

# Local Plan



## London Borough of Bromley **Planning Division**

January 2019



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## Introduction

# 1 Introduction

## 1.1 Foreword

### **Foreword**

**To Follow.**

**Councillor Colin Smith, Leader of Bromley Council**

**Councillor Peter Morgan, Executive Councillor for Renewal and Recreation**

**Councillor Alexa Michael, Chairman of Development Control Committee**

## 1.2 About the Local Plan

### Purpose of the Local Plan

**1.2.1** Bromley's Local Plan was adopted on 16th January 2019. It was examined under the 2012 National Planning Policy Framework (NPPF) and the transition period of the 2018 NPPF.

**1.2.2** The Local Plan sets out the planning policies, site allocations and land designations Borough-wide and is the central document in the Borough's Development Plan. Other Development Plan documents comprise the Bromley Town Centre Area Action Plan, and Supplementary Planning Documents; currently Planning Obligations and Affordable Housing and the London Plan (2016). The London Plan forms part of the Development Plan for each of the London local planning authorities.

**1.2.3** The Council's decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) which indicate otherwise.

### The Local Plan Process and Community Involvement

**1.2.4** The Council initially consulted on its 'Core Strategy Issues Document' in 2011, and then, in line with the National Planning Policy Guidance (March 2012), moved to preparing a Local Plan.

**1.2.5** In 2013 the 'Options and Preferred Strategy' was published for consultation, and the response to this informed the 2014 'Draft Policies and Designations' Document, and in 2015 the 'Draft Site Allocations, Further Policies and Designations' Document.

**1.2.6** Comments and responses to the earlier stages of consultation informed later documents.

Stages of Local Plan Preparation		
2011	Core Strategy Issues Document Consultation	Consultation Regulation 18
March 2013	Options & Preferred Strategy	Consultation Regulation 18
Jan - Feb 2014	Draft Policies and Designations	Consultation Regulation 18
Sept - Oct 2015	Draft Allocation Further Policies & Designations	Consultation Regulation 18
November - Dec 2016	Draft Local Plan	Consultation Regulation 19

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August 2017	Submission to Secretary of State for Examination	
December 2017	Hearings	
June 2018	Consultation on Main Modifications	
January 2019	Adoption	

## Duty to Co-operate

**1.2.7** The Localism Act 2011 places a duty on the Council to co-operate on cross boundary planning matters with other local planning authorities and other public bodies.

**1.2.8** The London Plan addresses many of the cross-boundary planning matters both within London and between London and the surrounding areas.

**1.2.9** Bromley has borders with the London boroughs of Bexley, Croydon, Greenwich, Lambeth, Lewisham, and Southwark, and with the Surrey district of Tandridge, and the Kent districts of Sevenoaks and Dartford.

**1.2.10** Each of these authorities has its own local plan at different stages of preparation. Meetings have been held individually and collectively with these authorities and other public bodies periodically. Adjoining authorities and statutory consultees have been consulted at each stage of the preparation of the Local Plan. There is an established group of south east London boroughs comprising Bromley, Bexley, Lewisham, Greenwich and Southwark.

**1.2.11** The Council has worked with the GLA to achieve conformity with the London Plan.

## Supporting Evidence

**1.2.12** The Council has taken into account the London Plan's evidence base as well as preparing supporting background documents as part of the preparation of the Local Plan. The evidence is available from the Council's website [www.bromley.gov.uk](http://www.bromley.gov.uk)

## National Planning Policy Framework (NPPF)

**1.2.13** The National Planning Policy Framework (NPPF) states that for a local plan to be found 'sound' it should be:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

**1.2.14** The Government sets out national planning policy in the NPPF (March 2012). The Local Plan only elaborates on national policy where this is considered necessary to meet the vision and objectives for the Borough. Cross reference to national policy is made where appropriate and national policy will be applied in addition to the Bromley Local Plan and the London Plan.

**1.2.15** The Local Plan has been prepared to be in conformity with the NPPF which in paragraph 157 states: “Crucially, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.”

## The London Plan

**1.2.16** All references to the London Plan in this Local Plan relate to the London Plan 2016. In relation to Bromley the London Plan:

# 1 Introduction

- Requires at least 641 net additional homes to be delivered every year during the period of the plan / 6413 in the 10 years 2015/ 2025
- Designates Bromley Town Centre as an Opportunity Area
- Designates Bromley Town Centre, a Metropolitan Town Centre, Orpington, a Major Town Centre, and five District Centres within the Borough.
- Designates Biggin Hill and Crystal Palace as potential Strategic Outer London Development Centres, and
- Identifies part of the Cray Valley as a Strategic Industrial Location.

**1.2.17** The London Plan also provides a framework for assessing whether the Bromley Local Plan is 'sound'. The London Plan establishes the strategy for housing provision in response to need across London to borough level. The London Plan also sets out the spatial strategy for development across the Borough in a manner that is consistent with the NPPF.

## **Bromley Town Centre Area Action Plan**

**1.2.18** The Council adopted the Bromley Town Centre Area Action Plan (BTCAAP) at the end of 2010 and this will continue as adopted policy with the exception of the limited policies and designations in the Local Plan which directly relate to the Bromley Town Centre. These comprise:

- Business Improvement Areas (BIA) – with the BIAs redefined on the Policies Map, and an updated BIA Policy,
- A new site allocation for Bromley Civic Centre (Opportunity Site F) following the Council's decision in May 2016 to consolidate its activities within a new Democratic Hub
- A site allocation for Bromley North station (former Opportunity Site A) reflecting its position within the Bromley Town Centre Opportunity Area
- A revised and extended site allocation for Opportunity site G/Bromley South.
- A new allocation for education use within Opportunity Site L (see Appendix 10.15 Modification MM012 Replaced Development Plan Policies).

**1.2.19** The London Plan designates Bromley Town Centre as an 'Opportunity Area.' The Council is working with the Greater London Authority (GLA) to optimise the contribution that the Town Centre can contribute to the Borough's Local Plan vision and objectives, and the London Plan Policy 2.13 Opportunity Areas and Intensification Areas. Policy sets

out the planned early review of the BTCAAP consistent with the Opportunity Area provisions in the London Plan. Unless specifically referred to, the allocations and policies in the BTCAAP will not be altered by the Borough-wide Local Plan.

## **Bromley Today**

**1.2.20** With a population of just over 306,000 (2011 Census) and an area of 64 sq miles (150 sq kilometres), Bromley has the sixth highest population amongst the London boroughs (2011 Census) and is the largest in area. The Borough occupies a strategic position in the south east of the Capital and South East England with rail connections to Central London, easy access to the M25 and onwards to the national road network and major South East airports.

**1.2.21** Bromley is a distinctive part of London's suburbs closely connected to London's economy, and the Borough itself has one of the largest economies south of the Thames. Open countryside, protected by the Green Belt that encircles London, makes up over half the Borough, with the majority of the population concentrated in the northern part of the Borough. The area of Green Belt has many characteristics in common with the rural parts of Kent and Surrey.

**1.2.22** Bromley's distinctive character arises from its protected open space: countryside, parks, gardens, playing fields and woodlands throughout the Borough. Tree lined roads/avenues and houses with gardens are distinctive features of many of the Borough's residential areas. There are 131,000 households (2011 Census) made up of a variety of house types ranging from the older, more densely developed areas around Penge to the more spacious detached houses near to Farnborough and Keston.

**1.2.23** A substantial proportion of the local working population travel out of the Borough to work, predominantly in central London. However, the Borough has a strong local economy with an overall workforce of around 121,000, about a fifth of these in Bromley Town Centre – the most significant location for shopping and business services. The 10 other town centres shown in are also vital to the Borough's local economy and act as focal points for cultural and civic activity. The Borough's smaller centres and shopping parades give a distinctive identity to many localities as well as providing an important source of local employment and access to services.

**1.2.24** The main sources of employment outside of the town centres are in the Cray Business Corridor, local industrial areas such as Lower Sydenham, as well as Biggin Hill Airport, which is a strategic aviation and high-tech industry hub.

## **Structure of the Document**

**1.2.25** The structure of the document maintains the thematic chapters used for earlier consultation documents for consistency and ease of reference for residents, partners and the wider community.

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- **The Vision and Objectives** section sets out the overall vision for the Borough through to the 2030s which is aspirational while realistic, and identifies key priorities for the Council each with more detailed visions and objectives, which the Local Plan will help deliver.
- **The Spatial Strategy** sets out the strategic and spatial approach to delivering the vision and objectives for the Borough. It identifies the strategic focus for growth and change and the the main locations of development, while ensuring conformity with the NPPF (2012) and the London Plan (2016).
- The six main thematic chapters include the policies and designations which will guide future planning applications :
  - **Living in Bromley**
  - **Supporting Communities**
  - **Getting Around**
  - **Valued Environments**
  - **Working in Bromley**
  - **Environmental Challenges**
- The **Delivery and Implementation** section sets out the policy requiring developments to provide necessary infrastructure, and the Council's approach to planning obligations consistent with the NPPF.
- The **Appendices** include maps of site allocations and designations, the infrastructure delivery schedule, the monitoring framework, and the glossary.

## The Council's Approach

**1.2.26** The spatial strategy set out in in Section 1.4 explains the Council's strategic approach to delivering its vision and objectives for the Borough, while being in conformity with the London Plan and NPPF. The 'golden thread' through the NPPF, London Plan and the Local Plan is balancing and seeking positive gains for the economic, environmental and social well-being of the Borough.

**1.2.27** Economic growth is focused on the three areas of Bromley Town Centre, Biggin Hill Strategic Outer London Development Centre, and the Cray Business Corridor. The network of town centres, and facilities and services to local residents, businesses and the wider community are central to the well-being of the Borough. Housing growth is focused in town centres, and areas of good accessibility with smaller infill development likely across parts of the Borough. Social infrastructure is distributed across the Borough to serve local communities.

## **Infrastructure Requirements**

**1.2.28** Although in general the recommended sites for inclusion in the Local Plan for new development are in areas already well served by infrastructure provision, it is important that the specific site allocations in the Local Plan are supported by the necessary infrastructure to ensure sustainable development takes place. Some of this will be site specific and will be identified within individual allocations, but, in other cases, growth in general will need to be supported by additional physical, social and green infrastructure to cater for the additional population and provide services and facilities. Policies will require developers to provide the necessary infrastructure for their proposals. Planning obligations and a planned local Community Infrastructure Levy will be used to secure infrastructure contributions.

## **Community Infrastructure Levy**

**1.2.29** The Council is currently preparing a Borough Community Infrastructure Levy (CIL) in accordance with the 2011 Localism Act and the Community Infrastructure Regulations 2010 (as amended). The levels of any proposed CIL charged will be consulted on separately.

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## 1.3 Vision and Objectives

### Vision and Objectives

**1.3.1** The Vision and Objectives for the Local Plan have been developed from the Borough's Community Strategy 'Bromley 2020'. These expand on Bromley 2020 taking the vision through to the 2030's. An overall vision for the Borough is set out with nine thematic more detailed visions for the plan period, each with a series of objectives, which the Local Plan will help deliver through its policies, site allocations and designations.

#### **Vision - Bromley 2030's**

**“Bromley is known for the high quality of its living, working and historic and natural environments. The Council, local people, organisations and businesses work together to ensure that we all enjoy a good quality of life, living healthy, full, independent and rewarding lives.**

**Bromley values its distinctive neighbourhoods, ranging from the rural to suburban and urban. Neighbourhoods provide a choice of good quality homes, jobs and a range of shops and services appropriate to the different town, district and local centres. Bromley Town Centre is recognised for its cultural and leisure facilities and vibrant high quality shopping experience.**

**The protection and enhancement of conservation areas and heritage assets such as Downe, Crystal Palace and Biggin Hill, along with high quality new development have contributed to civic pride and wellbeing.**

**The Green Belt fulfils its purpose, and, together with other open spaces, contributes to protecting Bromley's special character and the health and wellbeing of local residents and visitors alike.**

**Bromley has high levels of educational attainment, whilst strong and diverse businesses are able to invest to support a thriving economy.”**

## **Open Space and the Natural Environment**

**1.3.2** The value of natural spaces, whether private gardens, rivers, lakes or Green Belt, is recognised and afforded a high priority. Land, air and water environments are sustainably managed, ensuring that the wide range of different open spaces and habitats, with their distinctive animal and plant life, are well managed and accessible. As well as helping conserve and enhance biodiversity, Bromley's natural environment supports the wellbeing of its communities, with open spaces and trees providing healthy environments and space for leisure and sport. Opportunities are taken to increase natural habitats, especially in areas with a deficiency, linking them together and improving their quality and accessibility.

### **1.3.3 Objectives**

- Manage, protect and enhance natural environments.
- Encourage the protection and enhancement of biodiversity.
- Protect and enhance the Green Belt so that it continues to fulfil its functions.
- Improve the quality of open space and encourage provision in areas of deficiency and in any new development.

## **Health and Wellbeing**

**1.3.4** The quality of life in Bromley has improved in all its neighbourhoods with all residents enjoying better health and wellbeing. Areas with a concentration of social and/or environmental difficulties are being improved. Communities are served by local shopping parades, education, healthcare, leisure, green spaces, community and cultural facilities, including libraries and places of worship. New facilities are encouraged in accessible locations to deliver flexible and efficient community hubs. The environment is designed to encourage healthier lifestyles and maximise accessibility for people with disabilities. Residents are helped to improve their own places and local environments for the benefit of all the community. There is less crime and anti-social behaviour.

### **1.3.5 Objectives:**

- Produce healthier environments and infrastructure to support people in living fuller, longer, healthier, and more sustainable lives.
- Co-ordinate the improvement of Bromley's designated Renewal Areas, and other areas with environmental difficulties, to reduce health inequalities; and encourage all communities to improve their own environments.
- Neighbourhoods offer good quality homes and an accessible range of shops and services, appropriate to the roles of the different centres - from town centres to local neighbourhood centres and parades.
- Ensure new community facilities are appropriately located to provide accessible, effective and modern services, and resist the net loss of facilities.

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## **Homes**

**1.3.6** A range of decent homes of different types and sizes are available and housing supply is tailored to local needs. Any new housing complements and respects the character of the neighbourhood in which it is located, paying particular attention to the density of development, parking requirements and improving the choice of accommodation available.

### **1.3.7 Objectives:**

- Ensure there is an appropriate supply of homes to meet the varied needs and incomes of the local population, which responds to changing demographics, in particular as the population ages.
- Ensure new residential development, extensions and conversions complement and respect local character.
- Ensure new homes are designed to minimise environmental impact and are supported by appropriate social and environmental infrastructure.

## **Business, Employment, and the Local Economy**

**1.3.8** Bromley is a prosperous, thriving and skilled borough where businesses choose to locate. New businesses start up and grow using local skills, supply chains and investment. The Strategic Industrial Location and Locally Significant Industrial Sites offer high quality flexible accommodation and the Biggin Hill SOLDC is an important sub-regional hub for aviation and related high-tech industry. There is an improved range of employment opportunities for residents and education and skills levels have been raised throughout the Borough.

### **1.3.9 Objectives:**

- The Strategic Industrial Location and Locally Significant Industrial Sites are retained and adapt successfully to the changing needs of modern industry and commerce.
- Ensure there is an appropriate supply of commercial land and a range of flexible quality business premises across the Borough.
- Ensure businesses contribute to a high quality, sustainable environment, through their premises development and locational decisions.
- Support the appropriate provision of facilities to deliver high quality education and training.
- Support the Strategic Outer London Development Centre (SOLDC) designation at Biggin Hill to enhance the area's employment and business opportunities, whilst having regard to the accessibility, heritage significance and environmental constraints.
- Support the digital economy and the infrastructure required for it and modern business, such as high speed fibre connections.

## **Town Centres**

**1.3.10** Town centres provide a range of goods and services and are safe, clean and welcoming for all. Bromley Town Centre is a competitive Metropolitan Town Centre, complementing others in the region and attracting a wide range of visitors to its shopping,

cinema, theatre and restaurant areas. Orpington functions as a strong and vibrant major centre, offering a good range of shopping, leisure and public amenities. These centres, together with the district, local and neighbourhood centres, provide accessible shops, services and facilities for residents and wider communities across the Borough.

#### **1.3.11 Objectives:**

- Ensure the vitality of Bromley Town Centre, delivering the aims of the Area Action Plan.
- Encourage a diverse offer of main town centre uses and complementary residential development.
- Support the continued improvement of Orpington and district and local centres.
- Encourage safe town centres and a prosperous evening economy.
- Maintain and improve neighbourhood centres and parades across the Borough to ensure locally accessible facilities.

### **Design and the Public Realm**

**1.3.12** New development of all kinds is well designed, safe, energy efficient and complements its surroundings, respecting the existing scale and layout. Private or public open space, and appropriate car parking are key considerations. Good quality public art and street furniture make places more attractive and comfortable for users. Our roads and streets are clean but uncluttered, with street trees and verges improving their appearance.

#### **1.3.13 Objectives:**

- Ensure development attains high quality design standards.
- Ensure development includes appropriate well planned private or public open space that promotes and enhances biodiversity.
- Ensure public areas are well designed, safe and accessible.

### **Historic Environment**

**1.3.14** Our man-made heritage assets; areas of distinctive character, historic parks and gardens, listed buildings, conservation areas and scheduled monuments, and undesignated archaeology are protected and enhanced. No historic features are considered to be 'at risk' and underused heritage assets are brought back into productive uses. The Borough's rich heritage is widely enjoyed.

#### **1.3.15 Objectives:**

- Continue to conserve and enhance locally and nationally significant heritage assets.
- Ensure development complements and responds to local character, and the significance of heritage assets, including their settings.
- Encourage greater accessibility of heritage assets.
- Encourage a proactive approach to the protection and improvement of heritage assets to contribute to strategic, local planning and economic objectives.

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## **Transport**

**1.3.16** Moving around the Borough is easier due to reduced road congestion and improved public transport networks. Commuting traffic has reduced as more people share car journeys and choose alternative ways of working and travelling. Reduced road traffic results in less pollution and greenhouse gases from transportation. Any new development should where appropriate include electric vehicle charging points and more car clubs, increasing travel choices for local people. Walking and cycling to work, school and for leisure, has increased and the road environment is safer for vulnerable users. Public transport is more accessible to those with mobility problems and is safer and more reliable.

### **1.3.17 Objectives:**

- Reduce road congestion at peak times through better management of the network and encouraging patterns of development that reduce the need to travel and by improving road junctions and layouts whenever and wherever possible.
- Support improvements to public transport links, including associated parking, and facilitate environments that encourage walking and cycling.
- Locate major developments where they can maximise the use of public transport.
- Ensure new developments include electric charging points, cycling facilities such as dedicated cycle routes, and car clubs where appropriate, increasing choice for local people.
- Ensure streets are safe, accessible and uncluttered, improve road safety and reduce air and noise pollution from traffic.
- Ensure the efficient movement of freight, whilst minimising its impacts on the transport network.
- Secure investment in critical public transport infrastructure to improve transport connectivity and orbital movements to East London.

## **Environmental Challenges**

**1.3.18** New development is designed in such a way as to not only enhance the character of the area but also to ensure it does not worsen any environmental problems. Buildings are resource efficient, using less energy, producing less carbon and conserving water. Opportunities for appropriate low carbon, decentralised energy networks and renewable energy are considered and flood risk is reduced. Less waste is produced and more is managed and disposed of locally through new cleaner technologies. Pollution control prioritises key local problems and new development helps bring contaminated land back into use.

### **1.3.19 Objectives:**

- Reduce environmental impacts and the use of precious resources in the design and construction of new development.
- Support the development of local energy networks and low-carbon and renewable energy generation.

- Improve the resilience of buildings and places to cope with a changing climate, ensuring flood risk is managed and potential problems of extreme weather are minimised.
- Reduce the amount of waste that ends up in landfill, particularly biodegradable waste, and increase self-sufficiency.
- Reduce air pollution and minimise problems of noise and light pollution.
- Ensure contaminated land can be remediated where possible.

**1.3.20** The Spatial Strategy in the next chapter sets out the strategic focus for the Local Plan. However, the policies, site allocations and designations are designed to deliver the vision for the Borough as a whole. The implementation of the Local Plan and progress to the Vision and Objectives will be monitored regularly in the Authority Monitoring Report.

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## 1.4 Spatial Strategy

### Spatial Strategy

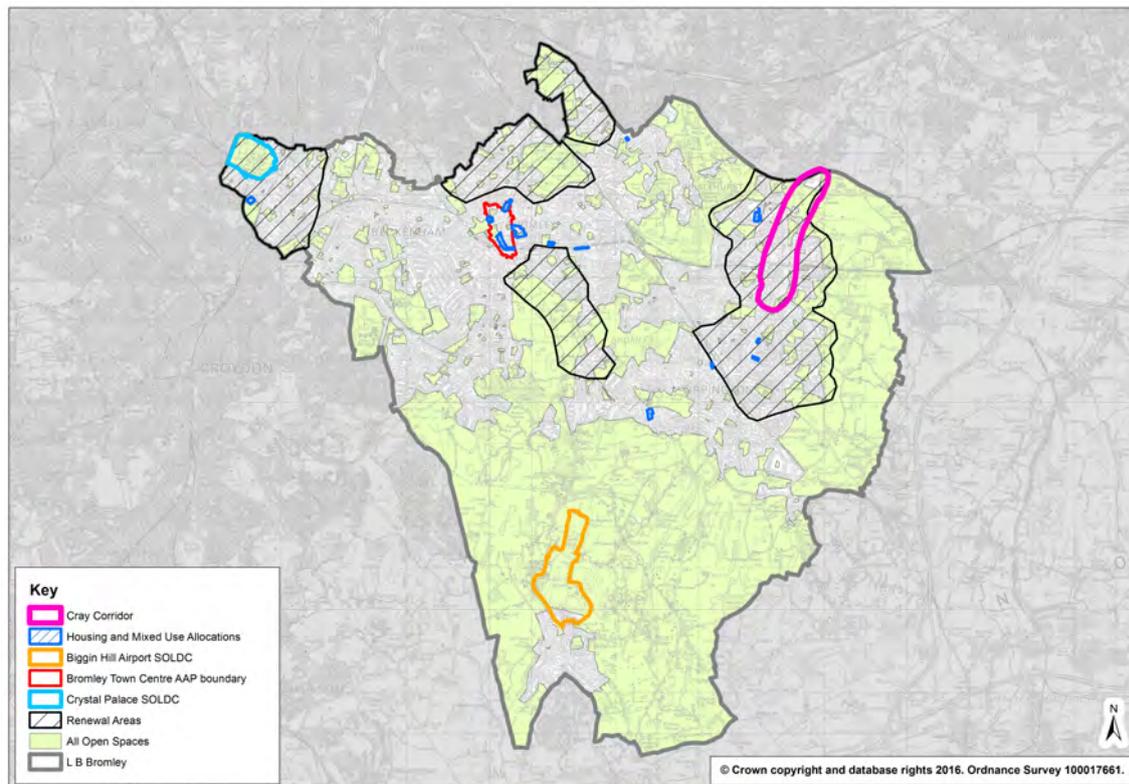
#### Introduction

**1.4.1** The Spatial Strategy identifies locations for strategic development and in broad terms the location for growth, areas with significant opportunities for change and enhancement, as well as areas where protection and more constrained development is anticipated.

**1.4.2** The Focus for the Spatial Strategy:

- Bromley Town Centre – a focus for sustainable growth of retail, office, homes, and leisure and cultural activities.
- Cray Business Corridor - the main industrial and business area within the Borough, providing accommodation for a full range of businesses, and improving the offer for modern business.
- Biggin Hill SOLDC a cluster of businesses focused on aviation and high tech related industries.
- Crystal Palace SOLDC.
- Protect and enhance the quality and character of all Bromley's Places.
- Protect and enhance the Borough's varied open spaces and natural environment.
- Improvement of Renewal Areas.
- Maintain and enhance the network of town centres, local centres and neighbourhood parades.

