>	<p>57_1</p> <p>Ben Read, Rapleys for Associated British Foods</p>

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Draft Policy 26 – Health & Wellbeing			
MM029	<p><i><u>“3.2.9 The benefits to health of the multifunctional network of green spaces, and the exercise they facilitate including, in relation to mental health, are well documented (e.g. MIND “Ecotherapy”),. This health value is recognised and protection afforded to open spaces through policies in the Valued Environments chapter, whilst Certain proposals may present health concerns, for example, relating to air or light pollution...”</u></i></p>	To make reference to the objectives of the All London Green Grid.	59_17 Matthew Frith, London Wildlife Trust
MM030	<p>End of para 3.2.10:</p> <p><i><u>“Sport England’s Active Design Guidance highlights opportunities to encourage and promote sport and physical activity through the design and layout of the built environment.”</u></i></p>	To make reference to Active Design Guidance.	58_2 Dale Greetham, Sport England (Draft Policy 4)
Draft Policy 28 – Education Facilities			
MM031	<p>Para 3.3.16:</p> <p><i><u>“...it is important that opportunities to address the pressure for education provision are not refused on grounds where there are potential solutions to</u></i></p>	To ensure reference is made to the mitigation of existing transport modes; the development of Healthy Routes to schools and to the accessibility of the site by other means than the car (i.e. school parking and drop off being restricted).	39_5 Andrew Dorrian, Transport for London

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	<i>mitigate adverse impacts of the development, through planning conditions or obligations. Such mitigation may involve <u>travel plans, highway measures and the consideration of "Healthy Routes"</u>. (e.g. travel plans, highways measures, staggered school hours, landscaping).</i> ²		
MM032	Para 3.3.54: <i>"...or sites within the <u>locality (see also draft Policy 20 Community Facilities)</u>."</i>	For improved clarity of the plan & helps with concerns regarding the re-provision of existing community facilities.	80_3 Labour Group
MM033	Para 3.3.40: <i>"... <u>Details of the individual schools identified in the Primary School Development Plan (2015) and Local Plan proposals are set out in Tables 4 and 5.</u>"</i>	Clarification of why Farnborough Primary School is included in Table 13.	191_1 Sue Ellis, Farnborough Village Society
Education Site 32 - Turpington Lane			
MM034	Appendix 10.4 - Site 32 Turpington Lane, Bromley Common:	Correction of cross reference.	45_1 Mary Dawe, Bromley Common Allotment Gardens Association

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	<p><i>“Note allotments to the north of the site, outside the area allocated for education to be designated as Local Green Space (Appendix 10.8 site no 2365)”</i></p> <p>See also minor modification proposed to Policies Map Set Part 2 Site 27</p>		
Policy 30 – Parking			
MM035	<p>New column in Table 1 relating to 4+ bedroom standards:</p> <p><i>“PTAL <u>4+ bed</u></i></p> <p><i>0-2* <u>Minimum of 2</u></i></p> <p><i>2*-6a <u>1.5 (min) – 2 (max)</u>”</i></p>	Correction, as column was omitted in error.	<p>39_1</p> <p>Andrew Dorrian, Transport for London</p>
Policy 31 – Relieving Congestion			
MM036	<p>New para. after 4.0.7:</p> <p><i>“<u>All Transport Assessments, Travel Plans, Construction Logistics and Delivery and Servicing Plans should be developed in line with TfL guidance.</u>”</i></p>	Amendment to reference TfL guidance.	<p>39_2</p> <p>Andrew Dorrian, Transport for London</p>
Section 5 – Valued Environments			

