

EXECUTIVE

2nd August 2019

QUESTIONS ON REPORTS ON THE AGENDA

1. From Pamela Hicks to the Leader of the Council

In respect of paragraph 3.8 of the report (Item 6 - Provision of Housing in Burnt Ash Lane) - what evidence has been obtained to confirm that the proposed new development will not worsen on-street conditions or adversely affect the local economy, particularly in terms of the nearby parade of shops and use of the allotments? Please provide a copy of the report/analysis, which apparently shows the car park operates below its current capacity.

Reply:

A formal survey of the Burnt Ash Lane car park was undertaken by the Council's parking team which monitored usage throughout the week commencing 17th June 2019 from 6am to 10pm over different days of the week, including the weekend.

The current car park has 96 spaces available, plus 4 disabled bays, and 4 bays for electric charging. The number of spaces occupied throughout those days were recorded each hour.

The average occupied spaces throughout the monitored period was 38. A higher number of spaces were occupied, typically between midday and 2pm each day, this did not exceed 75, and a number of vehicles were there throughout the entire day.

The proposed design would offer a minimum of 84 spaces (including 4 disabled bays, and 4 e-charging bays), only 15 of which would be allocated to new residential properties, leaving 69 for general use.

It is important to note that the design being proposed preserves car parking, and it would be our view at this stage that the parking being preserved is adequate for the current typical usage. Full impact and transport surveys will of course form part of the formal planning process.

Supplementary Question:

Can clarification be provided regarding the actual number of car parking spaces remaining subsequent to the allocation of car parking spaces to the new residential units?

Reply:

I will ensure that clarification is provided.

2. From Paul Chute to the Leader of the Council

Is it confirmed that the existing car park will continue to be designated a car park for general public use? It is noted that only 15 car park spaces are to be allocated for residents of the car park dwellings, I assume they will be suitably identified and that all other spaces be identified for public use? It is also assumed the car park will continue to have height and type of vehicle restrictions and that the Council continue

to be responsible for upkeep and maintaining of the public part of car parking spaces?

Reply:

I am pleased to confirm that the answer to each of your three questions is yes.

Supplementary Question:

Will the scheme be a mixed usage of housing and parking? Is it designated as housing or a car park?

Reply:

There would be up to 15 spaces used by residents of the new units used on a first come, first served basis. It is designated as a car park.

Supplementary Question:

Is the housing association aware that they will have the responsibility to maintain everything above ground level, and that the Council would be responsible for the maintenance of any ground level issues.

Reply:

It is correct that the Housing Association are aware of their responsibilities and will maintain anything above ground level. The Council will still maintain the car park.

3. From Pamela Hicks to the Leader of the Council

Statement made in paragraph 8.1 of the report - how will the development support children and vulnerable people by housing them in temporary accommodation, given that the accommodation has no outdoor space apart from a small balcony and will be situated within a car parking environment (air quality, noise pollution considerations in particular)? Please provide a copy of the evidence supporting the statement made at 8.1.

Reply:

There are currently nearly 1,600 households in temporary accommodation. For many the accommodation they currently occupy is relatively insecure and the Council is unable to guarantee that it will be their only placement whilst they wait to secure longer term housing. 70% of these placements are located outside of the Borough boundaries with some being a considerable distance away.

If approved the proposal aims to provide much needed good quality, settled and affordable homes within the borough close to existing family support networks, education and employment.

Kings Meadow playing Fields, a recently enhanced local park, sits approximately 100 yards due south of the proposed housing.

The duration of engine run times in carparks and thus emission levels will be lower than on any reasonably busy road.

My advice remains that Zed pods are designed specifically to utilise air space over car parks and as such the construction actively addresses potential concerns regarding air quality and noise. The vapour permeable materials and ventilation system used reduces fumes entering the home whilst drawing fresh air from a high level. This has the added benefit of reducing the risk of condensation and mould thus further improving air quality within the units. The air tight construction, triple glazing and rubber pads used further serve to isolate the pods from any ground based vibration and mitigate against traffic and other noise.

It is also important to note that any proposal would be subject to the full rigor of the planning application process, including public consultation, and would be determined in light of the Bromley Local Plan (2019) and the emerging London Plan, both of which have stringent policies with regards to air quality.

If the scheme is agreed, it would go on to the planning stage when you would then be able to lobby your local councillors to raise your concerns through the planning process.

Supplementary Question:

Is the public consultation separate to the planning process?

Reply:

No - the public consultation would be part of the planning process which would be a 28 day process. If you have any other questions going forward, please feel free to raise them with me and with Councillor Morgan, who is leading on the project, and I will ensure that you are provided with a full answer.