## Spatial Strategy map



## National Planning Policy Framework

**1.4.3** The National Planning Policy Framework (NPPF, 2012) Para 14 sets out the three dimensions to sustainable development: economic, social and environmental, and the purpose of planning to contribute to the achievement of sustainable development.

**1.4.4** For plan-making this means that:

- “ local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted”.

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**1.4.5** The NPPF (paragraph 17) sets out 12 core planning principles which the emerging Local Plan has incorporated. This includes “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”.

**1.4.6** The National Planning Practice Guidance (2014) Para 44 advises that “the NPPF should be read as a whole, need alone is not the only factor to be considered when drawing up a Local Plan”.

**1.4.7** The Planning Policy for Travellers Sites (2015) sets out the Government’s approach to the provision for Gypsies and Travellers which the Council has complied with in the Traveller section of the Living in Bromley chapter.

## **Conformity with the London Plan**

**1.4.8** Section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004 requires the Council’s development plan documents to be in general conformity with the London Plan.

**1.4.9** This requirement is a key factor in the Council’s strategic approach to the location of development and growth and specific Site Allocations within this Local Plan.

**1.4.10** The London Plan imposes the minimum housing target for the Borough of 641 homes per annum (10 year figure of 6413), provides forecasts for employment growth of 13.6% increase between 2011 and 2036, and identifies the growing demand for school places and other social infrastructure.

**1.4.11** The London Plan influences the spatial strategy for the Borough, identifying Bromley as restricted in terms of the loss of industrial land, with Strategic Industrial Locations, two potential Strategic Outer London Development Centres, at Biggin Hill and Crystal Palace, Bromley Town Centre an Opportunity Area and a network of town centres and regeneration areas.

## **Locations for Development**

**1.4.12** The requirement to be in conformity with the London Plan, in addition to the NPPF, guides the options the Council can consider for delivering the forecast growth over the plan period, and contributed to the earlier stages of the Local Plan preparation, the ‘Options and Preferred Strategy’, ‘Draft Policies and Designations’ and ‘Draft Allocations, Further Policies and Designations consultations’.

**1.4.13** The Council has identified three strategic areas for economic growth at Biggin Hill, the Cray Business Corridor and Bromley Town Centre, while seeking to maintain employment opportunities, and access to services and facilities across the Borough. The re-use of existing employment land and floorspace for business use is prioritised with modern and more efficient buildings.

**1.4.14** Social infrastructure is required to meet the needs of local communities and therefore should be provided in accessible locations. Ensuring the provision of sufficient education sites to meet the need over the plan period has required an assessment of sites across the Borough.

**1.4.15** New housing to meet and exceed where possible, the minimum 641 London Plan target should be provided in sustainable locations, close to existing facilities, and re-use brownfield sites. The London SHLAA supporting the 641 figure excluded sites with open space designations. The provision of housing over the plan period will not be distributed evenly across the Borough, with Bromley Town Centre already providing significant growth as part of the adopted Bromley Town Centre Area Action Plan (BTCAAP), and a broad location within the housing trajectory in Years 11 – 15 in line with its Opportunity Area designation. The intention is to commence the review of the BTCAAP in line with this new designation as soon as the Local Plan process is complete, The Borough has a substantial number of Conservation Areas and Areas of Special Residential Character which impact on the likely scale of development in these areas.

### **Green Belt and Open Space Designations**

**1.4.16** The preparation of the Local Plan is the time that the Green Belt boundaries can, if there are exceptional circumstances, be amended. However, once amended they should be capable of enduring beyond the plan period.

**1.4.17** The Council is seeking to amend the Green Belt only where there are exceptional circumstances, and the amendment will help meet identified needs which it can demonstrate cannot be accommodated elsewhere.

**1.4.18** The areas affected by proposed Green Belt amendment are:

- Biggin Hill Strategic Outer London Development Centre;
- New education sites within Green Belt;
- Re-designation as Urban Open Space of existing schools within Green Belt or Metropolitan Open Land to facilitate expansion, and
- Traveller sites.

**1 Introduction**

## Living in Bromley

## 2 Living in Bromley

### Living in Bromley

#### Context

**2.0.1** The National Planning Policy Framework (NPPF) specifies that the purpose of the planning system is to contribute to the achievement of sustainable development. The planning system plays an important social role by supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. Additional economic and environmental roles are mutually dependent on the latter.

**2.0.2** Nationally, there is a presumption in favour of sustainable development and local planning authorities should seek opportunities to meet development needs of their area and meet objectively assessed needs (including identifying key sites critical to the delivery of the housing strategy over the plan period) with sufficient flexibility to adapt to rapid change. Alongside this is the need to take account of the different roles and character of different areas, promote the vitality of urban areas, protecting the Green Belt and encourage the effective use of land by reusing land that has been previously developed.

**2.0.3** The London Plan (2016) has a specific important role in the supply of housing. It includes a minimum borough annual average housing target at Table 3.1 (London Plan Policy 3.3). The annual monitoring target for Bromley Borough is 641 dwellings per annum. The Mayor for London has indicated that the current London Plan will be reviewed and replaced by 2019 and the housing target also reviewed. Bromley Council's Local Development Scheme shows that the Bromley Town Centre Area Action Plan (2010) is to be reviewed following the adoption of the Local Plan. There are therefore two Plan reviews that are due to take place in the shorter term which could impact upon the Housing Supply in the Borough. For the purposes of the plan, the base date for residential development policy is the same as The London Plan (2016), that is April 2015 (2015/2016).

## **2.1 Housing**

## 2 Living in Bromley

### Policy 1

#### Housing Supply

The Council will make provision for a minimum average of **641** additional homes per annum over the ten year plan period and where possible over the fifteen year plan period which will be achieved by:

- a** - The development of allocated sites and sites with planning permission;
- b** - Town centre renewal involving the provision of housing;
- c** - The development of housing within Renewal Areas;
- d** - The development or redevelopment of windfall sites;
- e** - The conversion of suitable properties;
- f** - Mixed use developments including housing in suitable locations;
- g** - The provision of suitable non self-contained units;
- h** - Vacant properties being brought back into use;
- i** - Resisting the loss of existing housing except where accommodation is unsuitable and incapable of being adapted for continued residential use or where the proposal meets an identified need for community facilities; and
- j** - The development of housing in Broad Locations (additional large sites within Bromley Town Centre, Orpington Town Centre and other areas where there is existing large scale retail and sites due to public sector restructuring and other land disposal).

The following sites are allocated to include residential development as outlined in **Appendix 10.2** of the Plan:

- Bromley Civic Centre
- Land adjacent to Bromley North Station
- The Hill Car Park and adjacent lands
- Gas holder site, Homesdale Road
- Land adjacent to Bickley Station
- Bromley Valley Gym and adjacent land, Chipperfield Road and adjoining land
- Orchard Lodge, William Booth Road

- Bassetts Campus, Broadwater Gardens
- Former Depot, Bruce Grove, Orpington
- West of Bromley High Street and land at Bromley South
- 18-44 Homefield Rise, Orpington
- Small Halls, York Rise, Crofton Road
- Banbury House, Bushell Way, Chislehurst

Allocated sites will be subject to all relevant policies within the Local Plan and in addition subject to site specific requirements where necessary.

### Supporting Text and Housing Implementation Strategy

**2.1.1** Section 6 of the National Planning Policy Framework sets out national policy on the delivery of homes. Paragraph 47 sets out what local planning authorities should do to boost significantly the supply of housing. This includes housing needs assessments and identifying a supply of housing sites.

**2.1.2** To assist in maintaining a five year supply of land for housing the Framework requires local planning authorities to look further into the future and to identify a supply of specific developable sites or broad locations for growth, for years 6-10 and where possible for years 11-15. London Plan Policy 3.3 provides a regional context for increasing housing supply and sets out London-wide and borough minimum targets for housing provision from 2015/16 – 2024/25. These are informed by the findings of the GLA's 2013 London Strategic Housing Land Availability Assessment (SHLAA) and the 2013 Strategic Housing Market Assessment (SHMA) and other analysis. Paragraph 3.14A of the London Plan states that, consistent with the NPPF the approach takes account of London's locally distinct circumstances of pressing housing need and limited land availability and aims to deliver sustainable development.

**2.1.3** Paragraph 3.17 of the London Plan states that on the supply side, the London SHLAA is designed to address the NPPF requirement to identify supply to meet future housing need as well as being 'consistent with the policies set out in this Framework' (para 47 NPPF) not least its central dictum that resultant development must be sustainable. The SHLAA methodology is designed to do this authoritatively in the distinct circumstances of London, including the limited stock of land here and the uniquely pressurised land market and dependence on recycling brownfield land currently in existing uses. The methodology has been developed and refined over time through partnership working with boroughs and others involved in London housing as well as to reflect the principles of government guidance on preparation of SHLAAs nationally.

## 2 Living in Bromley

**2.1.4** The Borough has a housing provision figure of 641 units per annum (6413 for the 10 years 2015/16 - 2014/25) as set out in Table 3.1 of the London Plan to assist in meeting requirements across London. The 2013 SHLAA specifies provision of approximately 289 units per annum on large sites (>0.25 ha) and 352 units on small sites (<0.25 ha). The figure for housing provision will be rolled forward over a 15 year period in line with advice set out in the London Plan and the GLA's Housing Supplementary Planning Guidance. Policy 3.3 of the London Plan specifies that boroughs should enable development capacity to be brought forward to meet targets whilst having regard to other policies in the Plan (i.e. development on brownfield land, intensification, town centre renewal, opportunity areas, mixed use, renewal of existing residential areas).

**2.1.5** The trajectory in **Appendix 10.1** of the Local Plan sets out the anticipated sources of housing supply over the Plan period. (This trajectory is also available as a separate *Supporting Document* online or on request). Specific sites that will help contribute to housing supply within the Borough over the next 15 years include those in the Bromley Town Centre Area Action Plan (2010) and the Bromley Town Centre Opportunity Area, the five year supply of deliverable land for housing which is regularly updated and site allocations. Other housing units will also be provided on large and small windfall sites. 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.

**2.1.6** The trajectory in 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 9,615. 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 1,030 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.

**2.1.7** Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens. The Planning Practice Guidance (PPG) specifies in paragraph 3-24 that local planning authorities have the ability to identify broad locations in years 6-15 which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the NPPF).

**2.1.8** The London-wide SHLAA 2013 made an assessment of the contribution that small sites (<0.25ha) have made to housing delivery within each London borough between 2004/05 and 2011/12. The figure was derived by taking an average of small site completions (new build, conversions and changes of use) 2004/05 – 2011/12 and removing 90% of new build completions built on garden land. The annual average figure for the Borough during this time period was 352 units. Over the ten year London Plan period (2015/16 – 24/25) the small site windfall figure could contribute 3520 units.

**2.1.9** The London Plan (para 3.19A) observes that in compiling five year supply estimates boroughs should demonstrate that they have maximised the number of identified sites. However, given London's reliance on recycled land currently in other uses and the London SHLAA's evidence, it must be recognised that in addressing this national objective, capacity which elsewhere in the country would be termed "windfall" must here form part of the five year supply.

**2.1.10** Paragraph 1.1.28 of the GLA's Housing SPG (2016) states that the SHLAA provides the compelling evidence necessary to justify a windfall allowance for small sites based on historic trends, in line with paragraph 48 of the NPPF and reflecting distinct circumstances in London. It also states that trends show housing has been consistently delivered on small sites in the past and that this can be expected to provide a reliable source of future supply.

**2.1.11** Paragraph 1.1.29 states that average annual trends (2004/05 – 2011/12) provide a consistent and appropriately long-term basis on which to estimate future supply, not least because they cover a full market cycle and take account of the impact of the recession. Trends also reflect particular local circumstances, for example, environmental/heritage designations and urban form. These specific points, together with the overall robustness of the SHLAA's capacity estimates for small sites, were tested through an Examination in Public and were accepted in the Planning Inspector's Report on the 2015 London Plan. However, boroughs are encouraged to re-examine the potential capacity from small sites and explore policy approaches which may lead to the delivery of more homes on small sites where consistent with the Plan.

**2.1.12** Delivery of housing on small sites is significant in the Borough as demonstrated in the 2013 SHLAA. The inclusion of an allowance for small site completions over the Plan period takes into account advice set out in the NPPF, the PPG and the London Plan.

**2.1.13** The housing trajectory illustrates the expected rate of housing delivery for a 15 year period. This will be monitored in a manner that is consistent with London Plan Policy 3.3 and supplemented by Bromley's Authority Monitoring Report, so as to maintain a five year supply of housing land to meet the housing targets. This may include providing sites brought forward from later in the plan period. The review of the Bromley Town Centre Area Action Plan (2010) is due to commence after Local Plan adoption, and the London Plan targets are due to be revised as part of a new London Plan by 2019.

**2.1.14** The Council's Housing Implementation Strategy will ensure that the delivery of housing is regularly monitored. It will include the identification of new sites, liaison with developers with regard to their intentions, progress on sites, identifying risks of delay and non-delivery and sites which can be brought forward. It will also include and respond to the review of the London Plan and Bromley Town Centre Area Action Plan.

**Table 1 - Summary of housing supply October 2016**

	Size of site	1-5*	6-10	11-15	Totals

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		2015/16 t o 2019/20	2020/21 t o 2024/25	2025/26 t o 2029/30	
Allocations and BTCAAP sites	Large	396	1448	1005	2849
Large sites with planning permission / commenced	Large	1156	244	0	1400
Small sites with planning permission/completed	Small	144	52	0	196
Large prior approval granted	Large	29	0	0	29
Small prior approval granted	Small	309	0	0	309
Small sites allowance (small sites commenced to be factored in prior to draft local plan consultation)	Small	626	1320	1706	3652
Vacant units allowance		80	100	100	280
Prior approval allowance	Large/Small	200	0	0	200
Broad locations	Large	0	390	575	965
2015/16 completions to date		670	0		670
Small sites started (1 - 8 units)		76	19		95
Overall total		3686	3573	3386	10,645
Cumulative completions		3686	7259	10,645	
Cumulative strategic allocation		3205	6410	9615	

**2.1.15** (\*completions for 15/16 have been included in the above table subject to verification with the GLA)

**2.1.16** A SHMA for the South-East London sub region was finalised in June 2014 and estimates an annual housing requirement across the sub region of 7188 units and a net annual need for 5000 affordable units. The net additional dwelling requirement for Bromley per annum was estimated at approximately 1320 units. Across the sub-region annual capacity targets identified within the 2013 SHLAA reach 7893 units. GLA household projections in 2014 estimate an annual short term variant of 1840 households per annum for the Borough and a long term variant of 1530 households per annum.

**2.1.17** The 2014 SHMA highlights that the highest level of need across tenures within the Borough up to 2031 is for one bedroom units (53%) followed by 2 bedroom (21%) and 3 bedroom (20%) units. Larger development proposals (i.e. of 5+ units) should provide for a mix of units sizes and considered on a case by case basis.

**2.1.18** Paragraph 3.19 of the London Plan states that boroughs should use their housing supply targets as a minima augmented with additional housing capacity to reduce the gap between local and strategic housing need and supply. Examples of relevant locations that can help to achieve this include; town centres, opportunity and intensification areas and other large sites.

**2.1.19** The allocations (including sites within Bromley Town Centre Area Action Plan) and broad locations referred to above are examples of such sites that will assist the Borough in meeting and exceeding its housing supply target over the Plan period. The key sites and broad locations identified above have the potential to deliver over 3800 units over the Plan period. The sites include; those identified following a call for sites in 2014, other known sites (for example Bromley Civic Centre and land adjacent to Bromley North Station) where an increase in density could be appropriate and sites identified in connection with the Bromley Town Centre Housing Zone (March 2016).

**2.1.20** The broad locations include Bromley and Orpington Town Centres, mixed use development of single storey large format retail and other town centre sites, the reorganisation and disposal of land by the Council, and other public sector and partner agencies.

**2.1.21** The housing supply policy aims to minimise the net loss of housing through changes of use or redevelopment. Proposals for changes of use or redevelopment will only be permitted in the circumstances outlined in the policy.

**2.1.22 Risk Assessment for Housing Land Delivery**

- The GLA and LBB will both monitor Bromley housing completions. The GLA takes the wider monitoring role across London as a whole. Completions against target may vary across London and local under or over achievements (if any) may be balanced by other achievements elsewhere in London.
- LBB will seek to bring forward other policy compliant large sites if the small sites rate is too low, for example in the Opportunity Area and other Town Centres and suitable Broad Locations in cooperation with landowners and developers. In practice, large site windfalls in policy compliant locations do come forward and reduce the risk of overall under-achievement.
- The post NPPF Five Year Housing Supply statements apply the NPPF criteria to 'deliverability' and this more recent housing land supply data should by definition minimise the risk of non-achievement.
- The early review of the London Plan, with its linked evidence base, should provide an early update of the housing land delivery in the Borough.

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**2.1.23** In any event, the PPG (3-027) advises that for years 11-15, Local Plans can pass the test of soundness even where the local planning authority have not been able to identify sites or broad locations for growth in years 11-15.

## Policy 2

### Provision of Affordable Housing

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

a) seek affordable housing 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:

- 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.

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

### Supporting Text

**2.1.24** The National Planning Policy Framework (NPPF) specifies that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Where affordable housing is needed policies should be for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (i.e. to improve or make more effective use of the existing housing stock) and the agreed approach contributes towards mixed and balanced communities.

**2.1.25** Planning Practice Guidance (PPG) states that where local planning authorities are requiring affordable housing obligations they should be flexible in their requirements, planning obligations will take into account specific site circumstances. Paragraph 7 sets out that on individual schemes applicants should submit evidence on scheme viability where obligations are under consideration. Wherever possible applicants should provide viability evidence through an open book approach to improve the review of evidence submitted and for transparency.

**2.1.26** There are specific circumstances where contributions for affordable housing should not be sought from small scale and self-build development. Paragraph 31 of the PPG states that these circumstances are:

- Contributions should not be sought from developments of 10 units or less and which have a maximum combined gross floorspace of no more than 1000 square metres;
- Affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.

**2.1.27** The London Plan defines affordable housing as including social-rented, affordable rented and intermediate housing. Local plans should take account of; current and future housing requirements, targets and the priority for affordable housing across London, promoting mixed and balanced communities, the capacity available to accommodate development and the viability of future developments. There is the need to encourage rather than restrain residential development, determine the size and type of units needed in particular locations and take into account the specific circumstances of sites.

**2.1.28** In relation to individual sites the London Plan highlights that the following should be considered;

- the viability of the development,
- availability of public subsidy,

- implications of phased development and making provisions, if necessary, to reappraise viability prior to implementation,
- integration of affordable units within developments as a whole and
- application of Mayor's space standards to schemes where large units prevent the affordable housing policy being triggered.

**2.1.29** The South-East London sub region commissioned a Strategic Housing Market Assessment (SHMA) that was carried out in 2014. The study demonstrates a high level of need across the sub-region and highlights a number of key challenges and issues, including a total housing requirement of 7188 units per annum across the sub region and an estimate of net annual affordable housing need of 5,000 units per annum in South East London. In Bromley there is a net annual need for affordable housing of about 1400 units per annum.

**2.1.30** With regard to unit size targets for affordable dwellings the SHMA set out a baseline scenario and a scenario which addressed under-occupation and overcrowding. Sites that trigger the affordable housing policy should provide a mix of unit sizes in light of the information set out in the SHMA which shows a need for 1-3 bedroom units (with 1 and 2 bedroom units having a higher need). Currently, the highest level of need is for two bedroom units as reflected on the Council's Housing Register. Future updates in this respect will be set out in Committee reports or updates to the Council's Affordable Housing Supplementary Planning Document (SPD). Individual sites will be considered on a case by case basis in consultation with the Council's Housing Division.

**2.1.31** Following the Affordable Housing Viability Assessment Update (2016), a target of 35% affordable housing was set for sites which met the affordable housing threshold. The target relates to the percentage of habitable rooms on site although the Council will consider the overall contribution in terms of floor space and unit numbers to ensure that a proportionate percentage of overall development is affordable housing. The tenure mix of 60% affordable rented/social rented and 40% intermediate housing is in accordance with London Plan Policy 3.11 and the Mayor's Housing SPG. 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 Affordable Housing and Viability SPG.

**2.1.32** Paragraphs 21-22 of the PPG set out the process for determining the vacant building credit where there is an overall increase in floorspace on site. It applies in instances where vacant buildings are being brought back into use or demolished as part of the scheme. It advises that a credit should be applied equivalent to the gross floorspace of the building on site and deducted from the overall affordable housing calculation. It applies where affordable units are being provided on site or where a financial contribution is being provided. The PPG cites an example; where a building with a gross floorspace of 8,000 square metres is demolished as part of development proposing 10,000 square metres any affordable contribution should be a fifth of what would normally be sought.

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**2.1.33** Reference is made to starter homes in the PPG. We are currently awaiting further government guidance on the results of the technical consultation regarding the details of the application of the starter homes policy.

**2.1.34** The Council believes that some of its priority needs can only be met by social-rented/affordable rented housing. Shared ownership, low-cost market, and sub-market rented housing have a role principally in relation to intermediate housing. Such options may also assist some households unable to access market housing but which the Council has a duty to assist through its strategic enabling role.

**2.1.35** Affordable housing comprises both social-rented/affordable rented housing and intermediate housing:

- Social-rented housing is defined as housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the Government for housing association and local authority rents.
- Affordable rented housing is rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent where this does not exceed Local Housing Allowance levels unless by exception.
- Intermediate housing is sub-market housing available to people on moderate incomes who cannot afford to buy or rent housing generally available on the open market. Intermediate housing may take the form of shared ownership, low cost home ownership or sub market rented housing. These sources of intermediate housing can play an important role in providing mixed communities, ensure that those on moderate incomes in Bromley (including key workers) have access to decent homes and can be controlled to ensure that it is available in the long term. The London Plan defines affordability for intermediate housing as those households earning £18,100 - £66,000 (two+ bedroom units extends this to £80,000).

**2.1.36** The latest Council intermediate housing income threshold (June 2015) review agreed upper limit thresholds as follows:

- 1 bedroom units £38,800
- 2 bedroom units £50,500
- 3 bedroom units £62,500
- GLA upper limit applies to 4 bedroom units+

**2.1.37** Intermediate housing income thresholds will be updated every three years.

**2.1.38** These thresholds apply in accordance with Policy 3.10 Definition of Affordable Housing paragraph 3.62 of the London Plan.

**2.1.39** The affordable housing policy will usually be applied to the number of habitable rooms. The Council will advise applicants of the mix of units on individual sites that will be required to meet local needs.

**2.1.40** In negotiating the level of affordable housing the Council will seek the provision of 35% of habitable rooms on a site unless material considerations indicate otherwise. In these negotiations the principal considerations will be:

- Proximity to local services and facilities and access to public transport.
- Whether there will be particular costs associated with the development of the site: this will usually be reflected in the residual land value and should not affect a site's suitability. The onus will be on applicants to submit a financial viability appraisal to demonstrate that abnormal development costs, in addition to the affordable housing contribution, would impact unduly on scheme viability.
- Whether the provision of affordable housing would prejudice the realisation of other planning objectives.
- The need to achieve a successful housing development, both in terms of unit size/tenure mix and management.

**2.1.41** The Government aims to promote mixed and balanced communities so off-site provision or payments in lieu will rarely be acceptable. On sites capable of providing 11 residential units or more or where the residential floorspace is more than 1000sqm. off-site provision or a payment in lieu may be acceptable in exceptional circumstances if applicants are able to demonstrate (and the evidence submitted is verified by the Council or independent consultants) that on-site provision would be practically difficult. If off-site provision is offered, the onus will initially be on the developer to find and provide an alternative site. Where the other site falls below the 11 unit/1000sqm floorspace threshold, the 35% requirement will be applied to the total capacity of both sites. The Council will monitor the most effective use of 'payments in lieu' so as to meet housing needs. This may include the provision of accommodation outside Use Class C3 to meet the housing needs of homeless people.