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MM037	<p>Para 5.0.1:</p> <p><i>“This Chapter sets out the draft policies which protect and enhance the natural, built <u>and historic</u> environment”.</i></p>	<p>Amendment to reflect the terms used in national guidance so that it is clearly inclusive of the historic environment, and particularly archaeology.</p>	<p>193_6</p> <p>Katharine Fletcher, Historic England</p>
MM038	<p>Para 5.0.4:</p> <p><i>“<u>London Plan Policy 2.18 ‘Green Infrastructure: The Multifunctional Network of Green and Open Spaces’ and supplementary planning guidance on the All London Green Grid, recognises green infrastructure as an asset, to be valued for the whole range of social, health, environmental, economic and educational benefits it brings to London.</u>”</i></p>	<p>To make reference to the objectives of the All London Green Grid.</p>	<p>59_17</p> <p>Matthew Frith, London Wildlife Trust</p> <p>(Draft Policy 26)</p>
Draft Policy 37 – General Design of Development			
MM039	<p>New para. at 5.0.8:</p> <p><i>“<u>New developments and the spaces about buildings are also expected to take account of and enhance biodiversity. The Council will and developers should have regards to the relevant British Standards related to biodiversity to ensure that</u></i></p>	<p>To ensure reference is made to the British Standard ‘<i>BS 42020:2013 Biodiversity. Code of practice for planning and development</i>’ as a resource that applicants need to consider to ensure that development design avoids/limits adverse impacts, whilst contributing to securing gains for biodiversity.</p>	<p>59_30</p> <p>Matthew Frith, London Wildlife Trust</p>

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	<i><u>planning proposals are informed by sufficient and appropriate ecological information.</u></i>		
Section 5.1 – Built Heritage			
MM040	Retitle the Section “ <i><u>Built and Historic Environment</u></i> ”	To make reference to the “Historic Environment” in the title of Section 5.1 as built heritage could be interpreted as excluding historic parks, gardens and archaeology.	193_8 Katharine Fletcher, Historic England
Draft Policy 38 – Statutory Listed Buildings			
MM041	Supporting text of para 5.1.3: “ <i>Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 1990, the Council is required to have special regard to the desirability of preserving listed buildings and their settings and ‘<u>conserving their significance</u>’, i.e. <u>the sum of its cultural, natural and heritage values.</u></i> ”	To make reference to ‘ <i><u>conserving the significance</u></i> ’ of listed buildings, to closely align with the NPPF terminology.	193_9 Katharine Fletcher, Historic England
Draft Policy 39 - Locally Listed Buildings			

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MM042	End of para 5.1.4, line 4: <u>“Where the replacement of a locally listed building is accepted, the proposed building should be of a high architectural standard.”</u>	To clarify that the replacement of a listed building should be of a high architectural standard.	Officer suggestion
Draft Policy 41 - Conservation Areas			
MM043	Line 1 of the Conservation Area policy: “A Conservation Area Area is an area designated because it has a are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. therefore a proposal <u>Proposals for [etc....].”</u>	To improve consistency with the definition of Conservation Areas in national policy, relevant legislation, case law & the NPPF and to clarify the distinction between Conservation Areas & Areas of Special Residential Character.	176_3 Ray Foster
MM044	After line 6 in the supporting text: <u>“In assessing the contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England guidance”.</u>	The re-instatement of a sentence from UDP Policy BE12 within Draft Policy 41 makes clear the criteria upon which a judgement of positive contribution can or should be made.	181_9 Mr Peter Martin, Bromley Civic Society

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MM045	<p>Para 5.1.6:</p> <p><i>“Detailed Guidelines for each Conservation Area and a description of the significance which it is desirable to conserve are contained in Conservation Area Guidance [...].”</i></p>	<p>To make reference to ‘conserving ‘the significance’ of conservation areas in line with the terminology used in the NPPF.</p>	<p>193_10</p> <p>Katharine Fletcher, Historic England</p>
Draft Policy 43 - Trees in Conservation Areas			
MM046	<p>Para. 5.1.8:</p> <p><i>“...that consent. In addition, trees over 7.5cm in diameter measured at 1.5m from ground level in Conservation Areas are protected.Native species and local provenance will be sought as appropriate. Trees over 7.5 cm in diameter measured at 1.5m from ground level in Conservation Areas are protected under the Town and Country Planning Act 1990 even where they are not covered by TPOs.”</i></p>	<p>To address concern that there is no specific provision for safeguarding trees in conservation areas.</p>	<p>71_10</p> <p>Tony Allen, The Chislehurst Society</p>