**2.1.42** The means of controlling future occupancy of affordable housing will be the subject of negotiations between the relevant parties. The preferred approach for controlling the occupancy of social/affordable rented housing is for the ownership of this housing to be transferred to a Registered Provider (RP) nominated or agreed by the Council. In the case of intermediate housing, arrangements will depend on the type and tenure of housing proposed. In all cases, the arrangements for securing occupancy will be confirmed either through a legal agreement or condition attached to the planning permission, whichever is more appropriate in the circumstances.

## 2 Living in Bromley

**2.1.43** If the above restrictions are lifted any subsidy should be recycled for alternative affordable housing provision.

**2.1.44** 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 market rent where the rent levels can be shown to be affordable to local residents and help increase choice and address need. Further advice on the detailed implementation of the policy may be provided in a Supplementary Planning Document.

**2.1.45** All other relevant policies and the Mayor's Housing SPG will apply to affordable housing developments, including those relating to housing design and layout.

### Policy 3

#### **Backland and Garden Land Development**

New residential development will only be considered acceptable on backland or garden land if all of the following criteria are met:

- a** - There is no unacceptable impact upon the character, appearance and context of an area in relation to the scale, design and density of the proposed development;
- b** - There is no unacceptable loss of landscaping, natural habitats, or play space or amenity space;
- c** - There is no unacceptable impact on the residential amenity of future or existing occupiers through loss of privacy, sunlight, daylight and disturbance from additional traffic;
- d** - A high standard of separation and landscaping is provided.

#### **Supporting Text**

**2.1.46** In the past the role of small sites in providing additional housing within the Borough has been significant. It is important to also consider the value of backland and garden land in helping to define local character. There is a risk that inappropriate development of these small sites over time could adversely impact upon local character, especially as the availability of sites diminishes.

**2.1.47** The definition of previously developed land in the National Planning Policy Framework (NPPF) excludes land in built up areas such as private residential gardens. The Framework also specifies that windfall sites are normally previously developed sites.

Core planning principles include; seeking high quality design and a good standard of amenity for all existing and future occupants of land and buildings, taking account of the different roles and character of different areas and encouraging the effective use of land by reusing land that has been previously developed. It also advises local planning authorities to consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area (paragraph 53).

**2.1.48** The supporting paragraphs to London Plan Policy 3.5 recognise the important role that gardens play. They acknowledge that pressure for new housing development means that gardens can be threatened by inappropriate development and their loss can cause significant local concern. Paragraph 3.34 also specifies that back gardens are a cherished part of the London townscape contributing to communities' sense of place and quality of life. The London Plan supports the presumption against development on back gardens where locally justified by a sound local evidence base. The GLA Housing SPG specifies that boroughs are advised to consider proposals in light of local circumstances, taking into account the value gardens have in addressing a range of strategic policy objectives. It advises that there is a need to strike an appropriate balance between strategic policy objectives and other London Plan policies, in particular the objective to provide a wide choice of homes Londoners can afford.

**2.1.49** Many residential areas within the Borough are characterised by spacious rear gardens and well separated buildings. Proposals which undermine the character or appearance (also including form and layout of existing areas) of the Borough or which would be likely to result in detriment to existing or future residential amenities will be resisted. A higher level of protection for Conservation Areas and Areas of Special Residential Character (ASRCs) is set out in Policy 41 Conservation Areas, Policy 42 Development Adjacent to a Conservation Area and Policy 44 Areas of Special Residential Character.

**2.1.50** The following aspects will also be taken into account when assessing proposals; the contribution the site makes to enhancing the character and appearance of the area (including the contribution made by trees and other vegetation on the site), their role as amenity or play space, their contribution to mitigating climate change and reducing flood risk and their ecological value in terms of providing habitats for wildlife.

**2.1.51** "Tandem" development, consisting of one house immediately behind another and sharing the same access, is generally unsatisfactory because of the difficulties of accessing the house at the back and the lack of privacy suffered by the house in front.

**2.1.52** See also Policy 115 Reducing Flood Risk and Policy 116 Sustainable Urban Drainage Systems and Bromley's Valued Environments chapter.

## 2 Living in Bromley

### Policy 4

#### Housing Design

All new housing developments will need to achieve a high standard of design and layout whilst enhancing the quality of local places. Housing schemes will also need to respect local character, spatial standards, physical context and density. The Council will expect all of the following requirements to be demonstrated:

- a** - The site layout, buildings and space around buildings are designed to a high quality, recognising as well as complimenting the qualities of the surrounding areas;
- b** - Minimum space standards for dwellings as set out in Policy 3.5 and Table 3.3 of the London Plan and the London Plan Housing Supplementary Planning Guidance (as updated);
- c** - The provision of sufficient external, private amenity space that is accessible and practical;
- d** - The provision of appropriate play space in accordance with the Mayor's Play and Informal Recreation SPG;
- e** - Off-street parking that is well integrated within the overall design of the development;
- f** - Density that has regard to the London Plan density matrix whilst respecting local character, including heritage;
- g** - Layout that is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles;
- h** - Safety and security measures are included in the design and layout of buildings and public areas;
- i** - Ninety percent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings; and
- j** - Ten percent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings' i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

## Supporting Text

**2.1.53** New housing development should make a positive contribution to the area in which it is located. Policies 3.5 and 7.4 of the London Plan emphasise the importance of new developments taking account of physical context, local character and a design approach that has an understanding of place. The Council will ensure that new development meets the nationally described space standards (2015) which have been adopted by the London Plan (Policy 3.5 as updated).

**2.1.54** Within the Borough there are many diverse and attractive housing areas. In the context of Government policy it is the Council's view that their individual characteristics and quality should be adequately protected. Scope for further housing development often occurs on "infill" sites, the redevelopment of older, low-density property and through the redevelopment of large non-residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development. In line with the advice in the National Planning Policy Framework (NPPF) (paras. 57) it is important to plan positively for the achievement of high quality and inclusive design for all development. The Council will reject poor designs that do not accord with this advice. The onus will be on applicants to demonstrate how they have taken account of the need for good layout and design.

**2.1.55** The design of housing developments should be of a high quality internally, externally and should relate to their context and the wider environment. The Mayor's Housing Supplementary Planning Guidance (SPG) sets out the minimum level of quality and design that new homes should meet. The extent to which proposed developments depart from these should be taken into account in planning decisions. Consideration should be given to the standards alongside the achievement of other objectives in the London Plan. The standards apply to new build, conversions and changes of use but not to specialist housing, however the Council will still expect a satisfactory standard of accommodation to be provided in applications relating to specialist housing (student, sheltered and HMO accommodation) see also Policy 9 Conversions and Policy 11 Specialist and Older peoples Accommodation. The Council encourages applicants to include information within design and access statements on how the above standards have been complied with.

**2.1.56** Good urban design including space around and between buildings and their landscaping contributes to the quality of the built environment. In major development proposals a design statement should be submitted to the Council to include information of the key design principles, density, mix and distribution of uses as well as provide sufficient illustrations to demonstrate the relationship of the development to its wider surroundings.

**2.1.57** The design of all new housing developments should include appropriate measures to maximise security and prevent crime. In determining planning applications the Council will refer to 'Secured By Design' principles, Government guidance on 'Safer Places' and any other supplementary planning guidance. "Secured by Design" is a UK Police Flagship

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initiative supporting the principles of designing out crime through the use of effective crime prevention and security standards set out in various guides and publications. Detailed information is available at [www.securedbydesign.com](http://www.securedbydesign.com).

**2.1.58** The Council is required to incorporate minimum space standards (based on Gross Internal Floor Areas) in line with those set out in Table 3.3 of the London Plan and the Mayor's Housing SPG (as updated). By meeting space standards it is possible for all new homes to be fit for purpose, with the potential to be occupied over time by households of all tenures. The standards are minimum and should be exceeded where possible (subject to para. 2.3.25 of the Mayor's Housing SPG that specifies exceptions to this).

**2.1.59** Regard will be given to the London Plan Density Matrix whilst respecting local character. The Matrix is intended to be used as a guide and there may be convincing environmental or local character arguments for an alternative density. This may result in some developments coming forward at densities lower than that set out in the London Plan Density Matrix and some coming forward at higher densities. The London Plan encourages high density development in appropriate locations such as larger town centres and places that benefit or will benefit from major new public transport improvements. In addition, the London Plan Housing SPG at Para 1.3.1 states that proper account must be taken of the range of factors which have to be addressed to “optimise” rather than simply maximise housing potential. It states that of particular importance are ensuring good design and taking into account public transport capacity, local context and character.

**2.1.60** The provision of practical, accessible and usable private amenity space within new housing developments is important. Minimum standards are set out for London but it is important to address the existing character of amenity space within an area and show how new developments can relate to it. Private amenity space should be accessible and have level access from the home. Houses and ground floor flats should have access to private gardens and dwellings on upper floors should have access to private amenity space.

**2.1.61** Policy 3.8 Housing Choice of the London Plan specifies that Boroughs should ensure that ninety percent of new housing meets Building Regulation requirement M4 (2) ‘accessible and adaptable dwellings’ and ten percent of new housing meets Building Regulation requirement M4(3) ‘wheelchair user dwellings’ i.e. is designed to be wheelchair accessible [M4(3)(2b)] for dwellings where the end user is 'known', or easily adaptable [M4(3)(2a)] for wheelchair units which are for sale or part rent/part buy.

**2.1.62** The Mayor's Housing SPG contains further information regarding these standards. “Adaptable wheelchair housing” standards are also set out in the “Wheelchair Housing Design Guide” (Thorpe and Habinteg Housing Association). “Wheelchair accessible housing” will be required to comply with the “South East London Housing Partnership Wheelchair Homes Design Guidelines”.

**2.1.63** Of importance is the need to produce environments which support health and wellbeing, including through the provision of new housing. This link between health and the environments we inhabit is recognised in the [Bromley Health and Wellbeing Board's Strategy 2012 - 2015](#) and the Bromley Joint Strategic Needs Assessment (JSNA) 2015.

## Policy 5

### Parking of Commercial Vehicles

Where planning permission is required for the parking of a commercial vehicle within the curtilage of a residential property, the Council will only grant permission where:

- a** - such parking would be unobtrusive, compatible with the residential surroundings and not cause harm to highway safety; and
- b** - the noise and disturbance created by such parking will not harm the residential amenities of occupiers of adjacent properties.

### Supporting Text

**2.1.64** The provision of permanent or long-term parking for a commercial vehicle associated with a residential property will often require planning permission. Such parking can often result in loss of amenity for adjoining residents through disturbance by vehicle movements and the visual impact of parked vehicles. The applicant would be expected to show that there was a genuine need for the parking facility, for example that it serves commercial activities legitimately pursued on or based at the property. Any such permission would be likely to include conditions that ensure the impact of the parking was minimised.

## Policy 6

### Residential Extensions

The design and layout of proposals for the alteration or enlargement of residential properties will be required to satisfy all of the following criteria:

- a** - the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area;
- b** - space or gaps between buildings should be respected or maintained where these contribute to the character of the area;
- c** - dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.

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### Supporting Text

**2.1.65** The Council will expect the design of residential extensions to respect or compliment the style and materials of the main building. Where possible, the extension should incorporate a pitched roof and include a sympathetic roof design and materials. In particular, flat-roofed side extensions of two or more storeys to dwellings of traditional roof design will normally be resisted unless the extension is well set back from the building line and is unobtrusive.

### Policy 7

#### Accommodation for Family Members

An extension to provide space for additional family members will be expected to meet the following criteria:

- a** - the extension cannot be severed from the main dwelling-house, and
- b** - is in-keeping with the design and scale of the existing dwelling-house, and
- c** – access to the extension is provided and maintained through the original dwelling house.

### Supporting Text

**2.1.66** Residential extensions can provide additional accommodation which enables a household to accommodate disabled persons, or extended family members such as adult children returning from university or elderly relatives.

**2.1.67** Problems can arise where this type of development constitutes a self-contained unit which could potentially be severed from the main dwelling. This can sometimes result in the creation of substandard accommodation with inadequate privacy, access provision, parking and amenity space which the policy aims to prevent.

## Policy 8

### Side Space

When considering applications for new residential development, including extensions, the Council will normally require the following:

- a** - for a proposal of two or more storeys in height, a minimum 1 metre space from the side boundary of the site should be retained for the full height and length of the building; or
- b** - where higher standards of separation already exist within residential areas, proposals will be expected to provide a more generous side space.

### Supporting Text

**2.1.68** The Council considers that the retention of space around residential buildings at first floor and above is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and levels of visual amenity which characterise many of the Borough's residential areas.

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### Policy 9

#### Residential Conversions

A proposal for the conversion of a single dwelling into two or more self-contained residential units or non-self-contained accommodation will be permitted provided that:

- a** - the amenities of occupiers of neighbouring dwellings will not be harmed by loss of privacy, daylight or sunlight or by noise and disturbance and;
- b** - the resulting accommodation will provide a high quality living environment for the intended occupiers and;
- c** - on and off street parking resulting from the development will not cause unsafe or inconvenient highway conditions and;
- d** - the character and appearance of the area is not adversely affected and;
- e** - there will not be a detrimental impact on housing choice in the locality and where accommodation at ground floor level is proposed, preference is given for family housing units with direct access to a garden, and
- f** - safe and secure access is provided to each dwelling.

#### Supporting Text

**2.1.69** This policy seeks to ensure that the Borough's older properties are efficiently used, in order to maximise, within environmental constraints, the contribution conversions make to housing supply. Such accommodation increases the choice and supply in the housing market for smaller households and provides an alternative to purpose-built flats, especially for first-time buyers and for rent by private landlords.

**2.1.70** Existing housing stock comprising of small and medium size family dwellings continues to play an important role in meeting housing need. Where houses are too large for single occupation; conversion may extend their life by encouraging improvement and repair. There is the added advantage of retaining the established residential character of an area which can often be lost through redevelopment.

**2.1.71** The Council will normally expect conversion work to improve the quality of the existing housing and to respect the residential amenities of adjoining properties. Any accommodation resulting from a conversion must be of a high standard and comply with The London Plan (2016) as updated and GLA's Housing Supplementary Planning Guidance (March 2016) and proposals should address areas such as minimum space standards, car parking and outdoor spaces.

**2.1.72** Conversions can often have adverse external effects, including parking in front garden areas, and can result in increased on-street parking and traffic. On-street parking can be a particular problem in areas where local shopping facilities or commuter car parking already causes congestion. The Council will resist conversions where they may result in a traffic hazard and be detrimental to the amenities of the residential area by reason of noise, visual impact or other inconvenience.

**2.1.73** Non-self-contained units should be retained and improved where appropriate. Applications for non-self-contained accommodation will be supported if they provide a high standard living environment as defined in this and other policies in the plan. Proposals for non-self-contained should also ensure that the relevant Environmental Health standards are met.

## Policy 10

### **Conversion of Non-Residential Buildings to Residential**

The Council will permit the conversion of [genuinely redundant] non-residential buildings to residential use, subject to compliance with Policy 83 Non-Designated Employment Land, Policy 97 Change in Use of Upper Floors and Policy 99 Residential Accommodation achieving good quality living accommodation, residential amenity and compliance with relevant building regulations. Proposals should ensure that on street and/or off street parking resulting from the development will not cause unsafe or inconvenient highways conditions.

## **Supporting Text**

**2.1.74** The National Planning Policy Framework (NPPF) and the London Plan seek to realise town centre housing potential. Modernisation/redevelopment above shops or the conversion of surplus commercial space in the right location can help bring underused and vacant non-residential units into active residential use.

**2.1.75** Where planning permission is required for such a conversion the applicant must be able to demonstrate that the premises are genuinely redundant. Proposals are not likely to be acceptable where there continues to be a demand for such uses – for example, where the loss of such premises would result in the loss of employment or prevent the creation of new business or employment opportunities.

**2.1.76** The design of housing developments should be of a high quality internally, externally and should relate to their context and the wider environment.

**2.1.77** The London Plan (2016), and the GLA's Housing Supplementary Planning Guidance (March 2016) set out relevant policies and standards in relation to the quality and design of housing developments. The Council encourages applicants to include information within design and access statements on how housing standards within the London Plan (and guidance) and Local Plan have been complied with.

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**2.1.78** Proposals should not result in an unacceptable increase in the demand for on street car parking or result in unsafe or inconvenient highways conditions. Sufficient information should be submitted to the Council to demonstrate this. Reference should also be made to Local Plan Policy 30 Parking.

### **Specialist & Older Peoples Accommodation**

**2.1.79** Bromley has an ageing population; the largest in London with approximately 57,200 people aged 65+ years in Bromley in 2015 according to POPPI Projections (Projecting Older People Population Information System, including a significant cohort now in their mid to late 60's).

**2.1.80** The National Planning Policy Framework (NPPF) encourages planning authorities to “plan for a mix of housing based on current and future demographic trends” and to consider a range of specialist housing, including for older people, in local housing market assessments.

**2.1.81** The London Plan advises that Local Plan preparation should take account of the changing age structure of London's population and, in particular, the varied needs of older Londoners (Policy 3.8). The Mayoral Housing SPG (March 2016) advises that certain types of specialist housing may need to be encouraged by planning policies, specifically, sheltered accommodation, extra care accommodation, and residential and nursing care.

### **Policy 11**

#### **Specialist & Older Peoples Accommodation**

The Council supports the provision of specialist housing across all tenures, where they are conveniently located for a range of local shops, services and public transport, appropriate to the mobility of the residents, and they provide appropriate parking and suitably landscaped amenity space. Proposals involving the loss of sites currently providing specialist accommodation will be resisted unless:

- a** - it can be demonstrated that there is no demand for the existing accommodation and no demand for sites from alternative providers, or
- b** - there is equal or greater replacement provision of improved specialist accommodation in an alternative appropriate location.

Where opportunities arise to maximise the use of sites currently providing specialist accommodation, proposals for extensions or redevelopments to providing additional accommodation will be looked on favourably, subject to appropriate scheme design.

## Supporting Text

**2.1.82** 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 different accommodation needs of people with learning disabilities, mental health problems, as well as specialist housing for older people.

**2.1.83** 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 living in the community with appropriate support or in Extra Care Housing (ECH) which provides improved opportunities for people who are no longer able to live in their own home, even with support, including older physically frail people, and thereby 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.

**2.1.84** Nationally, over 75% of all older households own their home outright, with only 13% of “all older person” households live in social rented homes. Conversely around 70% of the specialist housing stock is social rented with 30% in private tenures (private rented or owner-occupation). There is therefore an issue of tenure choice for older person households. The Mayor’s Housing Supplementary Planning Guidance reflects the tenure imbalance across London, and encourages the provision of a range of housing options which reflect the diversity of tenure amongst older households.

**2.1.85** Bromley has a significant number of elderly people living alone in their own homes. As detailed in the Older Persons Accommodation Evidence Base (2016), in 2015 over 13,500 people over 75 years lived alone and this is predicted to rise by 37% (over 5,000 people) to almost 19,000 by 2030. Living alone has implications for the physical and mental health of residents for example through risk of falls or social isolation. Good quality safe warm and affordable housing can help maintain the physical and mental health of older people, help them stay independent for longer and assist in preventing delayed discharges from hospital.

**2.1.86** A study by Shelter (2012) indicates that 68% of older homeowners live in a home that has at least two spare bedrooms and that over a third of older people are interested in the idea of retirement housing, either now or in the future, suggesting a latent demand for private elderly specialist accommodation. (Shelter and the Joseph Rowntree Foundation, April 2012).

**2.1.87** The Older Persons Accommodation Paper (2016 update) illustrates the scale of the challenge presented by an ageing population will need to be addressed over the plan period and the implications of elderly residents in unsuitable accommodation for support services and the National Health Service.

**2.1.88** Whilst Bromley has the highest number of specialist elderly units (Older persons accommodation, excluding care beds) in London, it also has the largest number of elderly residents and a significant pre retirement age group.

## 2 Living in Bromley

**2.1.89** The London Plan 2016 acknowledges that existing sites and premises providing an element of care are a finite resource and may be threatened by higher value uses, indicating that where shortfalls of specialist housing needs have been identified, the possibility of other providers of specialist or supported needs accommodation using these existing sites should be explored (para 3.83). Such exploration should be demonstrated by evidence of appropriate and robust marketing for specialist or supported needs accommodation, for a minimum of six months.

**2.1.90** There is currently ambiguity in the Use Class classification for the range of specialist accommodation for the elderly. Care Homes fall within Use Class C2. Extra Care type housing developments are generally classed as residential dwellings (Use Class C3) and therefore subject to other residential policies, including affordable housing policies.

**2.1.91** The Mayor's Housing SPG 2016 highlights the "front door" test as the most robust way of distinguishing between C2 and C3 uses. Whilst the SPG notes that, where justified by identified need, some extra care schemes, functionally are effectively C2 units it advises local authorities to consider needs and viability concerns, and highlights the risk of proposals incorrectly categorised (perhaps to avoid S106 contributions). The London Plan 2016 "supports boroughs in seeking application of the principles of its affordable housing policies to the range of developments – including those falling within Use Class C2"(para 3.51).

**2.1.92** The London Plan (2016) Annex 5 indicates a specialist housing for older people "annualised strategic benchmark" for Bromley of 140 private sale units per annum and 65 intermediate sale units. There is a zero benchmark for affordable rented units.

**2.1.93** Irrespective of Use Class, Bromley's Affordable Housing SPD 2008 (para 6.27) indicates that proposals for sheltered housing and extra care homes are subject to the affordable housing policy. Local Plan Policy 2 Provision of Affordable Housing will ensure that intermediate models, which developers are still devising, come forward to meet the need, subject to viability. Given the zero benchmark for affordable rented units this provision will be sought as "intermediate" provision.

**2.1.94** The Mayor's Housing SPG 2016 acknowledges the extra development costs associated with new specialist older persons housing and suggests these may require "bespoke"viability assessments for which independent validation will be sought at the developers cost.

## 2.2 Travellers

### Travellers

#### Background

**2.2.1** Gypsies and Travellers have traditionally stopped in Bromley whilst working in, and travelling through, the Borough and over the last half century much of the Gypsy and Traveller population has become settled in housing with St Mary Cray having one of the largest settled housed Gypsy populations in the UK. For those who retain a nomadic lifestyle the Council has two dedicated permanent sites at Star Lane, St Paul's Cray and Old Maidstone Road. There are a number of Irish Travellers who have lived within the Borough for significant periods of time and become part of the local community.

**2.2.2** There is also a community of Travelling Show-people in Layhams Road, in the south west of the Borough. Show-people are a community of self-employed business people who travel the country, often with their families, holding fairs. In general, they do not share the same culture or traditions as Gypsies and Travellers.

## 2 Living in Bromley

### Policy 12

#### Traveller's Accommodation

The Council will ensure the continued provision of sites for Travellers (including Gypsies and Travellers and Travelling Showpeople) at the sites allocated as traveller sites only, illustrated in the location map "**Location of Sites, allocated as Traveller Sites only, inset within the Green Belt**", and detailed in **Appendix 10.3**.

The Council will monitor and seek to address the accommodation needs of Travellers, including pitches for Gypsies and Travellers, and plots for Travelling Show-people, in partnership with representative groups and the wider sub region.

The Council will seek to meet the identified need for provision by first considering the potential within allocated Traveller sites. Proposals for new development within allocated traveller sites will need to be sensitively located and landscaped to minimise adverse impacts on the visual amenity of the site and adjoining land.

Proposals for new Traveller Sites to address an identified need for provision will be acceptable provided that:

- a** - the site lies outside any areas of constraint, complying with Green Belt and other open space policies, and
- b** - the site is well-related to schools, medical facilities, shops and public transport, and
- c** - there are no adverse effects on the residential amenity of neighbouring properties and the local environment, and
- d** - there are no adverse impacts on the health and wellbeing of travellers related to local environmental quality (such as noise and air quality).
- e** - Sites in areas at high risk of flooding, including functional floodplains, will generally be resisted given the particular vulnerability of caravans.

With regard to the need for transit pitches the Council will work with the sub-region to secure their provision in an appropriate location within the sub-region.

Traveller Sites will be safeguarded for the purposes of Traveller Sites only. Proposals that would result in the loss of all or part of a Traveller site will be refused unless the local planning authority is satisfied that there is no longer a need for the provision.

Given the allocation of the sites as insets within the Green Belt for Traveller Sites only, only uses appropriate in the Green Belt will be permitted should the site no longer be needed for traveller purposes.

## Supporting Text

**2.2.3** The Government's Planning Policy for Traveller Sites (PPTS) 2015, defines 'Gypsies and Travellers' and 'Travelling Show-people' under the single umbrella of 'Travellers.' It requires local planning authorities to produce a robust evidence base to establish traveller accommodation needs, in order to inform the preparation of local plans and planning decisions, and to annually update a supply of specific deliverable sites sufficient to provide five years worth of sites, and broad locations for growth for years 6-10, and where possible years 11-15.

**2.2.4** The Bromley "Traveller Accommodation Assessment" is prepared and updated in accordance with planning guidance and the statutory duty to assess the accommodation needs of Travellers under section 8 of the Housing Act 1985. This is available to view and download in the Supporting Documents folder in the online consultation portal.

**2.2.5** The PPTS highlights the Government aim to promote more private traveller site provision and advises that, whilst reiterating that the Green Belt should be protected from inappropriate development, the PPTS does allow, in exceptional circumstances, for the limited alteration to the defined Green Belt boundary to accommodate a site inset within the Green Belt to meet a specific, identified need as "a traveller site only". The PPTS advises that this can only be undertaken through the plan-making process.

**2.2.6** The Borough is covered to a large extent by planning and landscape constraints, notably open space designations, including Green Belt and Metropolitan Open Land, along with a range of other protective designations. These designations and other strategic needs of the plan, including the housing requirement, represent very significant challenges to identifying suitable locations for Traveller Sites.

**2.2.7** All existing sites occupied by Travellers lie within the Green Belt and are therefore by definition "inappropriate".

**2.2.8** The "Travellers Site Assessment Background Paper" (2016), also available on-line, sets out the methodology used to assess sites. The methodology involves a three-tier site selection using key criteria reflecting the Planning Policy for Traveller Sites (PPTS) which requires local authorities to ensure that traveller sites are sustainable economically, socially and environmentally.

**2.2.9** The Local Plan addresses the accommodation needs of travellers, in line with the 'Planning Policy for Traveller Sites' (PPTS), through the allocation of sites with current or historic permissions as Traveller sites. The need set out in the "Traveller Accommodation Assessment" (2016) which, together with the site assessment process (confirming the lack of appropriate sites), demonstrate the justification for "exceptional circumstances" to make limited alterations to produce "insets within the Green Belt" for removal and use "as a Traveller Site only" at the following currently occupied sites which benefit from current or historic permissions:

## 2 Living in Bromley

### **Two Gypsy and Traveller Council Sites**

- Star Lane: 22 pitches
- Old Maidstone Road: 14 pitches

### **Nine Gypsy and Traveller Private Sites**

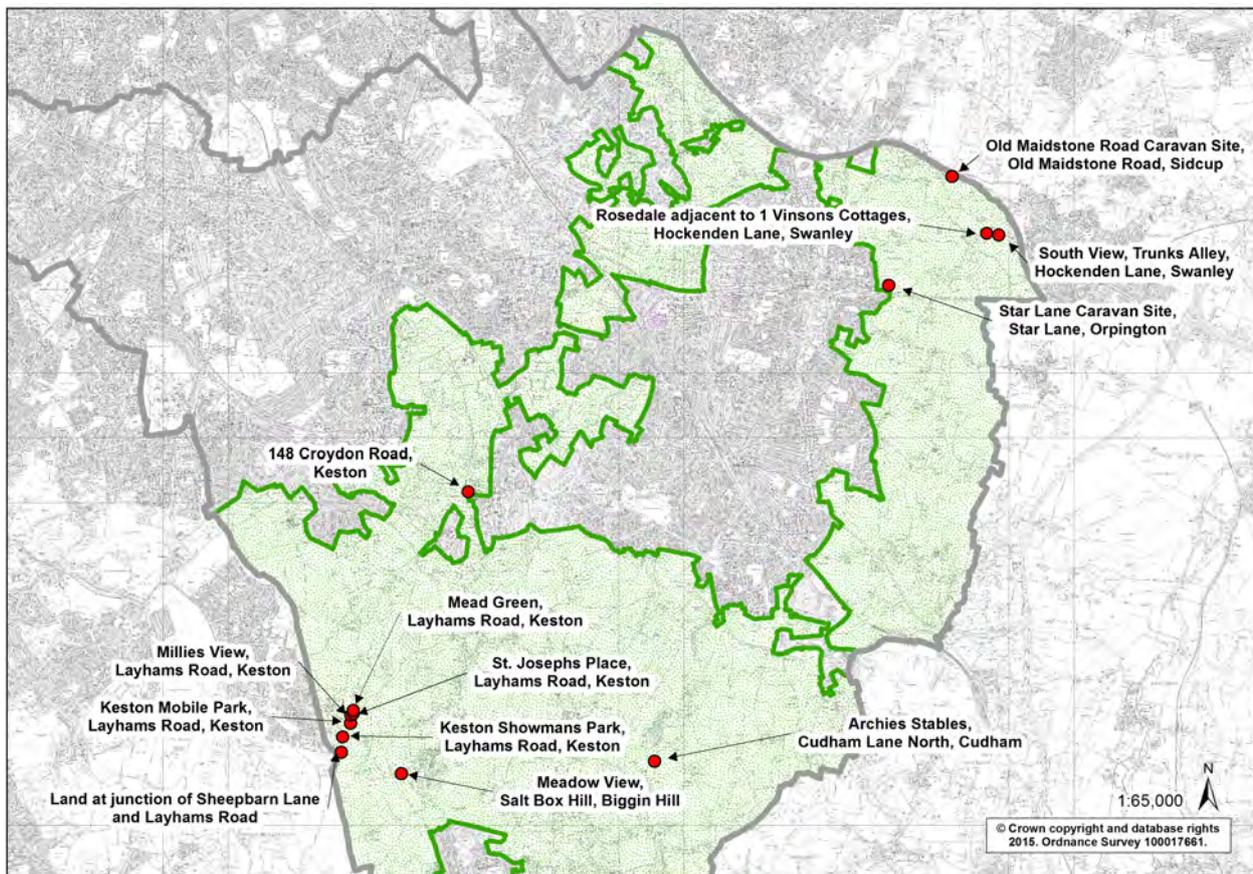
- 148 Croydon Road : 5 pitches
- Meadow View, Saltbox Hill : 3 pitches
- Archies Stables, Cudham Lane North: 1 pitch
- Hockenden Lane (2 sites)
  - Rosedale: single pitch
  - Southview, Trunks Alley: 2 pitches
- Layhams Road (4 sites, of which 3 are adjacent to each other)
  - Mead Green, Layhams Road : 2 pitches
  - St Joseph's Place, Layhams Road : 2 pitches
  - Millie's View, Layhams Road: 2 pitches
  - Keston Mobile Park, Layhams Road: 4 pitches

### **Two Travelling Showpeople Private Sites**

- Keston Travelling Showmen's Ground, Layhams Road: 29 plots
- Land at the junction with Sheepbarn Lane, Layhams Road: 2 plots

2.2.10 Individual map extracts are set out in Appendix 10.3.

### **Location of sites, allocated as Traveller Sites only, inset within the Green Belt**



## Future Need

**2.2.11** In addition to establishing the appropriate level of pitch provision the guidance also requires Local Plans to enable effective enforcement of planning policy. Addressing needs in accordance with the guidance will assist the Council in resisting future inappropriate development in the Green Belt.

**2.2.12** The PPTS advises that local planning authorities should limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. As with other forms of housing access to major roads or public transport services, will affect residents' ability to seek or retain employment, to attend school, further education or training and to access health services and shopping facilities

**2.2.13** On the basis of the evidence base and site assessments, future need can be addressed from within the allocated Traveller sites, subject to planning permission. Any proposals for new sites will, having first considered the capacity within allocated Traveller sites, be assessed against the criteria within the policy, regarding open space, the availability of services and facilities, the impact on neighbouring properties and the local environment (including natural, built and historic features) and the health and wellbeing of the travellers.

## 2 Living in Bromley

**2.2.14** Whilst there are existing sites located in areas at low or medium risk of flooding (zones 1 or 2) appropriate mitigation should be undertaken to mitigate the risks associated with possible flood events on any new caravans. New sites and pitches will be resisted in areas at high risk of flooding (Flood Zone 3, which includes the functional flood plain).

**2.2.15** The London Plan (2016) advises that requirements should be identified and addressed in line with national policy, in co-ordination with neighbouring boroughs and districts. In response to the London Plan and the 'Duty to Cooperate' (Section 110 of the Localism Act 2011) the Council will continue to engage with neighbouring authorities, within and beyond London, particularly in respect of the need for transit pitches, noting that other boroughs in the London South sub region, and indeed across London, have a lower provision of pitches and plots than Bromley.

## 2.3 Renewal Areas

### Renewal Areas

#### Introduction

**2.3.1** Bromley has identified five 'renewal areas' which include the areas most 'deprived' as evidenced by the 2015 English Indices of Deprivation, based on information about income, employment, health deprivation and disability, education, skills and training, barriers to housing, and crime. [Indices of Deprivation explorer 2015 \(Department of Communities and Local Government\)](#)

**2.3.2** The London Plan identifies its 'Areas for Regeneration', as the 20% most deprived Lower Super Output Areas (LSOAs) in London based on the 2012 Indices of Deprivation. London Plan Policy 2.14, indicates that the Mayor will prioritise these areas for renewal and advises that boroughs should identify areas for regeneration and set out integrated spatial policies, bringing together regeneration, development and transport proposals with improvements in learning and skills, health, safety, access, employment, environment and housing, in locally based plans, strategies and policies. London Plan paragraph 2.63A states 'the overriding objective of the Mayor's regeneration programmes is to drive and shape growth in London's town and economic centres and high streets.'

**2.3.3** Generally Bromley, as a Borough, scores favourably in the English Indices of Deprivation. However, the pattern of scores varies within the Borough, with generally concentrations of poorer scores to the north west of the Borough in Crystal Palace, Penge and Anerley, to the north in Mottingham, and to the east in the Cray Valley, as well as centrally in Bromley Common, and in the Downham area of Ravensbourne, Plaistow & Sundridge.

**2.3.4** The 2015 English Indices of Deprivation shows all Bromley's 'renewal areas' including pockets of deprivation in the 20% of census super output areas scoring highest nationally. These areas experience poorer health outcomes as illustrated in the 2012 Bromley Joint Strategic Needs Assessment which describes the indicators of the wider determinants of health and health outcomes for several of the renewal areas. A focus on these renewal areas can contribute to a reduction in health inequalities, improve links to employment opportunities and improve the overall 'well-being' of the area.

#### Bromley's Renewal Areas

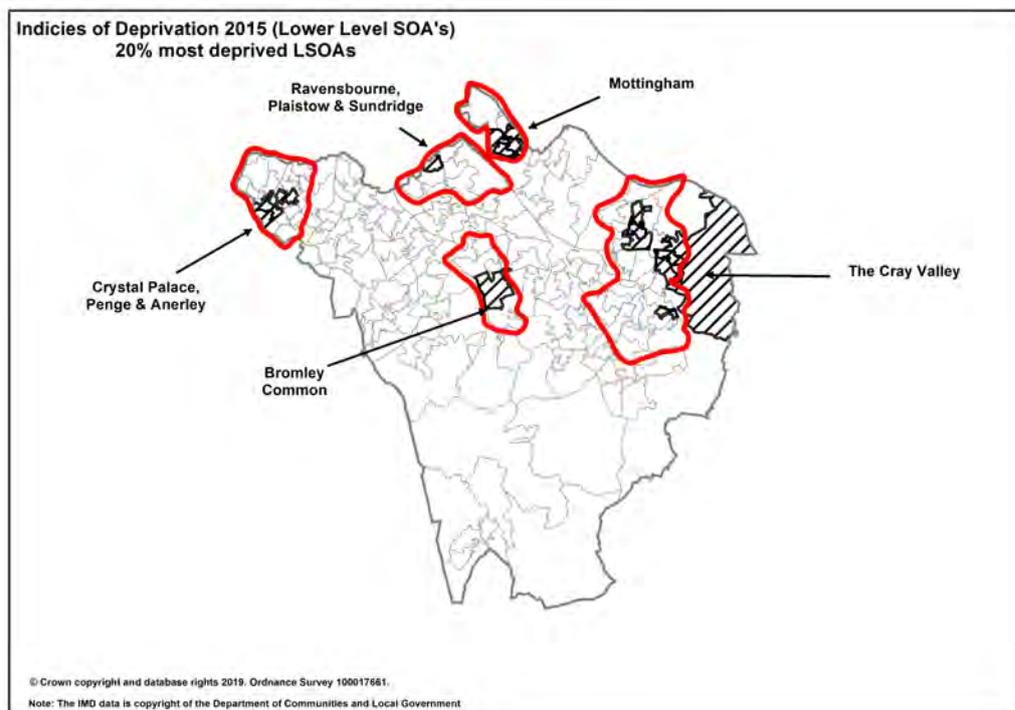
**2.3.5** Bromley's renewal areas are based on the Bromley 'Places', identified in the Core Strategy Issues Document (2011) Regeneration Areas Map 2.5, however whilst the London Plan uses the 2012 indices The Renewal area reflect the updated indices (2015). This enables opportunities within those 'Places' to respond positively to changes, harnessing the contribution to the economic, environmental and social well-being, as well as maximising the potential to address issues which led to the London Plan designation of specific areas as Regeneration Areas.

## 2 Living in Bromley

**2.3.6** The following Places, which incorporate the most deprived areas, in line with the Mayoral “Areas of Regeneration”, are identified in this plan as “Renewal Areas”:

- Crystal Palace, Penge & Anerley,
- Bromley Common,
- The Cray Valley, including two adjacent 'Places' of:
  - Cray Valley, St Paul's Cray, St Mary Cray. and
  - Orpington, Goddington & Knoll,
- Mottingham,
- Ravensbourne, Plaistow and Sundridge.

**2.3.7** **Map illustrating the five Bromley Renewal Areas - which encompass the Mayor's "Areas of Regeneration".**



Note: The hatched area to the east of the Borough includes a single large electoral district falling within the 20% most deprived LSOAs. This electoral district includes a significant area of sparsely populated Green Belt which has not been included within "The Cray Valley Renewal Area".

## Policy 13

### Renewal Areas

The Council will seek to maximise opportunities for enhancement and improvement within the Renewal Areas. Proposals should provide demonstrable economic, social and environmental benefits and address identified issues and opportunities. For example, proposals will be expected to maximise opportunities to:

**a** - deliver high quality environments, which complement and enhance existing development and 'assets', including built heritage and other environmental assets,

**b** - support health and wellbeing by producing healthy environments through scheme designs and expanding access to recreation, leisure and by, optimising opportunities to increase the provision or enhance the quality of open spaces and recreational facilities,

**c** - create inclusive communities, engaging and involving the local community in the development of proposals and acknowledging and, where appropriate, responding to locally developed plans,

**d** - encourage an appropriate mix of housing tenures, particularly within the Mayor's defined "Areas of Regeneration", that will promote mixed and balanced communities,

**e** - make a positive contribution to the vitality of local centres having regard for their importance as providers both of local facilities and local employment,

**f** - acknowledge relevant initiatives and plans in adjacent boroughs and cooperate with them to plan strategically across administrative boundaries and to maximise the benefits of proposals with cross borough impacts,

**g** - improve accessibility, developing transport connectivity across transport modes.

Weight will be attached to proposals which deliver improvements to address the particular issues relating to the Mayor's "Areas for Regeneration" within the Borough.

### Supporting Text

**2.3.8** The National Planning Policy Framework (NPPF) advises that plans need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

**2.3.9** The Localism Act 2011 places a duty on local authorities to work together on planning issues. The NPPF expands on this, indicating that Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations. It will be important to take full account of plans, developed by communities

## 2 Living in Bromley

in partnership with the Council and other agencies, including town centre initiatives, and local regeneration projects. (e.g. the Mottingham Big Local Vision and Partnership Plan March 2013).

### **Cross Borough Working**

**2.3.10** Two renewal areas, have cross border planning designations. The Crystal Palace Renewal Area shares a District Centre boundary with Croydon Council, as well as boundaries with Lambeth, Southwark and Lewisham. The Cray Valley Renewal Area includes the Foots Cray Business Park which straddles the boundary between Bromley and Bexley boroughs.

**2.3.11** The Mottingham Renewal Area includes the Mottingham estate which shares similar characteristics with the adjoining residential estates in Greenwich and Lewisham and the Downham area of the Ravensbourne, Plaistow and Sundridge Renewal Area forms part of the wider 'Downham' area which extends into the adjoining part of Lewisham. These adjacent residential areas in the neighbouring boroughs are also highlighted in the London Plan as "Areas for Regeneration.

**2.3.12** The various Renewal Areas have a range of assets, physical (including heritage), social and economic, which offer potential for enhancement though a variety of different opportunities. The Bromley Local Plan recognises the characteristics of the 'Places' within the Borough, including the Renewal Areas and other guidance can be developed to expand on the range of issues , challenges, key sites and opportunities within the various Renewal Areas.

### **Policy 14**

#### **Development Affecting Renewal Areas**

The Council will require development in, or close, to Renewal Areas to demonstrate that they maximise their contribution to economic, social and environmental improvements and will, where appropriate, prepare Development Briefs or other guidance.

### **Supporting Text**

**2.3.13** Where appropriate the Council will consider preparing "Development Briefs" to provide more detailed guidance on design and planning issues and the acceptable quality and quantity of development, including the spatial distribution of uses on a particular site. It should deliver a degree of certainty to prospective developers and help to coordinate development, guide local decision-making and, ultimately, speed up the overall planning application process.

**2.3.14** Sites lying close to Renewal Areas may also offer the potential for developments of a scale and type which would enable them to contribute to economic, social and environmental improvements within the Renewal Areas. In such circumstances proposals will be expected to comply with Renewal Area policies and to demonstrate that they have optimised their contribution to the economic, social and environmental well-being of the relevant Renewal Area

**2.3.15** The health and wellbeing challenges in the renewal areas are set out in the Joint Strategic Needs Assessment 2012 (Bromley Clinical Commissioning Group and London Borough of Bromley).

### **Specific Renewal Area Policies**

**2.3.16** Developments within Renewal Areas which are experiencing significant transition and growth and incorporate Mayoral “Areas for Regeneration” will be expected to respond to particular opportunities as they present themselves.

#### **Policy 15**

##### **Crystal Palace, Penge & Anerley Renewal Area**

Proposals within the Crystal Palace, Penge & Anerley Renewal Area will be expected to take advantage of opportunities:

- a** - to maximise contributions 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;
- b** - 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;
- c** - to support renewal in Penge Town Centre.

### **Supporting Text**

**2.3.17** 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.

**2.3.18** The London Plan defines Crystal Palace as a District Centre which is reflected in this Local Plan. The centre straddles three boroughs falling substantially within the London Borough of Croydon, whose Local Plan Strategic Policies (adopted April 2013) identifies Crystal Palace District Centre as an Enterprise Centre and seeks to promote the growth and expansion of Cultural and Creative Industries.

## 2 Living in Bromley

**2.3.19** Crystal Palace Park is a Grade II\* listed park designated as Metropolitan Open Land which was once home to Sir Joseph Paxton's Crystal Palace, which, in its original form, housed the Great Exhibition of 1851 in Hyde Park. The Park adjoins four other London Boroughs and there is an approved master plan to restore the Park which includes a museum, park maintenance facilities, children's nursery, cafes, information and retail kiosks, greenhouses, a treetop walk, a horticultural and animal husbandry training college, as well as the development of 180 homes.

**2.3.20** The identification of Crystal Palace as a Strategic Outer London Development Centre (SOLDC) with a greater than sub-regional importance in relation to leisure and sport, together with the Crystal Palace Masterplan, which supports renewal and regeneration, has the potential to significantly benefit the wider area. In combination with the development of enhanced transport infrastructure, such as the extension of the tram network, these strategies present opportunities to boost the local economy. See Policy 111 Crystal Palace SOLDC.

**2.3.21** The implications of proposals within Crystal Palace Park are potentially beneficial to Penge Town Centre, which, along with the surrounding area has been the subject of regeneration programmes and recent improvements have contributed to the revival of Maple Road market.

### Policy 16

#### **Bromley Common Renewal Area**

Proposals within the Bromley Common Renewal Area will be expected to maximise opportunities to create a successful transition zone from Bromley Town Centre to the suburban and semi-rural urban fringe and produce a positive gateway to Bromley Town Centre along the Hayes Lane / Homesdale Road / A21(Bromley Common) junction, supported by appropriate green infrastructure.

### **Supporting Text**

**2.3.22** Bromley Common Renewal Area forms part of the A21 corridor and is part of a major radial route into London. This section of the A21 is an important transition area between Bromley Town Centre and the more rural and residential areas in the south of the Borough.

**2.3.23** The area has experienced significant recent change with the development of "Trinity Village" and, further north, the changing nature of Homesdale Road from commercial offices and houses to flatted development. The Renewal Area includes an area identified by the Mayor as an Area for Regeneration close to Turpington Lane.

**2.3.24** The policy seeks to ensure that change is appropriately managed to ensure the opportunities for the area provide a successful transition to the town centre and a high quality residential environment whilst protecting and enhancing valued environments and ensuring that recreational opportunities are maximised to cater for the growing population within the Renewal Area.

**2.3.25** The nature of education provision is changing, allied to significant pressure for educational places. The area's central location (of Bromley Common Renewal Area) within the Borough and the good public transport accessibility in the vicinity of the A21 has resulted in the location of significant educational infrastructure, including Bromley College of Further and Higher as well as both primary and secondary schools and the renewal area includes an allocation for an additional secondary school at Turpington Lane. (See Policy 29 Education Site Allocations).

## Policy 17

### Cray Valley Renewal Area

Proposals within the Cray Valley Renewal Area will be expected to maximise opportunities:

- a** - to create a successful economic “growth area” along the Cray Valley, including the Cray Business Corridor, supporting the health and wellbeing of the community, and
- b** - to protect and enhance the green wildlife corridor along the River Cray, integrating with the public realm, along highways and open spaces and through commercial and industrial areas by creative design, and
- c** - to support Orpington Town Centre in its role, as a Major Town Centre, serving the east of the Borough in respect of retailing and community services and developing a thriving retail, office and leisure economy.

### Supporting Text

**2.3.26** The Cray Valley Renewal Area comprises two adjacent identified “Places” within Bromley, namely “Cray Valley, St Paul’s Cray & St Mary Cray”, “Orpington, Goddington and Knoll”.

**2.3.27** The Cray Valley Renewal Area includes areas identified by the Mayor as Areas for Regeneration, in the vicinities of Cotmandene Crescent, Ramsden and east of St Mary Cray High Street. It should be noted that the significant area shown on the above Renewal Areas map, along the eastern boundary of the Borough with Sevenoaks is a mapping anomaly. This large lower super output area (LSOA) incorporates a significant area of very sparsely populated Green Belt, with the population concentrated within the residential area of the Cray Valley. The renewal areas are based on distinct places within the Borough rather than electoral districts and hence, despite the “Eastern Green Belt” falling within

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the 20% most deprived LSOAs, the vast majority of this large electoral district is sparsely populated Green Belt. It has not therefore been included within "The Cray Valley Renewal Area".

**2.3.28** The River Cray runs through open spaces, including recreation grounds, SSSI and SINCE 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.

**2.3.29** The Cray Business Corridor accounts for approximately half the industrial floor-space in the Borough and is defined as a Strategic Industrial Location (SIL) in the London Plan, and an area identified for strategic growth in this Plan (see Policy 81)

**2.3.30** Cray Village Community Forum (CVCF), supported by the Council produced "Shaping a better future - A feasibility report on improving services and facilities in the Crays" (2011).