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MM047	<p>Para 5.1.8:</p> <p><i>“When consent is given for a tree to be felled, an appropriate replacement will usually be required as a condition of that consent. <u>Native species and local provenance will be sought as appropriate</u>”.</i></p>	To clarify what species should be planted on development sites.	<p>98_1</p> <p>Ishpi Blatchley</p> <p>(Section 5.3)</p>
Draft Policy 44 – Areas of Special Residential Character			
MM048	<p>Para 5.1.10:</p> <p><i>“The Appendix includes guidelines for the management of development in ASRCs. ASRCs are shown in the policies map. <u>Background to the designation of ASRCs is set out in the “Local Plan Background Paper on Potential Areas of Special Residential Character (2015)”</u>, whilst additional assessments are set out in the <u>2016 Local Plan Background Paper “North Copers Cope Road and the Knoll ASRCs Spatial Character Assessments”</u>.”.</i></p>	To make reference to the evidence base documents that clarify how each designation was defined.	<p>193_11</p> <p>Historic England</p>
Draft Policy 45 – Historic Parks and Gardens			

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MM049	<p>Para 5.1.14:</p> <p><i><u>“[...] the Council will consult Historic England. Proposals impacting the significance of a Registered Park or Garden will also be assessed against the tests laid out in para. 132-134 of the National Planning Policy Framework so that the park’s significance is appropriately conserved.”</u></i></p>	<p>For clarity & consistency with other policies on registered Heritage Assets in the Valued Environments Chapter and in addition, to make reference to the relevant tests in the NPPF against which any proposal would be assessed.</p>	<p>189_1</p> <p>Sally Collins</p>
MM050	<p>End of para 5.1.14:</p> <p><i><u>“The Significance of each Registered Parks or Garden is set out and described as part of their respective entries on Historic England’s web-based National Heritage List”</u></i></p> <p>The Historic Parks and Gardens sites will be identified on the Policies Maps as they are referred to in the policy.</p>	<p>Information is added to para 5.1.14 as to where entries from the national Register can be accessed to assist with the application of the policy.</p> <p>To ensure the effectiveness of this plan policy.</p>	<p>193_12</p> <p>Katharine Fletcher, Historic England</p>
Draft Policy 46 - Ancient Monuments and Archaeology			
MM051	<p>Title:</p> <p><i><u>‘Ancient Scheduled Monuments and Archaeology’</u></i></p>	<p>A change to the title, as “scheduled” monuments are the ones which are protected by statutory designation.</p>	<p>193_13</p> <p>Katharine Fletcher, Historic England</p>

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	End of para 5.1.16: " <u><i>Bromley's Areas of Archaeological Significance are due to be reviewed by Historic England and Supplementary Planning Guidance will be published identifying any proposed changes</i></u> ". <i>'Further advice can be provided by the Greater London Archaeological Advisory Service (GLAAS) within Historic England.'</i> "	Further changes requested for clarity purposes.	
Draft Policy 47 – Tall and large buildings			
MM052	Para 5.1.20: <i>"HighTall buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline".</i>	For consistency with HE guidance & Policy 7.8 of the London Plan.	125_5 Jennifer Peters, Greater London Authority
Draft Policy 48 - Skyline			
MM053	Para 5.1.21: <i>"Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background <u>through the appropriate assessment</u>."</i>	To improve clarity as to how impacts of buildings on views should be demonstrated.	61_6 Kieran Wheeler, Savills for Bellway Homes