**2.3.31** Orpington is the Borough's second largest town and is important as a centre for retailing and community facilities. Whilst it is a competitive shopping destination it is under pressure from competing facilities such as the Nugent Shopping Park and the proximity of larger centres, such as Bromley and Bluewater. Substantial investment in the town centre has seen the development of the Orpington campus of Bromley College of Further and Higher Education, an enhanced leisure and retail offer at the Walnuts Centre, including a new multi-screen cinema and a mixed use development incorporating a new health centre. 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, reinforced, and controlled through Policies 91 'Proposals for Main Town Centre Uses' and 92 'Metropolitan and Major Town Centres'.

### Policy 18

#### **Mottingham Renewal Area**

Proposals within the Mottingham Renewal Area will be expected to maximise opportunities to support

- a** - the vitality and viability of the Mottingham Local Centre and Kimmeridge Cross Neighbourhood Centre;
- b** - the enhancement of linkages with other areas of Bromley and adjoining boroughs, particularly in relation to centres of employment; and
- c** - the protection and enhancement of the public realm and residential environment, particularly within the Mottingham Estate.

## Supporting Text

**2.3.32** The 1930s London County Council (LCC) Mottingham Estate, and indeed the adjoining LCC estates in Lewisham and Greenwich were part of the London wide housing programme between the two world wars, providing family housing with private gardens, but no off street parking. These estates, which still retain some of the existing social infrastructure, feature in the Mayor's 'Areas of Regeneration' as within the most deprived areas. It is notable that these residential estates, score well in terms of the "living environment" indices making the maintenance and enhancement of the living environment particularly important in these areas.

**2.3.33** There have been a number of plans and strategies developed by the local community, most recently "The Mottingham Big Local Vision and Partnership Plan" (March 2013).

**2.3.34** A predominantly residential area, the Mottingham Local Centre and the local neighbourhood centre provide shops, services and local employment.

**2.3.35** The area is poorly connected to the rest of the Borough and beyond. Mottingham train station is located away from the two retail centres, in the adjacent borough of Greenwich, to the north of the A20 and over 1km to the nearest part of the Mayor's 'Area of Regeneration'.

## Policy 19

### Ravensbourne, Plaistow, Sundridge Renewal Area

Proposals within the 'Ravensbourne, Plaistow and Sundridge' Renewal Area will be expected to maximise opportunities to

- a** - support the vitality and viability of the Burnt Ash Lane and Plaistow Lane Neighbourhood Centres;
- b** - enhance linkages with other areas of Bromley and adjoining boroughs, particularly in relation to centres of employment; and
- c** - protect and enhance the public realm and residential environment, particularly within the Downham Estate.

## Supporting Text

**2.3.36** The Renewal Area is characterised by a mix of suburban development, including spacious roads of large detached houses to the south of Sundridge Park Golf course, terraced housing and converted Victorian Villas north of Bromley Town, suburban private estate development and the Downham Estate, interwar London County Council (LCC) public housing. The Downham Estate lies predominantly within the borough of Lewisham,

## 2 Living in Bromley

however, a significant area covering approximately 65ha lies within Bromley and within one of the 20% most deprived Lower Super Output Areas within the English Indices of Deprivation 2015. As with the Mottingham Estate it is notable that this former LCC estate, scores well in terms of the “living environment” indices making the maintenance and enhancement of the living environment particularly important in these areas.

**2.3.37** The Lewisham Core Strategy 2011 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.

**2.3.38** The renewal area is served by local centres at Plaistow Lane and Burnt Ash Lane providing local shops and services. Being a predominantly residential area, these commercial centres also provide important employment opportunities, along with the Bromley Court Hotel, and local schools.

**2.3.39** Sundridge Park Railway Station lies on the link line between Bromley North and Grove Park Station. Onward journeys to employment centres in London or south to Orpington and beyond require transport changes. Improving access to employment opportunities and retaining the commercial uses in the area are important.

## Supporting Communities

## 3 Supporting Communities

### Supporting Communities

#### Introduction

This chapter sets out the planning policies that help support communities, particularly through the provision of social infrastructure, such as education and community, recreation and leisure facilities. Planning policies supporting communities are intrinsic to delivering the vision and objectives for the Local Plan and supporting Bromley's Health and Wellbeing Strategy.

#### 3.1 Social Infrastructure

##### Social Infrastructure

**3.1.1** Community facilities make an essential contribution to the health, wellbeing, development and education of individuals living and working in the Borough. There are substantial health benefits associated with access to community and leisure facilities, including not just better physical health, but also better mental health, through increased social interaction. The National Planning Policy Framework (NPPF) highlights the important role of planning in facilitating social interaction and creating healthy, inclusive communities.

**3.1.2** The Equalities Act 2010 introduced a new 'single' equality duty to cover age, disability, gender identity, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The equality duty requires all public bodies to have regard to the need to eliminate discrimination, advance equality of opportunity; and foster good relations between different groups.

**3.1.3** The Infrastructure Delivery Plan (IDP) highlights requirements for additional supporting infrastructure, including schools, open space, community, health and leisure services which will assist in ensuring thriving and sustainable places in Bromley over the Local Plan period.

## Policy 20

### Community Facilities

The Council will promote the quality of life and the health and wellbeing of those living and working in the Borough and engage with providers and agencies to ensure the provision, enhancement and retention of a wide range of appropriate social infrastructure, including facilities for health and education; recreation, sports and play facilities, places of worship and venues for cultural and social activities, as well as the provision of community safety infrastructure such as police facilities, ambulance and fire stations.

Development which meets an identified need for such facilities will be encouraged to locate to maximise accessibility and will normally be permitted provided that it is accessible to the members of the community it is intended to serve by a full range of transport modes.

Planning permission will not be granted for proposals that would lead to the loss of community facilities, unless alternative enhanced provision is to be made in an equally accessible location for the community it serves, or it can be demonstrated that there is no longer a need for them or other forms of social infrastructure. Where a proposal for alternative social infrastructure involves a change of use not permitted under the GPDO Use Classes Order, the lack of need for the specific use class must first be demonstrated.

Additionally, in respect of facilities identified by local communities as having significant value, planning permission for alternative uses will only be considered where it can be demonstrated that no prospective purchasers exist that would be willing to pay both a suitable price and maintain the existing use.

### Supporting Text

**3.1.4** The ranges of uses that would be described as Community Facilities and / or Social Infrastructure, is very broad. The London Plan Policy 3.16 identifies the following as social infrastructure but advises that the list is not intended to be exhaustive;

*“health provision, nurseries, schools, colleges and universities, community, cultural (Policy 4.6), play, recreation and sports facilities, places of worship, fire stations, policing and other criminal justice or community safety facilities and many other uses and activities which contribute to making an area more than just a place to live”.*

**3.1.5** It further expands on the a range of arts, cultural, sporting and entertainment provision (London Plan Policy 4.6) with reference to bars, restaurants, performing arts venues, cinemas and nightclubs. This wide definition of community facilities is also reflected in the National Planning Policy Framework (NPPF, para 70) which advises that planning policies should plan positively for the provision and use of shared space and

## 3 Supporting Communities

community facilities, promoting opportunities for meetings between members of the community and specifically includes local shops and public houses. Additionally there may be other local infrastructure, open spaces or facilities which are distinctive to the Borough or particular places within Bromley.

**3.1.6** The availability of social infrastructure has implications for the whole population but is particularly relevant in ensuring the delivery of “Lifetime Neighbourhoods”, which are defined as those that:

*“offer everyone the best possible chance of health, well-being, and social, economic and civic engagement, regardless of age. They provide the built environment, social spaces that allow us to pursue our own ambitions for a high quality of life. They do not exclude us as we age, nor as we become frail or disabled” (Lifetime Neighbourhoods DCLG 2011).*

**3.1.7** Community facilities often face challenges in finding or retaining sites due to the nature of the activities, the impact on residential amenity and to financial pressures. The loss of social infrastructure can undermine communities and be detrimental to health and wellbeing and contribute to social isolation, which impacts particularly on older, disabled and other vulnerable groups. It also undermines the location options for organisations and service providers which help to build healthier communities and address health inequalities. Against the backdrop of increasing demands on community services and facilities and the spatial variation of provision, the Council will work with agencies and providers to ensure a wide range of accessible community, recreational and leisure facilities to support wellbeing and enhance quality of life.

**3.1.8** The policy therefore resists the loss of community facilities unless alternative enhanced provision is to be made in an equally or more accessible location for the community it serves, or it can be demonstrated that there is no longer a need for them or other forms of social infrastructure. Such a demonstration of need should include consultation with relevant Council departments and third party providers to establish whether any community groups or service providers express a need for the site and are interested in buying or leasing it, as well as a six month period of marketing which is current and robust at a realistic value reflecting its existing use value (supported by a viability assessment which will be reviewed at cost to the developers). Proposals that involve a change of use between forms of social infrastructure, not permitted under the Use Classes Order, will also be required to demonstrate a six month period of marketing.

**3.1.9** The Council recognises the financial realities faced by voluntary organisations in relation to their buildings and sites and will consider sympathetically proposals designed to support the maintenance and continued community use of such facilities.

### **Valued Local Community Assets**

**3.1.10** Under the Localism Act (2011), voluntary and community organisations can seek to protect valued facilities by nominating them to be listed as ‘assets of community value’, subject to certain criteria. This could include for example village shops, public houses, community centres or libraries. Once listed as an Asset of Community Value (ACV) the local community has a six month window to bid to purchase the land or buildings, should

it be offered for sale. In some cases nominations as ACVs may only be received once the community become aware of the potential loss through the submission of a planning application (at which stage the sale of the site may have been agreed, subject to planning).

**3.1.11** In respect of assets listed or nominated for listing, applications for planning permission will be required to demonstrate, through a six month marketing exercise which is current and robust, that no prospective purchasers exist that would be willing to pay both a suitable price and maintain the asset in its existing use.

**3.1.12** London Plan Policy 4.8 relates to “sustainable access to the goods and services that Londoners need”, and, with reference to public houses notes that evidence of community asset value “includes where an asset is listed as an Asset of Community Value under the Localism Act 2011 or where an application has been made”. This is not an exclusive approach and other evidence may indicate that an asset is valued locally. The list of ACVs is available on the Council's website.

## Policy 21

### Opportunities for Community Facilities

The Council will support the maximisation of opportunities for the enhancement or the creation of social infrastructure, to address the needs of existing and future residents of all ages, particularly in renewal areas and more accessible locations such as retail centres and existing retail frontages by:

- a** - allowing the temporary use of vacant buildings as community facilities;
- b** - enabling community uses in Town and District secondary frontages, local and neighbourhood centres and local parades;
- c** - encouraging the development of community “hubs” providing a range of social infrastructure on accessible existing community sites or in retail centres or within new major developments;
- d** - supporting the provision and enhancement of sports and recreational facilities, especially where there are recognised deficiencies or where they present a tool for renewal and regeneration; and
- e** - encouraging the cultural and leisure use of the public realm.

Proposals will be expected to provide appropriate parking and should not adversely affect highway safety or the amenities of adjoining occupiers. Facilities should ensure that they are easily accessible to all sections of the community, through the principles of inclusive design.

## 3 Supporting Communities

### Supporting Text

**3.1.13** As the demographics of the Borough evolve, for example with an ageing population or increasing birth rate, social infrastructure should reflect changing pressures to deliver appropriate provision for all residents of the Borough.

**3.1.14** Opportunities to improve community facilities provision in the Borough may present themselves as a result of, for example, the changing nature of local parades and retail centres, through the creative use of existing buildings and open spaces, due to the reorganisation of services or through proposals for new developments.

**3.1.15** The location of facilities should mirror the scale of the catchment of its users, ensuring appropriate accessibility. Where appropriate to the catchment, facilities will be expected to be suitably located in strategic locations such as town centres with good access to public transport. The changing nature of retail shopping presents opportunities for community facilities to occupy former retail units complementing the existing shopping function and helping to support the vibrancy of local parades and town centres. Additionally, subject to Local Plan retail policies, temporary community uses, which provide services to the public, can support the vibrancy of high streets or local shopping parades where a shop unit would otherwise lie vacant. Where a temporary community facilities use is permitted within an existing non “D” Use Class building, the restriction of the loss of community facilities afforded by Policy 20 Community Facilities, which might discourage such temporary use, will not apply.

**3.1.16** Exceptions to this town centre first presumption would include facilities which serve smaller catchments, or locations which currently provide facilities to which there are established patterns of movement, or types of facility which are more numerous and therefore spread more widely across the Borough.

**3.1.17** Where town centre locations are not available or appropriate, other vacant commercial buildings, which are accessible by a range of transport modes, may offer potential for social infrastructure uses, subject to other policies in the Local Plan notably those in the "Working in Bromley" chapter.

**3.1.18** Numerous existing facilities already support a range of community activities. Such a “community hub” approach offers potential to assist the long term sustainability of facilities. The expansion of existing facilities into hubs can provide opportunities for enhanced provision, however, whilst this policy seeks to encourage co-location of services, proposals for relocation will be expected to locate in appropriately accessible centres within the shopping hierarchy and avoid unduly disadvantaging existing users, since poor access impacts disproportionately on older people and people with disabilities and can contribute to social isolation, diminishing health and wellbeing.

**3.1.19** The National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and well-being. This can include enhancing community facilities, supporting educational opportunities, encouraging inclusion and engaging young people.

**3.1.20** Planning Practice Guidance advises local planning authorities to consult Sport England in cases where development might lead to losses, or the creation or enhancement of major sports facilities, or the creation of pitches. Sport England's Land Use Policy Statement "Planning for Sport, Aims and Objectives" details three objectives in respect of planning:

1. resisting loss of facilities and land,
2. ensuring best use of existing facilities,
3. ensuring new facilities to meet current and future demand for sporting participation.

**3.1.21** Pro-Active Bromley is a strategic, independent alliance of partners, including Bromley Council. The [Pro-Active Bromley Strategic Framework 2011-2016](#) seeks to sustain and increase participation in sport and physical activity in Bromley and support the development of accessible sports and leisure facilities in the Borough to improve the quality of provision and widen opportunities to participate in sport and physical activity.

**3.1.22** "Cultural Metropolis: The Mayor's Cultural Strategy 2012 and Beyond" promotes high-quality urban design and an enhanced public realm, recognising that cultural organisations often have a key role to play in shaping strategies, informing planning processes and engaging on individual projects.

**3.1.23** Developments should ensure that the environment does not lead to discrimination under the Equalities Act 2010 and should enable full and effective participation and inclusion.

**3.1.24** It will be important that the impact of facilities on local amenity in respect of noise, hours of operation, highway safety or other environmental impacts are appropriately mitigated, for example through planning conditions or obligations, such as a travel plan.

## Policy 22

### **Social Infrastructure in New Developments**

New developments will be expected to provide social infrastructure appropriate to the nature and scale of the proposal, such as open spaces designed for imaginative play, on site provision of community facilities and / or contributions to off-site facilities. Developments of significant scale will create their own environment and therefore should incorporate within their design, public realm and / or community and other facilities, which create a sense of place, particularly in Renewal Areas and areas of acknowledged deficiency.

## 3 Supporting Communities

### Supporting Text

**3.1.25** The NPPF advises that where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

**3.1.26** Development proposals will be expected contribute to the reasonable costs of new services and infrastructure made necessary by their development proposals through the use of planning obligations (and/or any replacement of planning obligations, such as the community infrastructure levy) and to identify, plan for and, where necessary, complete necessary social infrastructure prior to occupation. It is important, especially in areas of significant new homes or areas of deficiency, to ensure the provision of community and other facilities, including local convenience foodstores, to match the projected population growth, reflecting the needs of a changing and increasingly diverse population, and that these facilities are accessible to all.

**3.1.27** New development should also make provision where appropriate for wildlife as well as play and recreation areas in line with the Mayor's Supplementary Planning Guidance "Play and Informal Recreation" (2012).

### Public Houses

#### Policy 23

#### Public Houses

The loss of public houses will be resisted by the Council except where :

- a** - there is an alternative public house within a 500 metre walking distance of the site and, if the public house is located within a local parade or shopping centre, the diverse offer of that parade or centre is not significantly affected by the loss, and,
- b** - where it can be demonstrated that the business is no longer financially viable as a public house, including the submission of evidence of active marketing as a pub for a substantial period of time.

Where the above criteria are met any change of use must be sympathetic to the design, character and heritage value original building if it is considered to be a positive contribution to local character.

### Supporting Text

**3.1.28** The National Planning Policy Framework (NPPF) indicates that planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Many public houses attract adults across the age spectrum.

**3.1.29** The NPPF specifically identifies pubs as community facilities and recognises their contribution to enhancing the sustainability of communities and residential environments; it requires local authorities to plan positively for such facilities.

**3.1.30** Public Houses include a varied range of drinking establishments, as set out in the “Public Houses in Bromley Evidence Base 2014”. They can provide communities with a range of benefits, performing not only social but also cultural and economic functions and contributing to the identity of local places. Clause a) relates to all shopping centres from local parades to the metropolitan centre of Bromley.

**3.1.31** Where a temporary community facilities use is permitted within an existing non “D” Use Class building, for example where a micro pub sets up on a short term basis, the restriction of the loss of community facilities afforded by Policy 20 Community Facilities, which might discourage such temporary use, will not apply.

**3.1.32** The loss of public houses in the borough is a cause for concern, since 2000 at least 50 pubs have been lost across the Borough to alternative uses, most commonly restaurant and residential uses.

**3.1.33** In line with national guidance the Council seeks to prevent the unnecessary loss of public houses unless alternative facilities are locally available, there is no adverse effect on local commercial centres or parades, and it can be demonstrated that the use as a Public House is no longer financially viable. This would involve demonstrating evidence of twelve 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, the submission of trading accounts, or other similar financial evidence, whilst the pub was operating as a full time business, and including details of the range of measures employed to attempt increase trade and diversify the offer. Information will be expected regarding the marketing of the business, offered freehold and leasehold, locally, and in the region, in appropriate publications and through relevant specialised agents. The CAMRA (Campaign for Real Ale) Public House Viability Test provides a guide to maximising the success of a pub business. A formal validation of the evidence will be undertaken by the Council, at the applicant’s cost.

**3.1.34** Redundant pubs will also be required to comply with the Community Facilities Policy and hence should the twelve month marketing period as a public house not be successful, a further six months of marketing for alternative community uses, as set out in paragraph 3.1.8 will subsequently be required.

**3.1.35** For communities wishing to protect a public house (or other community facilities) powers under the 2011 Localism Act allow communities to nominate pubs and potentially see them listed as Assets of Community Value.

**3.1.36** Public house buildings may be important due to their heritage value and location. In such circumstances appropriate attention should be paid to policies that address heritage, conservation and character. In any event potential developers are reminded of the need for planning approvals prior to demolition taking place.

## 3 Supporting Communities

### Allotments and Leisure Gardens

#### Policy 24

##### Allotments and Leisure Gardens

The Council will explore opportunities for new allotments and safeguard existing land used as allotments. Development of allotment sites will only be considered where appropriate re-provision of plots is made in accessible locations.

In areas deficient in open space, any development enabled by replacement allotment provision elsewhere, will also be expected to retain an element of open space for public use within the redevelopment.

### Supporting Text

**3.1.37** Allotment gardens present opportunities for outdoor activity social interaction, and healthy eating. In much of the Borough there are long waiting lists for a plot. Physical activity and good access to healthy food can improve quality of diet and help prevent obesity, overweight, diabetes and cardiovascular disease. Planning Practice Guidance outlines the importance of promoting access to healthy food through planning and infrastructure decision making.

**3.1.38** The approval of the Secretary of State is required for the disposal or re-use of redundant statutory allotments. Whilst vacant allotment sites have in the past been rationalised, to provide enhanced allotment plots and benefits to the local community in terms of open space and housing, the London Plan (Policy 7.22) which encourages Land for Food, advises that existing allotments should be protected and suggests that boroughs should identify other potential spaces that could be used for commercial food production or for community gardening, including for allotments and orchards.

### Burial Space

#### Policy 25

##### Burial Space

The Council will safeguard existing burial space and explore opportunities for further sites should pressure for places increase over the plan period.

Developers will be required to secure the future maintenance of the burial site.

### Supporting Text

**3.1.39** There are eight cemeteries across the Borough, six of which are owned by the Council and managed by contractors.

**3.1.40** There is capacity in the Council's cemeteries at Biggin Hill and St Mary Cray for the period of the Local Plan and there is substantial capacity at the private Kemnal Park Cemetery and Memorial Gardens. It is difficult to predict how demand for internments and cremations may change over time but within the Borough there is provision available for people of all faiths and none.

**3.1.41** The London Plan advises that boroughs should ensure provision is made for London's burial needs, including the needs of those groups for whom burial is the only option. Provision should be based on the principle of proximity to local communities and reflect the different requirements for types of provision.

**3.1.42** Given the pressure for land for development, any significant new proposals for burial sites would be likely to be confined to land with Metropolitan Open Land or Green Belt designations. Cemeteries are an appropriate use in the Green Belt and the National Planning Policy Framework (NPPF) advises that new buildings in the Green Belt are not inappropriate where they provide appropriate facilities for cemeteries, as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

## 3 Supporting Communities

### 3.2 Health and Wellbeing

#### Health and Wellbeing

**3.2.1** The development of town planning in 19<sup>th</sup> Century Britain came out of an understanding of the impact of the environment and development upon human health, leading for example to the provision of sewers and the development of building codes.

**3.2.2** The Health and Social Care Act 2012 highlighted the need for partnerships and a shared health vision and agenda, and it proposes that public health be better integrated with areas such as social care, transport, leisure, planning and housing.

**3.2.3** This is supported by Planning Practice Guidance which highlights the importance of local authority planners engaging and consulting with Health and Wellbeing Boards responsible for producing a Health and Well-being Strategy, underpinned by a Joint Strategic Needs Assessment (JSNA). Health and Wellbeing Boards bring together local authorities, the NHS, communities and wider partners. Bromley's current Health and Wellbeing Strategy was published in 2015.

## Policy 26

### Health & Wellbeing

The Council will work proactively with health professionals and relevant bodies to improve the physical and mental health of the Borough's residents and reduce health inequalities by taking account of, and supporting local strategies for health and wellbeing and by delivering quality, healthy environments, infrastructure and accessible health facilities to meet the needs of the community, by

**a** - requiring applications to maximise opportunities to support and enhance health and wellbeing, encouraging physical activity, providing , accessible and adaptable new dwellings [Building Regulations M4(2)], ensuring appropriate access to open space, particularly in areas of deficiency, and optimising health benefits throughout scheme design.

**b** - considering the implications of proposals for health and wellbeing,

**c** - allowing extensions to existing facilities and permitting new or improved health facilities, provided that they are easily accessible by public transport or are located within existing shopping centres or local parades, unless there are demonstrably negative local impacts which substantially outweigh the need, which cannot be addressed through planning conditions or obligations.

**d** - Securing appropriate health contributions through planning obligations where appropriate alongside other suitable funding mechanisms to support the delivery of infrastructure, facilities and services to meet needs generated by development and mitigate the impact of development.

Health facilities should be designed to ensure ease of access by all members of the community.

### Supporting Text

**3.2.4** Health is at least partly linked to the way we live our lives. The nature of the environments in which we live, work and relax affect both our physical and mental health. It is recognised that beyond fixed age, sex and hereditary factors there are “wider determinants of health”, including social, economic and environmental factors which are important for understanding health inequalities. The Marmot Review “Fair Society Healthy Lives” (2010) makes a clear recommendation that planning, transport, housing, environmental and health policies should be integrated to address the social determinants of health.

**3.2.5** Healthier people tend to be happier, tend to play an active role and contribute to society and the economy through their families, local communities and workplaces. Conversely, poor physical and / or mental health and wellbeing puts a strain on individuals, the NHS, the economy and society. Planning Practice Guidance advises that “development

## 3 Supporting Communities

proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital” (Health and Wellbeing para 002).

**3.2.6** The World Health Organisation defines health as *“a state of social, physical and mental wellbeing and not merely the absence of disease.”*

**3.2.7** The Health and Social Care Act 2012 emphasises the prevention of illness with a specific leadership role for local government in respect of public health responsibilities including, tackling health inequalities, health protection and obesity.