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Draft Policy 56 – Local Green Space			
MM054	Para 5.2.33: <ul style="list-style-type: none"> • <u>Bull Lane Allotments, Chislehurst</u> • <u>Cator Park, Aldersmead Road, New Beckenham.</u> • <u>Downe Orchard, between Rookery Road and North End Lane, Downe</u> • <u>Royston Field, Franklin Road, Penge</u> 	Four sites had been omitted from the supporting text of the Local Green Space policy in error. This was acknowledged in the Errata dated 18.11.2016 to the Proposed Draft Submission Local Plan.	Email dated 17_11_2016 Alex Ross
Section 5.3 - Nature Conservation and Development			
MM055	Line 2 of para. 2: <i>This Policy These policies aims to protect those sites and features which are of ecological interest and value [...]</i>	To clarify that the first three introductory paras of the section do not form part of Draft Policy 68 <i>Development and SSSIs</i> .	Officer suggestion
MM056	Introduction, para 5.3.1 (as renumbered): <i>“Local authorities are required by The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) to have regard to the desirability of conserving the natural beauty and amenity of the countryside, and a duty to have regard for biodiversity commensurate with their functions under the Natural Environment and Rural Communities Act (NERC) 2006”.</i>	To highlight and reference the Council’s duty to have regard to biodiversity.	59_55 Matthew Frith, London Wildlife Trust

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MM057	<p>Introduction, para 5.3.2 (as renumbered):</p> <p><i>“... Wherever possible, the sympathetic management of such habitats will be encouraged through planning conditions, obligations or voluntary agreements. <u>The Bromley Biodiversity Plan (2015) translates the Borough’s biodiversity duty as set out in the NERC and carried over to national and regional biodiversity strategies to the context of Bromley. The Strategy promotes the conservation enhancement and protection of biodiverse spaces and identifies the protected and priority species and habitats of notes in Bromley.</u>”</i></p>	<p>To explain the role of Bromley’s Biodiversity Plan in relation to the Council’s Biodiversity Duty and to highlight that the Biodiversity Plan lists species & habitats of the borough which it is desirable to preserve & enhance, including ancient trees.</p>	<p>184_1</p> <p>Dr Judith John, Orpington Field Club</p>
Draft Policy 70 – Wildlife features			
MM058	<p>End of 2nd bullet point in the policy:</p> <p><i>“... <u>to contribute towards the Bromley Biodiversity Action Plan.</u>”</i></p>	<p>To strengthen the policy by referencing the borough’s nature conservation objectives.</p>	<p>59_45</p> <p>Matthew Frith, London Wildlife Trust</p>

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MM059	<p>Para 5.3.4 (as correctly renumbered):</p> <p><u><i>“Planning proposals should be informed by the relevant British Standard(s) regarding Biodiversity as part of this process.”</i></u></p>	<p>To ensure reference is made to the British Standard ‘ ’ as a resource that applicants need to consider to ensure that development design avoids/limits adverse impacts, whilst contributing to securing gains for biodiversity.</p>	<p>59_30</p> <p>Matthew Frith, London Wildlife Trust</p> <p>(Draft Policy 37)</p>
Draft Policy 72 – Protected Species			
MM060	<p>5.3.1:</p> <p><u><i>“[...] The UK Biodiversity Plan (1994) identifies priority species as a valuable ecological resource to be conserved. These are listed under Section 41 of the Natural Environment & Rural Communities Act 2006. These schedules are updated on a regular basis and local authorities are kept informed of any changes. In addition, the Biodiversity Plan identifies the Priority Species for Bromley including plant, fungi, bird and butterfly species of rare or threatened status. These should be taken into special consideration when development or change of use occurs and mitigation measures secured as above. In addition, the Bromley Biodiversity Plan approved in 2015 sets out protected species in the Borough.”</i></u></p>	<p>To make reference to the UK BAP & Bromley Priority species, which are listed under Section 41 of the Natural Environment & Rural Communities Act 2006 and referenced in the Bromley Biodiversity Plan.</p>	<p>59_47</p> <p>Matthew Frith, London Wildlife Trust</p>

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Draft Policy 73 – Development and Trees			
MM061	<p>Para 5.3.2:</p> <p><i>“...by TPOs. In addition, trees over 7.5 cm in diameter measured at 1.5m from ground level in Conservation Areas are protected even where they are not covered by a TPO. Policy 43 sets out how the Council will assess applications for the felling of trees in Conservation Areas.”</i></p> <p>Para 5.3.3:</p> <p><i>“...reach maturity. Where new trees are planted native species and local provenance will be sought as appropriate.”</i></p>	To address concern that there is no specific provision for safeguarding trees in conservation areas.	71_10 Tony Allen, The Chislehurst Society (Draft Policy 43)
MM062	<p>Last line of Draft Policy 73:</p> <p><i>“When trees have to be felled, the Council will seek suitable replanting of native species”.</i></p>	To clarify what species should be planted on development sites.	98_1 Ishpi Blatchley (Section 5.3)
Draft Policy 74 – Conservation and Management of Trees and Woodlands			

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MM063	<p>Para 5.3.6:</p> <p><i>“The Council will make use of planning conditions and obligations to achieve new planting of suitable tree species, native and/or of local provenance as appropriate, through the planning process.”</i></p>	To clarify what species should be planted on development sites.	<p>98_1</p> <p>Ishpi Blatchley</p> <p>(Section 5.3)</p>
Draft Policy 75 – Hedgerows and Development			
MM064	<p>Para 5.3.7:</p> <p><i>“The Council will resist the removal of significant hedgerows, particularly ancient hedgerows [...]”.</i></p> <p>Para 5.3.8:</p> <p><i>“In granting planning permission for new development where significant hedgerow, including ancient hedgerows”...</i></p>	To improve clarity in terms of the considerations that will be taken into account for the retention of hedgerows.	<p>193_14</p> <p>Katharine Fletcher, Historic England</p>
Draft Policy 78 – Green Corridors			
MM065	<p>Additional para 5.3.14:</p> <p><i>“The Mayor’s London All Green Grid SPG and associated area framework for Downlands provides guidance on the implementation of the policy framework in</i></p>	To make specific references to the NPPF’s requirement for LPAs to establish ecological networks as well as the All London Green Grid.	<p>59_53</p> <p>Matthew Frith, London Wildlife Trust</p>

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	<u><i>the London Plan for a green infrastructure strategy for London. It is a key document for facilitating improvements to the network, including to the broad green corridors which it identifies.</i></u>		
Draft Policy 81 - Strategic Industrial Locations			
MM066	<p>Para 2 of the Draft Policy:</p> <p><i><u>“Notwithstanding the above uses, proposals on sites in the SIL where non-Class B operations are already in existence, proposals should seek to provide Class B <u>uses</u> operations. Proposals involving non-Class B uses on these sites should provide employment generating uses that reinforce the role of the SIL.</u></i></p> <p><i><u>(INSERT SPACE)</u></i></p> <p><i><u>Proposals in the SIL for Class B uses that include involving a quantum of floorspace to be used for display and sales should demonstrate that <u>this quantum of floorspace is those uses are clearly ancillary to the a primary Class B uses.</u></u></i></p>	For clarification of the consideration of retail and other non-B Class uses in the SIL.	63_2 Jonathan Best, Montagu Evans for Travis Perkins

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Draft Policy 83 - Non-Designated Employment Land			
MM067	<p>Para 3 of the Draft Policy:</p> <p><i>“Proposals for change of use of non-designated sites accommodating Class B uses to a non-employment generating use will be considered on the following criteria:</i></p> <p><i>a. whether there is a demonstrated lack of demand for the existing <u>permitted uses</u> or any potential alternative <u>employment generating use</u> including evidence of recent, active marketing of the site for reuse or redevelopment undertaken prior to the submission of a planning application over a minimum period of six months,</i></p> <p><i>b. whether all opportunities for re-let and sale for reuse or redevelopment for employment <u>generating</u> uses have been fully explored, both in terms of existing and any alternative <u>employment generating</u> uses and <u>layouts</u>, including small/more flexible business units, and”</i></p>	Changes to remove repetition and improve clarity.	<p>110_1</p> <p>John Escott, Robinson Escott Planning</p>
Draft Policy 93 – Bromley Shopping Centre (The Glades)			