**3.2.8** The design of homes, can influence mental and physical health. All new dwellings, other than Category M4(3) Wheelchair user dwellings, should be accessible and adaptable (meeting requirement M4(2) of The Building Regulations).

**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. Certain proposals may present health concerns, for example, relating to air or light pollution (Policies 120 and 122) or to the proliferation of hot food takeaways (Policy 98). Where health and wellbeing impacts are apparent they will be considered in light of national guidance and locally recognised health evidence, to assess the health impact on the community.

**3.2.10** The NHS Healthy Urban Development Unit (HUDU) has produced a check list to deliver healthy sustainable communities (Watch Out for Health). This assists in the assessment of development proposals contribution to “Lifetime Neighbourhoods” which provide safe, healthy, supportive and inclusive neighbourhoods for people at all stages of their lives. 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.

**3.2.11** The Bromley Health and Wellbeing Board’s 2015 strategy, highlights the important links between health and a range of factors including, housing, green space and employment and access to education, leisure and transport, reflecting the Local Plan vision for high quality environments to ensure healthy, full, independent and rewarding lives. The Strategy focuses on a number of priorities including obesity, hypertension, diabetes, anxiety and depression and the emotional wellbeing of young people, all of which can be influenced by the physical environment. The Strategy responds to the Joint Strategic Needs Assessment (JSNA), which provides an understanding of the current and future health and wellbeing needs of the population. In 2015 the JSNA highlights that two thirds of the borough’s population are termed overweight or obese, a key risk factor for cardiovascular disease and cancer which are top two causes of death in Bromley; that the Borough has, and is predicted to continue to have, the highest number elderly people in London; and that the variation in life expectancy between wards can be as high as 9 years.

## Health Facilities

**3.2.12** The Council recognises the benefits of providing a range of health care services close to the communities they serve, including doctors and dental surgeries, chiropractors, osteopaths, mental health and other specific health facilities conventional or complementary to meet the needs of the population generally and those of particular vulnerable groups. Planning Practice Guidance advises that local authorities should consider the healthcare infrastructure implications of any relevant proposed local developments.

**3.2.13** General Practices can sometimes be accommodated within residential properties without having a significant impact on the amenity of the surrounding residential area. However, General Practices support a wider range of services and many existing premises are unsuitable for this expanded function. Town centres and local shopping parades are likely to provide the most sustainable opportunities for new facilities, where the impact on residential amenity is minimised and there is good access by public transport.

**3.2.14** Hospitals and other health facilities within the Borough may also require modernisation, reorganisation or expansion during the plan period. The Council will liaise with the relevant health organisations to support and enable development and improvement of appropriate health care provision and seek planning obligations or contributions through other mechanisms as set out in Policy 125 Delivery and Implementation of the Local Plan.

## 3 Supporting Communities

### 3.3 Education

#### Education

**3.3.1** Local authorities have a statutory duty under the Education Act 1944 to secure sufficient school places within their areas. The Academies Act (2012) changed the approach to educational provision and encourages the establishment of new Free Schools. The National Planning Policy Framework (NPPF) advises that local authorities should “give great weight to the need to create, expand or alter schools”. The current and projected changes in pupil numbers are set out in the Local Plan Education Background Paper (Autumn 2016).

**3.3.2** Provision for primary places has been increasing significantly and steadily for the last 6 years, increasing the pupil intake at reception age to date, by the equivalent of over 25 form of entry (FE) - that is the ongoing provision of 25 reception classes of 30 pupils. Expansions to existing school infrastructure and new provision have together provided 16.5 FE with the rest provided in single year ‘bulge’ classes and through new provision in temporary locations. Bulge classes only provide for a single year of entry. These classes are not part of the schools normal roll / published admission number (PAN) and may be sited in non- classroom / communal school space. They do not therefore address a need for permanent form of entry (FE).

**3.3.3** The increased pressure for places is now feeding through to the secondary sector.

#### National Planning Policy

**3.3.4** The National Planning Policy Framework (NPPF) (2012) requires local planning authorities to assess the quality and capacity of infrastructure, including education and its ability to meet forecast demands (para 162); and to plan positively for the infrastructure required in the area (para 157).

**3.3.5** The Government specifically “attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities” (NPPF para 72). It states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education by giving great weight to the need to create, expand or alter schools; and by working with schools’ promoters to identify and resolve key planning issues before applications are submitted.

#### London Plan

**3.3.6** The London Plan 2016 highlights local authorities’ strategic role taking a proactive, positive and collaborative approach to development that will widen choice in education, requiring local plans to “secure sites for future provision recognising local needs and the particular requirements of the education sector.” (London Plan Policy 3.18 Education Facilities). It advises that land already in educational use should be safeguarded and new sites secured to meet additional demands or changes in provision and that new

schools “should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school which cannot be addressed through the appropriate use of planning conditions or obligations”.

**3.3.7** The London Plan Policy 3.16 ‘The Protection and Enhancement of Social Infrastructure’, advises that the suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.

**3.3.8** The Mayor’s approach reflects the Joint Policy Statement from the Secretary of State for Communities and Local Government and the Secretary of State for Education on “Planning for Schools Development” (Aug 2011) which reiterates that there should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.

**3.3.9** London Plan Policy 3.18 (D) advises, in respect of new schools, that they “should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school which cannot be addressed through the appropriate use of planning conditions or obligations”. Given Bromley’s preference to encourage the extension of existing schools in the first instance, it is appropriate to apply this standard to extensions to schools.

**3.3.10** In response to the increasing demand for school places the Local Plan addresses need by safeguarding ‘Education Land’, enabling necessary expansions and allocating sites, in line with the requirements of the NPPF.

## 3 Supporting Communities

### Policy 27

#### Education

The Council is committed to choice in education for parents and young people and will work, in partnership with agencies and providers, to ensure the provision of an appropriate range of educational facilities to cater for lifelong learning across the spectrum from early years to further and higher education, and including specialist provision. It will achieve this by:

**a** - assessing the need for the range of education infrastructure over the plan period and allocating sites accordingly, (see Education Site Allocations Policy 29)

**b** - defining land with permitted use for education purposes, including the sites of schools, colleges and purpose built day nurseries, and land allocated for such use through this plan, as 'Education Land' and safeguarding these sites for education purposes for the period of the plan. Whilst Education Land and buildings may also perform dual functions for wider community use, the redevelopment of education land for alternative uses, including other uses within the same use class, will not be permitted,

**c** - permitting extensions to existing schools which seek to address local need, subject to Local Plan open space and conservation policies, unless there are demonstrably negative local impacts which substantially outweigh the need for additional education provision, which cannot be addressed through planning conditions or obligations. Proposals for school extensions on land adjacent to Education Land will also be considered favourably.

In all cases new development should be sensitively designed to minimise the footprint of buildings and the impact on open space, particularly playing fields, as well as seeking to secure, as far as possible the privacy and amenities of any adjoining properties, whilst delivering the necessary educational infrastructure.

#### Supporting Text

**3.3.11** All sites with permitted use for education purposes, including the sites of schools, colleges and purpose built day nurseries, will be defined as 'Education Land' and protected for education purposes for the period of the plan. This includes any future sites where new educational provision (excluding non-purpose built early years provision) is established on a permanent basis. The policy, which resists non education development, including other uses within Use Class D1 of the Town and Country Planning (Use Classes Order) 1987 (as amended), covers all buildings and land within the boundaries of the facility, including, educational and sports facilities, open space, ancillary buildings, car parking areas and access routes within the school boundaries and under the schools control. The designation also includes school playing fields, under the control of the school, but excludes non-school open spaces to which schools have access. The only exceptions to this

designation would be land and buildings in use as Free Schools for the temporary period of a year, in response to the changes to the General Permitted Development Order (GPDO). Should permanent permission be subsequently permitted they will be considered to be 'Education Land'.

**3.3.12** In circumstances where alternative, more appropriate, sites are found for a school temporarily located in converted residential or office buildings, the Local Plan 'Opportunities for Community Facilities' Policy 21 would allow the reversion to offices or residential use and the safeguarding element of the "Education Land" policy would not be applicable.

**3.3.13** Local planning authorities are encouraged to seek to approve applications for sustainable development where possible and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (NPPF para 187). It is therefore important that opportunities to address the pressure for education provision are not refused on grounds where there are potential solutions to mitigate adverse impacts of the development, through planning conditions or obligations, (e.g. travel plans, highways measures, staggered school hours, landscaping). Where sites are constrained, opportunities to enhance existing facilities by expanding onto adjacent sites will be supported, subject to the policy. Given the ability of schools to be established on sites without their own playing fields it will be important that open spaces indicated to provide this function are protected, since patterns of physical activity established in childhood can be a key determinant of adult activity levels and therefore influence physical health.

## 3 Supporting Communities

### Policy 28

#### Educational Facilities

The Council will support proposals for new educational facilities which meet local need, looking first at opportunities to maximise the use of existing Education Land or redundant social infrastructure.

Where new sites are required, proposals will be permitted unless there are demonstrably negative local impacts which substantially outweigh the need for additional education provision, which cannot be addressed through planning conditions or obligations, and subject to:

- a** - open space and conservation policies
- b** - the need for the provision locally,
- c** - highway safety, and
- d** - the accessibility of the site by means of transport other than the car.

Particular weight will be attached to proposals involving the relocation of a Free School, which has operated from a site temporarily for a year, to a more suitable location.

Where Free Schools have operated from buildings for a year under “Permitted Development” (Part 4, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015) (GPDO), and, having been unable to secure a more appropriate location, are required to seek planning permission to remain permanently, applications for planning permission, will be supported subject to compliance with the limited requirements under Part 3 Class T of the GPDO, which enables permanent changes of use.

In all cases new buildings should be sensitively designed to minimise the footprint, loss of open space and the impact of development, seeking to secure as far as possible the privacy and amenities of any adjoining properties, whilst delivering the necessary educational infrastructure.

Proposals involving the sharing of facilities, including open spaces, between educational facilities, and / or the dual use of educational facilities by the wider community will be encouraged.

#### Supporting Text

**3.3.14** Whilst acknowledging the freedoms of Academy and Free Schools, applicants will be expected to:

- first consider potential to co-locate on existing education sites, and
- work with the Council to address the differing patterns of need across the Borough.

**3.3.15** The London Plan notes in Policy 3.16E that where a social infrastructure facility is no longer needed, boroughs should take reasonable steps to identify alternative community uses where the needs have been identified. Providers should look to explore opportunities presented by redundant social infrastructure when considering locations and demonstrate that investigations have been made when submitting applications for new educational sites.

**3.3.16** There will be circumstances where sites unrelated to existing educational facilities or community facilities are proposed by Free School providers. As highlighted above it is important that opportunities to address the pressure for education provision are not refused on grounds where there are potential solutions to mitigate adverse impacts of the development, through planning conditions or obligations. Such mitigation may involve travel plans, highway measures and the consideration of "Healthy Routes."

**3.3.17** Free Schools may operate for their first academic year from buildings with a range of previous uses under permitted development rights [The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 )(GPDO) Part 4 "Class C"]. Should the Free School be unable or unwilling to relocate planning permission will be required to remain on that site. Where there is no potential to relocate to a more appropriate site it will be important to ensure the on-going education of children at the Free School. In such instances it would be appropriate to consider the continued use of the temporary site on a permanent basis against the limited requirements of the GPDO Part 3 Class T prior notification procedures, which enable the permanent change of use to a school from a range of previous uses (but not including the temporary use as a Free School).

**3.3.18** Where a proposed new education facility lies sufficiently close to an existing educational facility, or other community facility to enable the dual use of facilities, co-operation between providers to produce co-location of services and multi-use facilities will be encouraged in order to maximise land use, reduce costs and develop the educational offer, in line with the London Plan (Policy 3.18 F).

**3.3.19** Educational land and buildings have considerable potential to contribute to the provision of community facilities. Many schools already allow outside organisations to make use of their sports facilities and grounds. The Council wishes to encourage schools and other educational establishments to maximise the contribution their buildings and grounds can make to the local community.

## 3 Supporting Communities

### Assessing Need for Provision

**3.3.20** The Council's Primary and Secondary School Development Plans detail the need and strategic planning for school place provision in the borough. The most recent versions of these plans were approved by the Council in January 2016 and form part of the Local Plan's evidence base. Need is expressed in 'Forms of Entry' (FE), entry age classes of 30 children.

**3.3.21** Pupil place projections take into account a range of factors. However, the dependence upon birth data combined with recent migratory changes between London boroughs, has made predicting primary need harder and more difficult to manage than secondary provision, for which there are longer lead in periods.

**3.3.22** Pupil place projections produced by the Greater London Authority (GLA) can fluctuate from year to year being based on a number of factors including the previous year's population projections and historic birth data. The result is a lag period of a couple of years with 2015 projections based on children born in 2013. In recent years the primary school projections have significantly underestimated the published admission numbers (PAN).

**3.3.23** Whilst these fluctuations and anomalies can impact rapidly on primary provision, there is a longer time frame to recognise and adapt to changed circumstances to address secondary provision.

### Local Plan Approach to Meeting Need

**3.3.24** The Local Plan education policies reflect the NPPF and the London Plan and state that the Council will ensure provision of an appropriate range of educational facilities by assessing the need over the plan period and allocating sites accordingly.

**3.3.25** The overall strategy in the School Development Plans has been to meet forecast growth through a combination of 'bulge' classes, permanent expansion of existing provision and new schools.

**3.3.26** As options to expand the existing infrastructure to meet the local need reach exhaustion, the Local Plan employs a range of approaches to address the education needs over the plan period, specifically through:

- The assessment of the capacity of existing sites (including redundant social infrastructure and other policy compliant sites in addition to the existing Education Land discussed above)
- increased flexibility on Urban Open Space (UOS) in respect of the expansion of existing educational premises
- Appropriate redesignation of existing school sites from Green Belt and Metropolitan Open Land (MOL) to UOS, and
- Specific site allocations (with re-designations where required).

### Expansions of Existing Schools

**3.3.27** The Local Plan policies, reflecting national and regional policy, require that the Council will look first at opportunities to maximise the use of existing Education Land or redundant social infrastructure in line with other community facilities / social infrastructure policies. In order to deliver sustainable site options, and acknowledging the changes to education delivery noted above, the approach to the expansion of existing provision and to new site allocations follows a site assessment and sequential approach, set out in the supporting 'Education Background Paper'. Such an approach ensures consistency, accessibility and transparency, as required by the National Planning Policy Framework. It considers the range of planning designations and sets out a robust approach to assess the relative merits of sites for additional education provision - (information regarding the planning status of proposals identified in the tables within this chapter reflects the situation as at Autumn 2016).

### Open Space Designations

**3.3.28** Larger school sites in Bromley tend to be covered by open space designations, with the 17 undesignated sites generally smaller, making school expansion particularly challenging. Permanent additional places or bulge classes are already being provided at a number of these undesignated sites and the feasibility of expansion explored at others.

**3.3.29** All except one of Bromley Secondary schools have some form of open space protection. The Secondary School Development Plan 2015 – 18 suggests secondary provision expansions on the three school sites identified in Table 9, to provide an additional 3FE, alongside 2FE at Bishop Justus which already have planning permission.

### Education Organisation Planning

**3.3.30** For any expansion of existing educational/school infrastructure sites, consideration needs to be given to the proximity from which schools attract pupils in relation to demand. Many Bromley primary schools have small proximities, often less than ½ mile from the school. For pupil place planning purposes the Borough is organised into nine Education Planning Areas (EPAs).

**3.3.31** The deliverability of any expansion proposal is also affected by educational and operational factors, notably the size of the existing intake, the site and existing accommodation, specific admission criteria, (e.g. faith) and the legislative education landscape post the Academies Act 2010. Academies are state funded schools, independent of local authority control, and therefore expansion proposals to address need require strong partnership working. All of Bromley's 17 secondary schools, are academies. Eighty-eight percent, that is 65 of the 74 Bromley primary schools are academies either converting to, or exploring conversion, to academy status.

**3.3.32** The provision of new schools is through the Free School process. Free Schools can be delivered through two routes: Government funded whereby founding groups, including parents, education charities and religious groups, submit applications to the Department for Education on the basis of parental demand to meet local need, or the

## 3 Supporting Communities

'presumption route' whereby the Local Authority funds the new school and runs a competition to choose a provider. As such the desired location of new schools can be difficult to anticipate, however the projections set out in the evidence base indicate that the primary school need is substantially to the north, northwest and centre of the Borough in Education Planning Areas (EPA)1-4, and this demand is generally reflected in the locations of Free School proposals coming forward.

**3.3.33** Secondary school need is less localised and in theory is more 'footloose', however, the circumstances surrounding some of the specific Free School applications to the Secretary of State for Education have a particular locational focus.

### **Sites for New Schools**

**3.3.34** In addition to considering existing education and social infrastructure sites the Local Plan Draft Policies and Designations consultation document (February 2014) also included a "Call for Sites" for a range of uses. Assessments were made of these sites and sites identified by proposed Free School providers, some specifically referenced in their submissions to the Secretary of State for Education. The full site assessment methodology and results are set out in the 'Education Background Paper' which accompanies the Local Plan.

### **Recommendations and Sites for Allocation**

**3.3.35** The site assessment undertaken (set out in the Education Background Paper) demonstrates that proposals for new sites are the most sustainable locations for school development, having regard to the limited availability of appropriate sites and the national and regional guidance in respect of the "great importance attached to ensuring sufficient choice of school places".

**3.3.36** The constraints of the sites have been assessed and they are considered to provide realistic opportunities for school development to address the current and projected need for education facilities. There will, as part of subsequent planning applications, need to be robust assessments of the impacts, including, for example, highways implications, and appropriate mitigation and conditions attached if planning permission is to be achieved.

**3.3.37** The site assessment process highlights the necessity to fully explore all potential policy complaint sites before other sites are considered, particularly where these involve release of Green Belt or Metropolitan Open Land, which require the demonstration of "exceptional circumstances".

### Education Need: Primary Schools

**3.3.38** The need for primary school places based on projections is summarised below and indicates a requirement for a further 14.6FE, proposals for which are identified within this plan, to meet the projected need over the next 5 years. Projections beyond this time frame will be subject to future assessment but the Primary School Development Plan indicates where medium and longer term pressures might be addressed.

Timeframe	FE	Comment
Current permanent FE	133.5	Includes 16.5 additional FE provided over the past 6 years
Need (5 year supply to 2021/22)	14.6	9FE backlog (currently provided through bulge classes and a Free School without a permanent location), and  5.6FE additional to 2021/22
Need for the following 9 yrs of the plan (to 2030/31)	4.1	Beyond 5 year timeframe the projections become less robust and further assessment will be required but 4.1FE provides approx 3% allowance for the period to 2030/31
<b>Total Need over the Local Plan period</b>	<b>18.7</b>	See Table 2 (reflecting the Primary Schools Development Plan 2016)
<b>Proposals in the Local Plan to address need</b>	<b>16.5 – 19.5</b>	See Tables 3, 4 & 5

Current Outstanding need for permanent FE	Further 5 year need up to 2021/22	Need for the remainder of the plan to 30/31	<b>Total Need over the Local Plan period</b>
9FE	5.6FE *	<b>For future Assessment** (4.1FE)</b>	<b>18.7FE</b>
<b>Need to address 5 year supply 14.6FE</b>			

Notes : \*based on the projected increase in pupil numbers (2014 projections) \*\* 2014 projections indicate a further 4.1FE

**3.3.39** Between 2009 and June 2016, 16.5 additional FE have been granted planning permission, however there remains an outstanding need for 9FE as set out in Table 2 which also indicates the projected need to meet the 5 year supply and the need for the period beyond 2021 to the end of the plan. Whilst the projections indicate a need for a further 4.1 FE to 2030, the projections are less robust for this later period and will be subject to further future assessment.

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**3.3.40** Table 3 summarises the proposals to meet the 5 year supply and the need for the identified above. Details of individual schools identified in the Primary School Development Plan (2015) and Local Plan proposals are set out in Tables 4 and 5.

<b>Table 3 Primary school proposals to address the 5 year supply and provision over the Local Plan period.</b>			
<b>Primary School Proposals</b>	<b>5 year supply to 2020/21</b> Sites proposed or being explored	<b>5 years – 15 years</b> (to 2030) –potential to bring forward	<b>Proposals in the Local Plan to address need</b>
Extensions to Existing (see attached extract from Table 4)	5.5FE	6FE	11.5FE
New Schools (see attached extract from Table 5)	4FE (2 schools)	1 – 4FE *	5 – 8FE
<b>Total</b>	<b>9.5FE</b>	<b>7 – 10FE</b>	<b>16.5 – 19.5FE</b>

Note \* includes 2FE at BET (also highlighted as potential extension to existing Alternate Provision or new secondary school) and Bushell Way (which if used by relocating existing 1 FE school would only add a single FE)

<b>Table 4 Proposals to meet primary need (Expansions to Existing Schools)</b>					
<b>Expansions to Existing Schools</b> (subject to Academy agreement)	<b>Forms of Entry (FE)</b>		<b>Designation</b>	<b>Local Plan Proposal</b> (in addition to Education Land designation)	<b>Ward</b> (Education Planning Area in brackets)
	Proposed	Medium / Long term			
St Johns	0.5		none		(1) Penge and Cator
James Dixon		1	MOL	redesignation	(1) Crystal Palace
Marian Vian	1		none		(2) Kelsey and Eden Park
Wickham Common		1	Green Belt	redesignation	(3) Hayes and Coney Hall
Scotts Park	1		MOL	redesignation	(4) Bickley
Farnborough	1		Green Belt		(5) Farnborough and Crofton
Edgebury		1	Green Belt	redesignation	(6) Chislehurst
Leesons	1		UOS		(7) Cray Valley West
Midfield Site		1	Green Belt	redesignation	(7) Cray Valley West
Poverest	1		UOS		(7) Cray Valley West

St Mary Cray		1	None and Green Belt	redesignation	(7) Cray Valley East
Blenheim		1	UOS		(8) Orpington
Oaklands	Proposed expansion to meet existing need		Green Belt	redesignation	(9) Biggin Hill
Sub totals	5.5	6			
<b>TOTAL</b>	<b>11.5</b>				

Note: a further 12.5 FE already have planning permission at other existing primary schools

<b>Table 5 Proposals to meet primary need (New Schools / Sites)</b>				
<b>New Free Schools / Sites</b>	<b>Potential Forms of Entry (FE)</b>	<b>Designation</b>	<b>Local Plan Proposal (in addition to Education Land designation)</b>	<b>Ward (Education Planning Area in brackets)</b>
Langley Park Schools (Langley Schools site)	2	MOL	redesignation and allocation	(2) Kelsey and Eden Park
La Fontaine (Widmore Centre)	2	UOS	allocation	(4) Bickley
Bromley Education Trust (BET)*, Hayes Lane	2	Green Belt	redesignation	(5) Bromley Common & Keston
Bushell Way	2**	UOS / SINC	redesignation and allocation	(6) Chislehurst
<b>TOTAL</b>	<b>5 - 8</b>			

Note: a further 4 FE already have planning permission at permanent sites for 2 new Free Schools \*Bromley Education Trust also identified as potential secondary Free School Site  
\*\* only 1 if Chislehurst St Nicholas relocation

## 3 Supporting Communities

### Education Need : Secondary Schools

**3.3.41** The growth trend experienced in the primary sector is now being felt in the secondary sector which exceeded the capacity of the existing infrastructure in 2015, resulting in the provision of 3 bulge classes at existing secondary schools.

**3.3.42** The Council's "Secondary School Development Plan 2015 – 18" (January 2016) indicates that in 2015 there were insufficient places in secondary schools within a reasonable travelling distance resulting in the provision of bulge classes. The plan highlights that by 2018 / 19 there will be a need for 17 additional FE and a further 17 FE by 2022. Currently an additional 2FE have planning permission, there is therefore a pressing need to make allocations for secondary school provision.

**3.3.43** In the Secondary School Development Plan two secondary Free Schools, Eden Park High School (formerly referred to as The Beckenham Academy) and Bullers Wood School for Boys are identified as providing 12FE although no sites currently have planning permission. Additionally a University Technical College (UTC) originally intended for 14+yrs has received ministerial approval to take pupils from 11yrs.