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MM068	<p>Para 6.2.18:</p> <p>“...The latest GOAD report identifies 445 retail outlets which provides around 1,293,500 sq. ft. of retail floorspace. It is acknowledged that other main town centre uses can complement the function of the centre and reflect the change in consumer trends. The Glades Shopping Centre provides 464,000 sq. ft. across 135 units”.</p>	<p>To acknowledge that other main town centre uses can complement the function and that consumer trends are changing.</p> <p>The floorspace mentioned in the supporting text should reflect the floorspace within the Glades as the policy relates only to the Glades.</p>	<p>66_7</p> <p>Victoria Barrett NLP for LaSalle Investment Management</p>
Draft Policy 98 – Restaurants, pubs and hot food takeaways			
MM069	<p>Addition to supporting text para 6.2.28</p> <p><u>“...if not carefully managed. Concentrations of such uses become over concentrations, where and when there are unacceptable negative impacts relating to the level of concentration in a given area, including impacts on the vitality and viability of the centre, traffic, noise, fumes, and health”.</u></p>	<p>To clarify that criterion (b) tries to avoid over concentration of restaurants, fast food takeaways etc. where the negative impacts make such concentrations unacceptable.</p>	<p>66_8</p> <p>Victoria Barrett NLP for LaSalle Investment Management</p>
Draft Policy 111 - Crystal Palace SOLDC			
MM070	<p>Para 6.4.7, line 4:</p>	<p>Correction.</p>	<p>111_4</p> <p>Francis Bernstein</p>

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	<p><i>“The Grade II* listed historic <u>Metropolitan Park</u>”</i></p> <p>Para 6.4.12:</p> <p><i>“The Grade II Listed centre is a historically significant sports and leisure facilities <u>which is used to host national and international sporting events and has been used to host Olympic training events</u>”.</i></p> <p>Para 6.4.16., line 2/3:</p> <p><i>“Policy15 seeks to maximise the opportunities for proposals presented by the Crystal Palace SOLDC so that they contribute and benefit from the thriving cultural and leisure economy of Crystal Palace’s District Centre, <u>and enhance as well as capture broader benefits for Penge District Centre, and the more local Anerley centre.</u>”</i></p>	<p>Correction due to inaccurate statement that the National Sports Centre is no longer suited to Olympic use.</p> <p>To make reference to the fact that the SOLDC should “enhance and benefit” Crystal Palace District Centre.</p>	
MM071	<p>Para 6.4.10, line 1-2:</p> <p><i>“Crystal Palace, <u>which, in its original form originally housed the Great Exhibition in 1851 on Hyde Park</u> the structure which originally housed the Universal Exhibition in 1851”.</i></p>	Correction.	<p>119_1</p> <p>Ken Lewington, Crystal Palace Foundation</p>