**3.3.44** From 2022/23 to the end of the plan period the projections become less reliable. Proposals to meet the short term need, five year supply and provision for the remainder of the plan period are set out in Table 7 and 8. Details regarding the individual schools and Local Plan proposals are set out in Tables 9 and 10.

<b>Timeframe</b>	<b>FE</b>	<b>Comment</b>
Baseline (2014/15)	118.8	
7 year supply (need to 2022/23)	32	Based on the Secondary School Development Plan (2016)
Need for 2023/24 – 2030/31	2	
<b>Total Need over the Local Plan period</b>	<b>34</b>	See Table 7.
<b>Site proposals in the Local Plan to address need</b>	<b>Up to 37 (dependent on school size)</b>	See Tables 8, 9 & 10.  Up to 21FE without Green Belt releases for which exceptional circumstances must be shown (including 4FE on the Kentwood site).

Table 7 summarises the proposals to meet the 7 year supply and the need for the Local Plan period. The Secondary Schools Development Plan (2016) indicates a need for an additional 34 FE by 2022/23, half required within the next 2 years (2FE have been permitted). The projections indicate a further requirement for 2 FE for the remaining 8 years of the Plan.

<b>Table 7 Education Need – Secondary Schools</b>			
Need by 2018/19	Need 2019/20 – 22/23	Need for the remainder of the plan 2023/24 – 30/31	<b>Total Need over the Local Plan period</b>
15FE	17FE	<b>2FE</b>	<b>34FE</b>
<b>Need to address 7 year supply 32FE</b>			

**3.3.45** Table 8 indicates proposals to meet the need with details of individual schools set out in Tables 9 and 10. Whilst the Local Plan can identify sites the provision of Free Schools is outside Local Authority control. As indicated in Table 8, sites offering some 20FE could be brought forward earlier in the Local Plan period, subject to Free School proposals coming forward or the Local Authority seeking a Free School provider in order to address the need in the short term.

<b>Table 8 Secondary school proposals to address the short term need, provide a 7 year supply and provision over the Local Plan period.</b>			
Secondary School Proposals	<b>7 year supply to 2022/23</b>	<b>8 years – 15 years (to 2030) Potential to bring forward</b>	<b>Total proposals in the Local Plan to address need</b>
Extensions to Existing (see attached extract from Table 9)	3FE		3FE
New schools / allocated sites(see attached extract from Table 10)	12-14FE (Free school proposals)	Up to 20FE	Up to 34FE
<b>Total</b>	<b>15 - 17 FE</b>	<b>Up to 20FE</b>	<b>Up to 37FE</b>

Notes - Bromley Education Trust, Hayes Lane (BET) also indicated as potential extension to existing Alternate Provision or new primary school. Catholic Secondary school aspiration (currently no site proposed)

## 3 Supporting Communities

<b>Table 9 Proposals to meet secondary need (Expansions to Existing Schools)</b>				
<b>Existing School Sites</b> (subject to Academy agreement)	<b>Potential additional FE</b>	<b>Designation</b>	<b>Local Plan Proposal</b>	<b>Ward</b>
Chislehurst School for Girls	1	Green Belt	Education Land designation (existing open space designation retained)	Chislehurst
Ravenswood	1	Green Belt		Bromley Common & Keston
Darrick Wood	1	UOS		Farnborough & Crofton
<b>Total Expansions to Existing Schools</b>	<b>3FE</b>			

**3.3.46** Expansions to existing secondary schools have the potential to deliver an additional 3 FE. No alterations to Green Belt are proposed at the two identified sites, which are embedded within the Green Belt. It is considered likely that a single FE addition to a secondary school could, subject to design, be consistent with the exceptions to “inappropriate development” as set out in para 89 of the National Planning Policy Framework.

**3.3.47** Table 10 indicates sites proposed through allocations / redesignations in the Local Plan to facilitate proposals to meet secondary need.

<b>Table 10 Proposals to meet secondary need (New Schools / Sites)</b>					
<b>Sites</b>	<b>Potential School</b>	<b>Potential FE</b>	<b>Designation</b>	<b>Local Plan Proposal (in addition to Education Land designation)</b>	<b>Ward</b>
St Hugh's Playing Field	Bullers Wood School for Boys	6	UOS	Allocation	Bickley
1 Westmoreland Rd	Bromley Technical College	6 - 8	none	Allocation	Bromley Town
Widmore Centre	Potential primary school site	-	UOS	Allocation	Bickley
Kentwood Site	Expand age range or new school (subject to academy support)	4	UOS	Allocation	Penge and Cator
Turpington Lane Allotments		6 - 8	Green Belt	Redesignation and allocation (Non Green Belt / MOL sites above having been prioritised for allocation)	Bromley Common & Keston
BET Hayes Lane		-	Green Belt		
Land adj Edgebury Primary		8	Green Belt		Chislehurst
<b>Total New Allocations / New Free School</b>		<b>Up to 34FE (up to 14FE without Green Belt re-designation) - none have currently permitted sites</b>			

Notes Bromley College have ministerial approval for a University Technical College (initially 14yrs+ but now amended to enable intake from 11yrs - this provision may come forward on 1 Westmoreland Rd). BET – or potential expansion of existing alternative provision or primary Free School Site.

## 3 Supporting Communities

### Specialist Educational Facilities

3.3.48 There will additionally be requirements over the plan period for specialist educational facilities, including alternative provision for pupils who, because of exclusion, illness or other reasons, would not otherwise receive suitable education. Proposals to address these additional requirements are set out in Table 11.

<b>Site</b>	<b>Potential</b>	<b>Designation</b>	<b>Local Plan Proposal</b> (in addition to Education Land designation)	<b>Ward</b>
1 Westmoreland Road	UTC (with ministerial approval)		allocation (note may come forward as secondary age 11yrs+ provision)	Bromley Town
BET Hayes Lane	Expansion of Alternative Provision		Redesignation and allocation	Bromley Common and Keston
Midfield Site	Expansion of Alternative Provision or Special School	Green Belt	Redesignation and allocation	Cray Valley West
Burwood	Social, Emotional and Mental Health Specialism	Urban Open Space		Orpington

Note BET - also potential new primary or secondary school

## Policy 29

### Education Site Allocations

Subject to Local Plan Policy 27 'Education', the Council will seek to meet the need for education provision over the Local Plan period as identified in the Council's Primary and Secondary School Development Plans, by allocating sites for educational purposes and re-designating school sites in Green Belt and Metropolitan Open Land as Urban Open Space (as indicated in tables 3,4,7,8 and 9 illustrated and on the "**Location of sites identified as allocations or involving re-designations to facilitate new or expanded education provision**" Map and detailed in Appendix 10.4)

**a** - allocating the following sites for new / enhanced education provision:

- 1 Westmoreland Road
- St Hugh's Playing Field, Bickley Road
- Land at Bushell Way, Chislehurst, and
- Kentwood Site, High Street, Penge

**b** - allocating the following sites for new education provision, removing them from Green Belt or Metropolitan Open Land and re-designating them as Urban Open Space, safeguarded as 'Education Land' for education development only:

- Land adjacent to Edgebury Primary School, Slades Drive
- Turpington Lane, Bromley Common
- Langley Park School for Boys and Langley Park School for Girls
- Bromley Education Trust Hayes Lane
- Midfield site, Midfield Way (including primary school and alternative provision)

**c** - Removing areas within the following existing school sites from Green Belt or Metropolitan Open Land and re-designating them as Urban Open Space to facilitate expansion of education facilities only:

- Edgebury Primary School
- Scotts Park Primary School
- St Mary Cray Primary School

## 3 Supporting Communities

- Wickham Common Primary School
- James Dixon Primary School
- Oaklands Primary School
- Castlecombe Primary School and Youth Centre

Planning applications will be required to provide robust assessments of the impacts of development, including for example, highways implications, and provide appropriate mitigation to address adverse impacts.

### Supporting Text

**3.3.49** Bromley's Primary and Secondary School Development Plan 2015 identifies proposals to address the current and projected need for primary and secondary education. Many of these proposals will be dependent upon the co-operation of the individual schools, the majority of which are academies (outside local authority control).

**3.3.50** The National Planning Policy Framework (para 72) advises that local planning authorities should take a proactive, positive and collaborative approach to meeting sufficient choice of school places advising that they should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

**3.3.51** Proposals will be subject to detailed planning applications, and will be subject to other requirements of Local Plan, notably the "General Design of Development" Policy 37. Robust assessments of the impacts of development on the locality will be required and proposals will need to satisfactorily address the full range of site specific constraints presented by each site, for example,

- Turpington Lane Allotments

**3.3.52** Should proposals impinge on currently utilised allotments along the indicated boundary (up to a maximum of 4 plots along the southern boundary), it will be necessary to relocate the plots on-site to the satisfaction of the Council, over an acceptable time period, including any necessary drainage works. It will also be necessary to provide appropriate access and turning head arrangements for use by the allotment holders.

- Bushell Way

**3.3.53** Proposals will be required to mitigate impacts on biodiversity, minimise the impact on trees ensuring a buffer to adjacent properties, maintain and enhance public access from Bushell Way through to the public open space known as “Walden Woods” and address the requirements for appropriate buffer around and access to energy infrastructure.

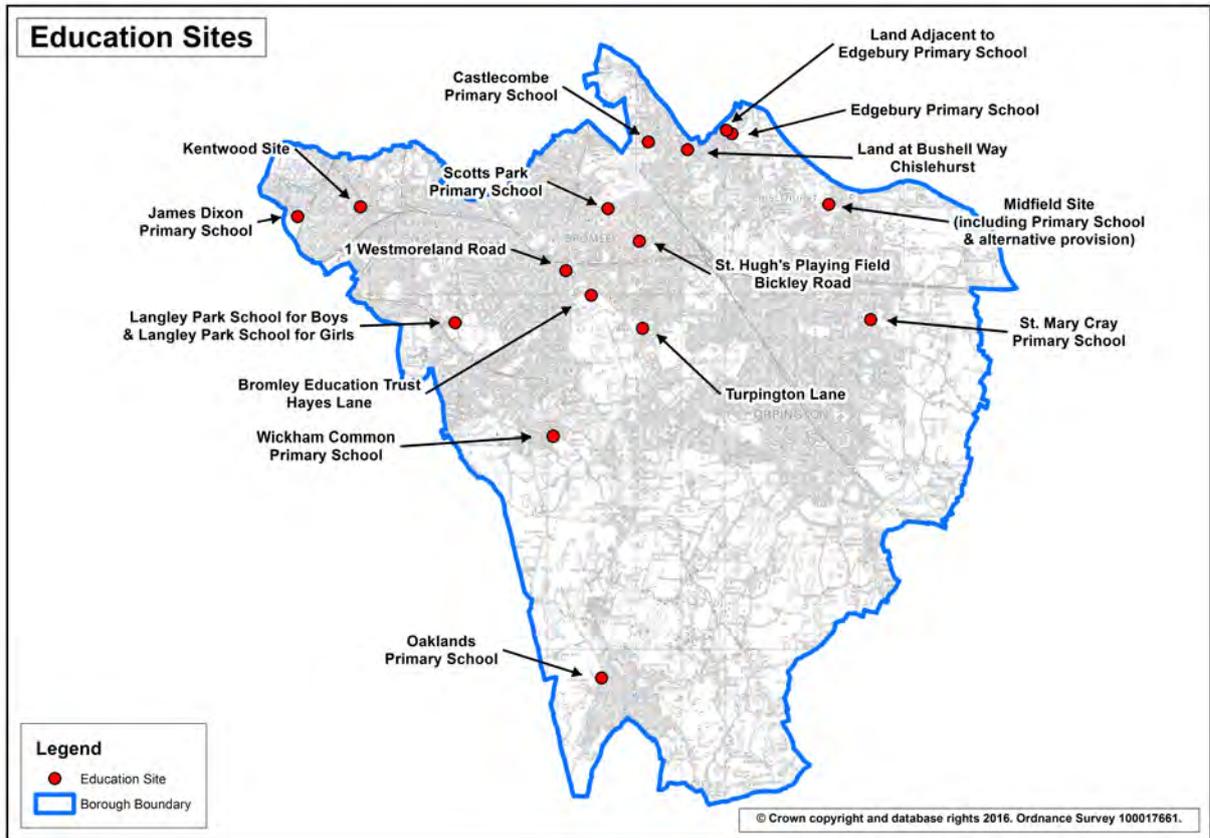
- Kentwood

**3.3.54** Proposals, which would be subject to the agreement of the leaseholders (Harris Primary Academy Kent House), will be required to reprovide the existing education provision (primary and adult education), either on site or on appropriate, accessible, alternative site or sites within the locality (see also Policy 20 Community Facilities).

**3.3.55** Detailed maps of the sites identified in Policy 29 for education purposes are set out in Appendix 10.4. All alterations to the Green Belt or MOL for education purposes involve re-designation as Urban Open Space and are protected from all other forms of development under the Local Plan Education Policy 27 for the lifetime of the plan.

### 3 Supporting Communities

#### Location of sites identified as allocations or involving re-designations to facilitate new or expanded education provision



## Getting Around (Transport)

## 4 Getting Around (Transport and Accessibility)

### Getting Around (Transport and Accessibility)

#### Introduction

**4.0.1** This chapter sets out the planning policies to deliver the transport objectives set out earlier in the document. These policies support the importance of accessibility to employment, shopping and services to residents, customers, and the supply chain for businesses. They mitigate impacts on quality of life, and the economic and social well-being of the Borough. Public transport, cars, cycling, and walking are often used in combination to make journeys.

**4.0.2** Planning Practice Guidance (PPG) highlights the importance of promoting access for the whole community, whether able-bodied or disabled. The National Planning Policy Framework (NPPF) advises that local authorities should consider opportunities for people to live healthy lifestyles including planning for an environment that helps promote active travel and physical activity. Good quality infrastructure encourages walking, cycling and the use of public transport which makes it easier for people to choose more active travel which supports individual health choices and helps prevent weight related illnesses, including diabetes and cardiovascular disease.

**4.0.3** Bromley's transport networks are related to the distribution of the population, with better access and choice in the more densely populated areas, with access to public transport more limited in the rural areas. As an Outer London Borough, a number of destinations will be in rural areas. The rural nature of much of the south and east of the Borough means that public transport is limited, the availability of basic local facilities is more important. The north west of the Borough, lying closest to Central London, and the Borough's main town centres have good transport links outside the Borough via the rail network, and westwards towards Croydon via Tramlink.

**4.0.4** The main transport pressures in the Borough are:

- Peak time traffic congestion associated with journeys to work and education;
- Unacceptable overcrowding on rail links into Central London during peak periods;
- High car dependency;
- Good public transport accessibility in the denser urban areas contrasting with poorer provision elsewhere, consistent with the rural nature of a large part of the Borough; including identified need to strengthen transport links with employment opportunities at Canary Wharf and in the City generally;
- The lack of an Underground and an extensive Overground network;
- Social exclusion amongst those without car access or unable to use public transport;
- Reasonable levels of walking and cycling which compare well with other Boroughs but with scope for significant increases; and
- External impacts on the local economy including the trends for centralisation of employment, shopping and services.

## Policy 30

### Parking

The Council will normally require off-street parking spaces to be provided in new residential development in accordance with Table 1 set out below:

Table 1: Residential Parking Standards

#### **Bromley Residential Parking Standards (per unit)**

<b>PTAL</b>	<b>1-2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
0-2*	Minimum of 1	Minimum of 1.5	Minimum of 2
2*-6a	0.7 (min) - 1 (max)	1 (min) - 1.5 (max)	1.5 (min) - 2 (max)

Parking for all other types of development is to be provided at levels set out in London Plan (LP) Table 6.2.

In addition to the above, developments must:

- a** provide designated blue badge parking as per LP Table 6.2;
- b** meet minimum cycle parking standards as per LP Table 6.3;
- c** ensure 1 in 5 spaces have provision (both active and passive) for electric vehicle charge points; and
- d** make provision for a car club, if above the minimum Transport for London (TfL) threshold.

Where parking pressures are identified at and around key public transport interchanges, new parking proposals will be supported on the basis that they do not undermine policies to encourage walking, cycling and public transport use.

For development where servicing problems may arise, the Council will normally require off-street/rear servicing facilities.

### Supporting Text

**4.0.5** Bromley has one of the highest car ownership levels in London (1.2 per household, Census 2011) and an average public transport accessibility level (PTAL) score of 2.7 (Transport for London, 2010), and parking standards in Table 1 reflect these local circumstances. Minimum levels of parking for residential development are required in order to ensure new developments do not generate additional intrusive or obstructive on-street parking as a result of inadequate on-site provision.

## 4 Getting Around (Transport and Accessibility)

**4.0.6** The 'Bromley standards' in Table 1 are in line with the London Plan (paragraphs 6.42i-k) which allows Outer London boroughs greater parking provision in new residential developments in areas which have Public Transport Accessibility Levels (PTALs) of 0 – 1 and parts of 2\*, subject to the particular characteristics of the development and the actual level of public transport accessibility and provision.

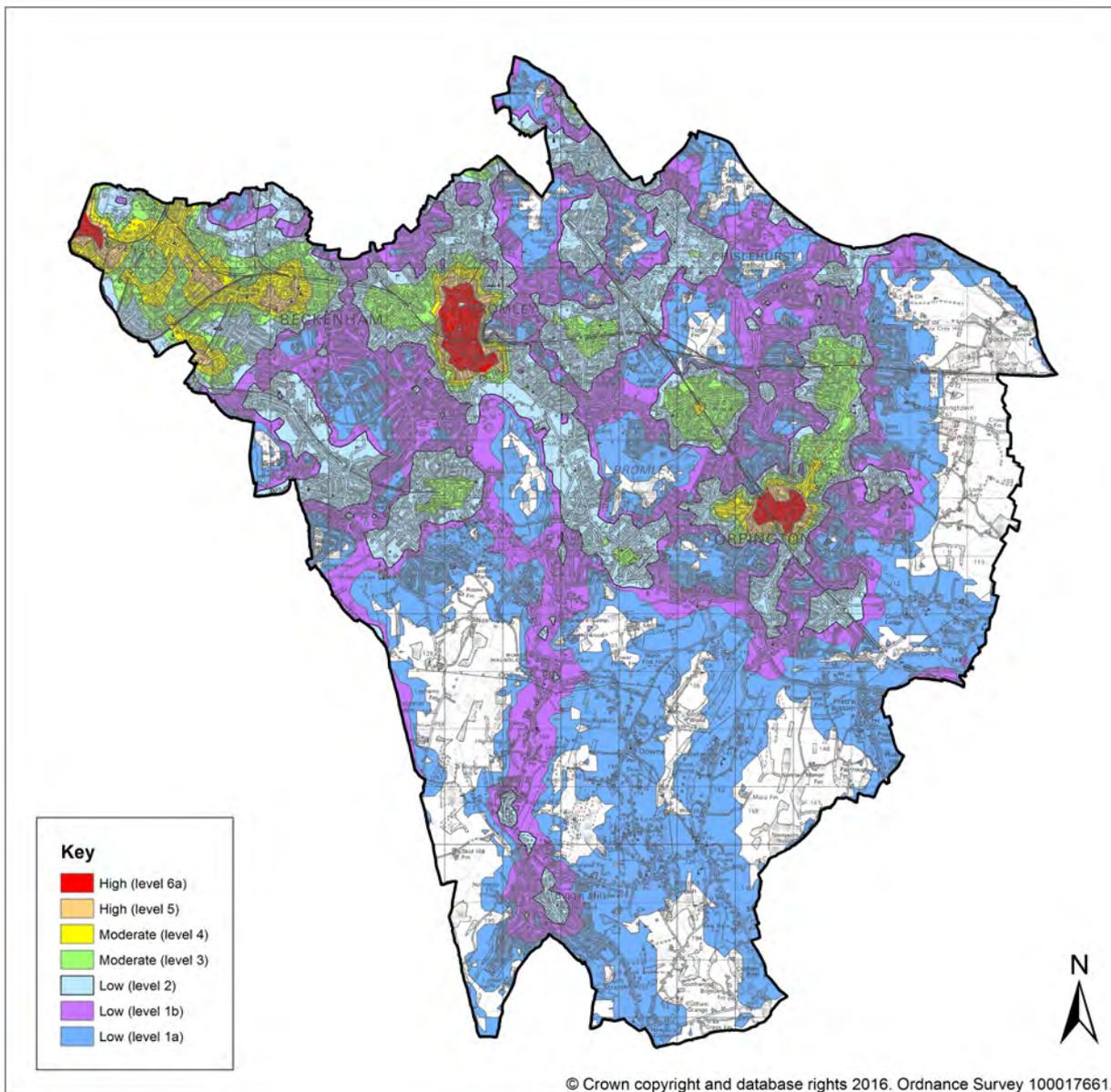
**4.0.7** These standards reflect the factors in the National Planning Policy Framework (NPPF) which encourage local planning authorities to develop their own standards taking into account:

- the accessibility of the development by cycling and on foot;
- the type, mix, and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

**4.0.8** The use of the minimum standards in Table 1 uses the flexibility provided by the London Plan to ensure that, as far as possible, parking at new developments is sufficient.

**4.0.9** For reference **Appendix 10.5** sets out the published London Plan residential parking standards.

## Public Transport Accessibility Levels (PTALs)



## 4 Getting Around (Transport and Accessibility)

### Development Type and PTAL matrix

Development type (Use Class)	Public Transport Accessibility Level		
	High	Moderate	Low
	Level 5 and 6	Level 3 and 4	Level 1 and 2
Large regional (> 4000 sqm): Class A1 (retail)	x	x	
Small to Medium urban: Class A1 (retail) / Class A3 (Restaurants & Cafes) / Class A4 (Public houses) and Class A5 (Takeaways)	x	x	x
Large regional (>4000sq.m): Class A2 (financial & professional services) / Class B1 (business) / Class D2 (leisure)	x	x	
Small to Medium urban: Class A2 / Class B1/ Class D2	x	x	x
Class B2 (industrial) / Class B8 (storage & distribution)		x	x
Class D1 (Schools / Further Education / other Class D1)	x	x	x
Class C1 (Hotels / Guest Houses) and Class C2 (Residential Institutions)	x	x	x
Class 3 (Residential Development)	x	x	x

**x = Type and scale of development in this location acceptable in principle**

## Policy 31

### Relieving Congestion

Any new development likely to be a significant generator of travel:

- a** - should be located in positions accessible or capable of being made accessible by a range of transport modes, including public transport, walking and cycling;
- b** - will require the submission of a Transport Assessment, setting out the impacts of their development on the local transport network (and strategic road network where applicable) and the mitigation measures proposed to deal with the impacts;
- c** - will, where necessary, be required to enter into an agreement to submit and implement acceptable Travel Plans, Construction Logistics Plans, and Delivery and Servicing Plans;
- d** - will need to incorporate or contribute to improvements to the highway network including traffic management measures that limit the significant impacts of the development and are designed to be sensitive to the surroundings; and
- e** - encourages walking and cycling through the provision of suitable facilities (see Policy 33 Access for All).

### Supporting Text

**4.0.10** Development proposals that are likely to have significant transport implications will be assessed for their impact on all modes of travel. The assessment should reflect the scale and likely impact of the development and propose appropriate measures to improve access by public transport, walking, and cycling in order to reduce the need for car based trips and parking.

**4.0.11** The National Planning Policy Framework (NPPF) supports the promotion and facilitation of sustainable transport. It notes the need for the transport system to be balanced in favour of sustainable transport modes and to give priority to pedestrians and cyclists. New developments should take up opportunities for sustainable transport to reduce the need for major transport infrastructure.

**4.0.12** Plans and decisions should also ensure developments that generate a significant movement are located where the need to travel will be minimised and the use of sustainable transport modes maximised. However, in some cases it may be necessary to strike a balance between need and availability of suitable sites. Development for town centre uses will be required to take a sequential test where appropriate (see Policy 91 Proposals for Main Town Centre Uses).