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MM072	<p>Para 6.4.7:</p> <p><i>“The Council acknowledges that the development potential of sites within the proposed SOLDC is constrained by the park’s designation as Metropolitan Open Land by its conservation area status and by the need to conserve and enhance the significance of its numerous heritage assets. its conservation area status. Crystal Palace Park is highly accessible with five train and overground stations within walking distance. The Grade II* Listed <u>Metropolitan Park is on the national register of Historic Parks and Gardens and has particular historic and cultural significance as the former site of Joseph Paxton’s Crystal Palace .It includes nationally and regionally important assets including the <u>Grade II* listed National Sports Centre, the remaining listed terraces and sphinxes from the Crystal Palace and the Grade I listed prehistoric Victorian sculptures of monsters and dinosaurs. The whole is designated as a conservation area.</u>”</u></i></p> <p>Para 6.4.8:</p>	<p>Changes for consistency.</p> <p>Revision required to set out the context relating to the masterplan for more clarity.</p> <p>Correction.</p> <p>Recognised that Historic England will be a key stakeholder in the seeking to identify the adequate development capacity.</p> <p>Changes highlight the significance of heritage assets in Crystal Palace.</p>	<p>193_16</p> <p>Historic England</p>
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	<p><i><u>“In 2011, a Masterplan submitted by the London Development Agency (LDA), folded into the Greater London Authority in 2012, was granted outline planning permission for the duration of 15 years. The Masterplan seeks to restore and improve the park and reinstate its national and international status. The park presents opportunities to encourage growth of more than sub-regional importance beyond its boundaries particularly through visitor spend in Crystal Palace and other neighbouring town centres within the Crystal Palace, Penge and Anerley Renewal Area. Planning permission was granted for a masterplan which seeks to restore and improve the park and reinstate its national and international status. The delivery of key capital projects is already underway, such as that of the restoration of the Dinosaurs. The GLA has also been considering options for elements of development and redevelopment on the site of the National Sports Centre.”</u></i></p> <p>Para 6.4.12.:</p> <p><i>“The Grade II* Listed centre is a historically significant sports and leisure facility [...].”</i></p>		
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	<p>Para 6.4.14:</p> <p><i><u>“The Council will work with the Mayor of London, Historic England and other stakeholders to identify adequate development capacity and ensure it supports the SOLDC designation should any development come forward”.</u></i></p> <p>End of para 6.4.15:</p> <p><i><u>“The park itself is a Grade II* Listed park on Historic England’s Register of Historic Parks and Gardens which includes a large number of significant assets including the Grade II* Listed National Sports Centre, the Grade II listed upper and lower terraces of the Crystal Palace Gardens, lower palace station, bust of Sir Joseph Paxton, gatepiers to Rockhill, Royal Naval Volunteer Reserve Trophy War Memorial and the Grade I prehistoric animal sculptures and geological formations by the lake.”</u></i></p>		
Draft Policy 123 - Sustainable Design and Construction			

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MM073	<p>The final bullet point at para 7.0.59:</p> <p><i><u>“Promote and protect biodiversity and green infrastructure including space for food growing where appropriate”</u></i></p>	<p>To make reference to the requirement for provision of growing spaces in line with the Mayor’s Sustainable Design and Construction SPG.</p>	<p>43_6</p> <p>Sarah Williams, Sustain</p> <p>(also 43_3 – DP 13 & 43_4 - DP 24)</p>
Draft Policy 125 – Delivery and Implementation of the Local Plan			
MM074	<p>Para 8.0.3:</p> <p><i>‘Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, the Council will negotiate planning obligations <u>or agreements (s106 and/or s278 of the Highways Act 1980)</u> to secure measures to meet those needs’.</i></p> <p>Para 8.0.5:</p> <p><i>“Pooled contributions will be used within the restrictions of the CIL Regulation 123; <u>however, there is no limit for the pooling of s278 agreements.</u>”</i></p>	<p>To make references to s278 in addition to s106.</p>	<p>62_2</p> <p>Cherrie Mendoza, Highways England</p>
Appendix 10.6 – Areas of Special Residential Character			

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MM075	<p>ASRC description for Chelsfield Park line 13:</p> <p><i>“The estate also comprises areas of greenbelt which include woods and agricultural grazing land. <u>These are partly designated as a Grade I Site of Interest for Nature Conservation which includes species rich grassland</u>”.</i></p>	<p>To make reference to the SINC containing species-rich grasslands in addition to the “areas of greenbelt which include woods”.</p>	<p>69_64</p> <p>Matthew Frith, London Wildlife Trust</p>
Appendix 10.8 – Local Green Space Sites			
MM076	<p>Site 48 Chislehurst Recreation Ground, Walden Woods, Whytes Woods and Walden Woods, para. 3:</p> <p><i>“There are also a range of recreational facilities: The Invicta Scouts hut is located on Chislehurst Recreation Ground, which is also home to Elmstead FC <u>which secured funding to improve the now floodlit football pitches</u>, (there is a kickabout on the site) and Chislehurst Tennis Club.”</i></p>	<p>To highlight that the recreation ground is financially supported by the local football association and by the football foundation.</p>	<p>71_16</p> <p>Tony Allen, Chislehurst Society</p>

Comments

Comments

Questions

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