## 4 Getting Around (Transport and Accessibility)

**4.0.13** Proposals should be assessed for access to the site by all modes of transport, taking into account journey times, public transport frequency, quality, safety and access for disabled people. The Council will require Transport Assessments for large residential development that may have a significant traffic impact on existing residential areas.

**4.0.14** Traffic management measures will be required to be in place through encouraging appropriate measures within development proposals, primarily through the levels of parking provision, appropriate contributions to public transport, fostering alternative methods of travel and the provision of Travel Plans.

**4.0.15** A Travel Plan will normally be required to ensure that methods of reducing the number of visits by car are thoroughly explored and implemented. Travel Plans should set objectives for reducing car usage, increased walking, cycling and public transport use, improvements in safety features, environmentally friendly freight movement and delivery services. These will usually be made binding by attaching conditions on the relevant planning permission or through a Section 106 agreement. However, a development proposal will not in itself be made acceptable by the provision of a Travel Plan.

**4.0.16** The Council also maintains a list of traffic congestion “pinch points” on the road network as a means of identifying potential traffic schemes to reduce congestion. Subsequently allowing new development close to these locations could further exacerbate the conditions and potentially be contrary to the broader transport policies of the Council.

**4.0.17** All Transport Assessments, Travel Plans, Construction Logistics and Servicing Plans should be developed in line with TfL guidelines.

### Policy 32

#### Road Safety

The Council will consider the potential impact of any development on road safety and will ensure that it is not significantly adversely affected.

#### Supporting Text

**4.0.18** Road safety considerations need to influence design of any development. Where a proposal may have a detrimental effect on the safety of all users, measures to remove that potential risk should be agreed with the Council. Where a proposal is situated in a location with an existing road safety problem, the applicant would be expected to fund any necessary mitigation to resolve the difficulty as far as possible within the development and/or contributing to broader off-site solutions.

## Policy 33

### Access for All

The Council will:

- a** - require that proposals are designed to ensure ease of access and movement for people with disabilities, both physical and sensory;
- b** - consider the potential impacts on people with disabilities, and pedestrians and will seek provision of crossing facilities, designated routes and other improvements to the pedestrian environment as appropriate;
- c** - consider the potential impact on public transport services and their users, and will seek provision of and contributions to, suitable infrastructure improvements and other facilities, including highway works and bus shelters, services and railway station improvements where such works are necessary and related in scale and kind to the proposed development; and
- d** - where appropriate, developments may be expected to contribute towards the cost of implementation of the strategic transport schemes either through the Community Infrastructure Levy (CIL) or S106 Agreements.

### Supporting Text

**4.0.19** The policy is designed to promote ease of access to all parts of the Borough and all new development. Consideration will be given to the needs of wheelchair users in design of all road alterations. Dropped kerbs at road junctions, for example, do much to enable ease of movement. The design of pedestrian areas, extensions to footways, fully accessible bus stops, installation of street furniture, landscaping schemes and other alterations will take the needs of people with disabilities into account. The Council recognises the differing needs of both physical and sensory disabilities.

**4.0.20** New development can make significant improvements to facilitate safe and convenient direct cycle routes and implement secure cycle parking facilities, with the Mayor's Cycling Vision for London an agreed approach for developers to take. It also requires similar implementation of walking routes. Contributions towards Mayoral cycle route programmes may be sought.

## 4 Getting Around (Transport and Accessibility)

### Policy 34

#### Highway Infrastructure Provision

In determining planning applications, The Council will:

**a** -require all development to be designed to ensure ease of access for people with disabilities or mobility impairments;

**b** -consider proposals for new vehicle accesses and new or extended vehicle crossings subject to road safety requirements and their compliance with the Council's Vehicle Crossing guidelines. The following principles will be applied for new accesses:

- Strategic routes: no direct access will normally be permitted;
- All other classified roads: vehicle crossings will be permitted, subject to a road safety audit demonstrating acceptability to the Council, and;
- The impact of vehicle crossings upon the availability of on-street parking will need to be considered.

**c** -Any vehicle crossing on the Transport for London Road Network (TLRN) will require approval from TfL, as highway authority for these roads.

**d** -Require new residential roads suitable for adoption to be constructed as per the guidelines set out in its Design Manual for development (LBB) with contributions being sought to improve the nearby road network, where necessary, to support a proposed development.

**e** -where appropriate, developments may be expected to contribute towards the cost of implementation of the strategic transport schemes either through the Community Infrastructure Levy (CIL) or S106 Agreements.

#### Supporting Text

**4.0.21** When planning permission is required, the need for a crossover and any detail considerations will be assessed. Applications need to be in compliance with the Council's Vehicle Crossing Guidelines.

## Policy 35

### Transport Investment Priorities

The Council will work with and lobby partner agencies including Transport for London (TfL), Network Rail, and Department for Transport (DfT) to secure investment in transport infrastructure for the benefits of the Borough, such as increasing capacity, reducing congestion, and making improvements to public transport. This is critical to the development of the Borough. In particular, improvements in public transport connectivity to Canary Wharf and East London through the extension of the Docklands Light Railway to Bromley Town Centre and commitments to a dedicated off-road cycle route along the A21.

Where appropriate, developments may be expected to contribute towards the cost of implementation of the strategic transport schemes either through the Community Infrastructure Levy (CIL) or S106 Agreements.

### Supporting Text

**4.0.22** Investment in public transport is primarily through the DfT, TfL, and Network Rail. The Council will promote the needs of the Borough to secure investment to help deliver its transport objectives, and, wherever possible, facilitate improvements to public transport, cycling, and walking.

**4.0.23** The publication of the Rail Prospectus by the DfT in January 2016 which intends to transfer outer suburban rail services from the DfT to TfL has the potential to benefit the Borough by way of a number of services being incorporated into the London Overground network with all the associated quality enhancements that symbolise the brand.

**4.0.24** The Council continues to lobby for improved public transport connectivity with Canary Wharf, principally to provide access to this growing employment centre. To date, feasibility proposals have been worked up jointly between TfL and the Council but funding has yet to be identified for any investment in light rail extensions. As the London Overground network success continues, the feasibility of extending from New Cross Gate to Bromley North is currently being explored.

## 4 Getting Around (Transport and Accessibility)

### Policy 36

#### Safeguarding Land for Transport Improvements

The Council will safeguard sites and routes which support the delivery of key infrastructure which will bring benefits to the Borough and for the following transport improvement schemes to tackle existing congestion issues and facilitate new development:

- Bromley A21, Masons Hill/Westmoreland Road junction capacity improvements;
- Bromley A21/Hayes Lane/Homesdale Road junction capacity improvements;
- A233 Leaves Green Road/ Downe Road to Blackness Lane, Keston
- A233/A232, Keston Mark (junction of Croydon Road/Westerham Road/Oakley Road);
- B251 Hayes Lane/ Shortlands Road/ Scotts Lane; and
- Plaistow Lane/Orchard Road/Upper Park Road.

The Council will safeguard land and route alignments for the following public transport investment (including land for construction and operation):

- Docklands Light Railway from Catford to Bromley South via Bromley North; and
- Tramlink from Beckenham Junction to Crystal Palace.

#### Supporting Text

**4.0.25** The Council will ensure provision of sufficient land for the provision of an expanded transport system through the safeguarding of existing land used for transport or support functions and identifying and safeguarding sites, land and route alignments to implement transport proposals that have a reasonable prospect of provision. Until demonstration by TfL of a sound business case taking into account the detriment to existing national rail services to Hayes, the Council will not support safeguarding of land for any extension of the London Underground.

**4.0.26** The London Plan (policy 6.2) encourages improvements to the public transport system including the enhancement of the Docklands Light Railway and Tramlink along with extensions of the London Underground and Overground.

**4.0.27** Transport for London and the Council are exploring the potential of significant junction improvements at the 'Keston Mark' junction – the A232 Croydon Road and the A233 Westerham Road and Oakley Road. Significant delays are experienced by all road users on all four arms of this important junction, including buses which are often forced to curtail part of their route when they fall significantly behind schedule. This situation could, potentially, be further exacerbated with an increase in road traffic associated with Biggin Hill Airport and the proposed economic growth at the Biggin Hill Strategic Outer London Development Centre (SOLDC).

## Valued Environments

## 5 Valued Environments

### Bromley's Valued Environments

#### Introduction

**5.0.1** This chapter sets out the policies which protect and enhance the natural, built, and historic environment of the Borough.

**5.0.2** Bromley has natural and man-made environments are both very varied. Most of the Borough comprises open space of some description, varying from small formal and informal urban open spaces and parks of great importance to local communities, especially those living in the more densely developed areas, to natural countryside and farmland. The built environment is similarly varied, and includes fairly high density Victorian and Edwardian residential areas, more spacious inter and post-war suburban developments and the remnants of former large country estates exemplified by Sundridge Park and Holwood House.

**5.0.3** It is important that the best features of these environments are conserved, whilst being carefully integrated within new developments to meet the needs of 21st Century living.

**5.0.4** 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.

## Policy 37

### General Design of Development

All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Developments will be expected to meet all of the following criteria where they are relevant:

- a** -Be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;
- b** -Positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features;
- c** -Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity);
- d** -The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;
- e** - Respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing;
- f** -The development should address sustainable design and construction and include where appropriate on-site energy generation;
- g** - Suitable access should be provided for people with impaired mobility and meet the principles of inclusive design. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;
- h** -Security and crime prevention measures should be included in the design and layout of building and public areas;
- i** - Recycling and waste storage facilities are incorporated within the design layout;
- j** -Respect non designated heritage assets. Applications should be accompanied by a written statement setting out design principles and illustrative material showing the relationship of the development to the wider context.

## 5 Valued Environments

### Supporting Text

**5.0.5** The Council wishes to secure the creation of an attractive townscape and pleasant living and working conditions by ensuring that all new development (including extensions to existing buildings) makes a positive contribution to the area in which it is located and supporting the development of lifetime neighbourhoods. Good urban design including the space around and between buildings and their landscaping contributes to the quality of the built environment and can help urban regeneration.

**5.0.6** The London Plan advises boroughs to develop policies that ensure the physical environment can meet the highest standards of accessibility and inclusion and that the principles of inclusive design are adopted at the earliest stages in the development process (i.e. when preparing development briefs or masterplans). Reference will be made to the Mayor's SPG 'Accessible London: Achieving an Inclusive Environment (GLA, 2014).

**5.0.7** The design of new development should safeguard public amenity and improve the quality of life in the borough with new development relating well to the character of its surroundings. New development affects the streetscape now and in the future. By careful control, its relationship to its surroundings will encourage appropriate and sensitive designs. The Council will prepare supplementary planning guidance on design. In doing so and when considering the design aspects of individual proposals, reference will also be made to advice in National Planning Policy Guidance (NPPG), the National Planning Policy Framework (NPPF) and the London Plan (including Supplementary Planning Guidance).

**5.0.8** It is important to encourage local distinctiveness and "sense of place", particularly through the use of appropriate materials. Good modern design can be imaginative and innovative, and will be welcomed in appropriate circumstances where it contributes positively to the surrounding environment.

**5.0.9** The Council will work in partnership with the police to promote designs and layouts which take account of crime prevention and community safety. Such measures should be taken into account when considering the design and layout of buildings and public areas. These measures can help create places that also connect well with other areas, encouraging the use of public transport, walking and cycling and ensure, for example, the overlooking of public areas, the inclusion of mixed uses that contribute to 24-hour occupancy, and the effective use of landscaping and lighting. In determining planning applications, the Council will refer to "Secured By Design" which is a UK Police Flagship initiative supporting the principles of designing out crime through the use of effective crime prevention and security standards, PPG and the NPPF.

**5.0.10** 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 planning proposals are informed by sufficient and appropriate ecological information.

**5.0.11** In major development proposals a design statement should be submitted to the Council to include information on the key design principles, density, mix and distribution of uses, as well as provide sufficient illustrations to demonstrate the relationship of the development to its wider surroundings. The Council will also consider making Article 4 Directions where appropriate.

**5.0.12** With regard to sustainable design and construction and on-site energy generation proposals reference should also be made to Local Plan policies 123 and 124, relevant policies in the London Plan and accompanying guidance.

## 5 Valued Environments

### 5.1 Built and Historic Environment

#### Built Heritage

**5.1.1** The National Planning Policy Framework (NPPF) requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. The strategy should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

#### Heritage Assets

**5.1.2** Heritage assets within the Borough make an important contribution to place making and are valued highly by local residents. The following policies will ensure their sustainable management and allow change where appropriate.

#### Policy 38

##### Statutory Listed Buildings

Applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting. Where a proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial. In the case of change of use, it is often preferable that a building is used for the purpose for which it was built, but where new uses are proposed the impact of these on the special interest of the heritage asset will be considered carefully.

Applications for planning permission that involve total or substantial demolition of a listed building are wholly exceptional and will be considered as substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF.

#### Supporting Text

**5.1.3** Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF), the Council is required to have special regard to the desirability of preserving listed buildings and their settings and

'conserving their significance,' i.e. the sum of its cultural, natural and heritage values. The Council will seek to ensure the preservation and conservation of buildings of historical and architectural interest.

## Policy 39

### Locally Listed Buildings

Buildings on the Local List are considered to be non-designated heritage assets in the National Planning Policy Framework (NPPF).

A proposal to alter, extend or for the change of use of a locally listed building will be permitted provided that:

- It is sympathetic to the character, appearance and special local interest of the building; and
- It respects its setting.

Proposals to replace such buildings will be assessed against paragraph 135 of the NPPF, taking into account the scale of harm or loss and the significance of the heritage asset.

### Supporting Text

**5.1.4** Buildings deemed to be of local or historical interest are included on the Council's Local List as they contribute to the townscape or character of the Borough and the Council deems these buildings worthy of protection. The Council will encourage the preservation and conservation of buildings on the Local List. Where the replacement of a locally listed building is accepted, the proposed building should be of a high architectural standard.

## Policy 40

### Other Non-Designated Heritage Assets

Where non-designated heritage assets are highlighted as at risk of harm from a planning application, clearly demonstrable reasons or evidence of their significance will be required. Where the Council agrees that such assets are worthy of protection, proposals to replace such buildings will be assessed against paragraph 135 of the National Planning Policy Framework (NPPF), taking into account the scale of harm or loss and the significance of the heritage asset.

## 5 Valued Environments

### Supporting Text

**5.1.5** It is recognised in the NPPF that heritage assets will not always have a formal designation and that communities can sometimes place their own value on a building or place. In order to avoid spurious or unsubstantiated claims, such interpretations will only be accepted based on a sound evidential base.

#### Policy 41

##### Conservation Areas

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by:

- Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;
- Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- Using high quality materials.

A proposal for a development scheme that will involve the total or substantial demolition of an unlisted building in a conservation area that makes a positive contribution can be judged as causing substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Where the building proposed for demolition makes a negative or neutral contribution to the conservation area the merit of the proposed replacement will be weighed against any loss or harm.

Permission for demolition will only be granted once a suitable replacement has been accepted. A condition will be imposed on a planning permission granted, to ensure that demolition shall not take place until a contract for the carrying out of the development works has been made.

### Supporting Text

**5.1.6** Each Conservation Area consists of a group or groups of buildings, trees and landscapes in a particular setting. The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and will do so by maintaining strict management of development. Detailed guidelines for each Conservation Area and a description of the significance which it is desirable to conserve are contained in Conservation Area policy guidance, as required under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In assessing the

contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England Guidance. The Council will from time to time review Conservation Area Designations. A list of the Borough's Conservation Areas can be found in Appendix 10.16.

## Policy 42

### Development Adjacent To a Conservation Area

A development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area.

## Supporting Text

**5.1.7** A Conservation Area is a designated heritage asset and therefore its setting is a consideration in the determination of planning applications that occur outside its designated boundaries.

## Policy 43

### Trees in Conservation Areas

Development will not be permitted if it will damage or lead to the loss of one or more significant and/ or important trees in a Conservation Area, unless:

- a) Removal of the tree/s is necessary in the interest of good arboriculture practice, or
- b) The benefit of the development outweighs the amenity value of the tree/s.

In granting permission for the development, one or more appropriate replacement trees of a native species will be sought on site through the use of conditions or planning obligations.

## Supporting Text

**5.1.8** The Council recognises that trees often make an important and valuable contribution to the conservation area and will resist proposals where their health or visual amenity is threatened. When consent is given for a tree to be felled, an appropriate replacement will usually be required as a condition of that consent. Native species and local provenance will be sought as appropriate. Trees over 7.5cm 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.

## 5 Valued Environments

### Policy 44

#### Areas of Special Residential Character

Development proposed in areas designated as Areas of Special Residential Character (ASRCs) on the policies map will be required to respect, enhance and strengthen their special and distinctive qualities.

#### Supporting Text

**5.1.9** The Council has identified well established and coherent Areas of Special Residential Character where redevelopment proposals should respect, enhance and where appropriate strengthen the characteristics which most contribute to these areas' special and distinctive qualities as identified in the Area Descriptions set out in **Appendix 10.6**.

**5.1.10** The Appendix includes guidelines for the management of development in ASRCs. ASRCs are shown in the Policies Map. Background to the designation of ASRCs is set out in the 'Local Plan Background Paper on Potential Areas of Special Residential Character (2015),' whilst additional assessments are set out in the 2016 Local Plan Background Paper 'North Copers Cope and the Knoll ASRCs Spatial Character Assessments.' New ASRCs can be found in Appendix 10.6. Article 4 Directions are used where appropriate to remove permitted development rights where it impacts the special and distinctive qualities of ASRCs. The Council will seek to protect the environmental character of these areas by requiring proposals to have regard to the guidelines for the management of development.

**5.1.11** The following areas are designated as ASRCs :

- 1. Park Langley, Shortlands
- 2. Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part), Copers Cope
- 3. Petts Wood
- 4. Bickley
- 5. Bromley Common
- 6. Warren Wood Estate, Hayes
- 7. Sidney Road/Kendal Road, Beckenham
- 8. Holmwood (Homewood) Cottages, Rushmore Hill, Pratts Bottom
- 9. Orchard Road, Pratts Bottom
- 10. Chelsfield Park, Chelsfield
- 11. North Copers Cope Road, Copers Cope
- 12. Marlings Park Estate, Chislehurst
- 13. The Knoll, Petts Wood and Knoll

## Policy 45

### Historic Parks and Gardens

Applications within or adjoining a Registered Historic Park or Garden will be expected to protect the special features, historic interest and setting of the park or garden. The Council will seek to ensure that the park or garden is appropriately managed or maintained in a manner which reflects its status and designation.

### Supporting Text

**5.1.12** Historic England compiles a Register of Parks and Gardens of Special Historic Interest in England (National Heritage Act 1983). The main purpose of the Register is to identify historic parks and gardens that are of importance, in the national context, to England's cultural heritage, and to encourage their appreciation, maintenance and enhancement

**5.1.13** All sites on the Register are considered to be of special interest, by reason of, for example, their historic layout, features and architectural ornaments. Their individual importance varies, however, and they are classified into three categories: Grade I (of exceptional historic interest); Grade II\* (of great historic interest); and Grade II (of special historic interest). The Register includes the following parks within the London Borough of Bromley:

- Grade II\*: Crystal Palace Park
- Grade II: Down House, Holwood Park, Sundridge Park, Priory Gardens

**5.1.14** The Register does not provide statutory protection, nor does it imply any additional powers to control development. However, the historic interest of a park or garden has been established as a material planning consideration, and in considering applications on the sites in the London Borough of Bromley, 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 paragraphs 132-134 of the National Planning Policy Framework so that the park's significance is properly conserved. The Council will review from time to time other historic parks and gardens within the Borough with a view to identifying their special interest. Historic England, London Historic Parks & Gardens Trust and others will be consulted as part of the review process. The significance of each Registered Park or Garden is set out and described as part of their respective entries on Historic England's web-based National Heritage List.

## 5 Valued Environments

### Policy 46

#### Scheduled Monuments and Archaeology

Planning permission will not be granted for development that would adversely affect Scheduled Ancient Monuments or other Nationally Important Archaeological Sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the Council will require that:

- Within the defined Areas of Archaeological Significance, a written statement of the likely impact is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;
- At sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required, and any archaeological strategy that the Council may produce in the future should be promoted.

### Supporting Text

**5.1.15** Scheduled monuments and archaeological remains constitute the principal surviving evidence of the Borough's past. However they are vulnerable to modern development and changes in land use and are easily lost or damaged. The Council considers that preservation of archaeological sites and ancient monuments is a legitimate objective against which the demands of development must be balanced and fully assessed. The destruction of such remains should be avoided and should never take place without prior archaeological excavation and record.

**5.1.16** In addition to Areas of Archaeological Significance, there are locations outside these defined boundaries where archaeological remains have been found and where there may be potential for further finds. Where development is proposed within an Area of Archaeological Significance (to be shown on the Policies Map), or near a site of

archaeological potential, the Council will require a preliminary archaeological site evaluation before proposals are considered. The Council will seek the appropriate professional advice and will require applicants proposing development to do the same. Where the Council considers it appropriate, detailed investigation shall be carried out to an agreed written specification of work by a professionally qualified archaeological organisation or archaeological consultant. Bromley's Area of Archaeological Significance are due to be reviewed by Historic England and Supplementary Planning Guidance will be published identifying any proposed changes. Further advice can be provided by the Greater London Archaeological Advisory Service (GLAAS) within Historic England.

**5.1.17** The Council will encourage early co-operation between landowners, developers and archaeologists in accordance with the Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiate appropriate planning obligations (section 106 agreements).

**5.1.18** It is important to increase public awareness of the historical and archaeological heritage of the Borough and to encourage its effective management as an educational and recreational resource. The Council will promote the conservation, protection and enhancement of ancient monuments and archaeological sites and their interpretation and presentation to the public.

**5.1.19** The following sites in the Borough have been scheduled as Ancient Monuments:

- Fordcroft, Poverest Road, Orpington – Romano-British Site/Anglo Saxon Cemetery
- Caesar's Camp, Holwood Park, Keston - Iron Age hill fort
- Camp on Keston Common, Keston – earthworks
- The Temple, west of Keston Court, Westerham Road, Keston – Romano British mausoleum
- Romano-British villa, Crofton Road, Orpington
- St. Botolph's Church, Ruxley - former mediaeval church on site of earlier church
- Romano-British site, Wickham Court Farm, West Wickham – site of substantial Romano British settlement
- Ice Well at High Elms.
- Scadbury Manor, Chislehurst – Medieval moated manor

## Policy 47

### Tall & Large Buildings

Proposals for tall and large buildings will be required to make a positive contribution to the townscape ensuring that their massing, scale and layout enhances the character of the surrounding area. Tall and large buildings will need to be of the highest architectural design quality and materials and be appropriate to their local location and historic context, including strategic views. Proposals for tall buildings will be required to follow the current Historic England Guidance.

## 5 Valued Environments

### Supporting Text

**5.1.20** Tall buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline. Much of the Borough is not considered appropriate for tall buildings due to the established suburban character of the Borough. However, potential may exist for such development to be considered in town centre locations which benefit from good public transport, exhibit an existing local built character that would allow for taller buildings, and where no harm would be caused to heritage assets, the wider historic environment or important views. The adopted Bromley Town Centre Area Action Plan identifies potential sites for tall buildings within the town centre.

### Policy 48

#### Skyline

The Council will require developments which may impact on the skyline to demonstrate how they will protect or enhance the quality of the views, vistas, gaps and skyline listed below.

### Supporting Text

**5.1.21** The presence of a view or vista listed below will need to be taken into account in the design quality, configuration, height and site layout of new development or extensions to existing developments which may impact them. Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background through a visual impact assessment. The Council will work in partnership with neighbouring boroughs where there are cross-boundary views and settings so that these are positively managed.

#### 5.1.22 Views of local importance:

- From Addington Hills of panorama across Crystal Palace, Penge, Beckenham and Greenwich towards Shooters Hill, Isle of Dogs and Blackwall Reach
- From Crystal Palace Park of Bromley, Beckenham and West Wickham
- View over City and Docklands from Hayes Common
- View over City and Docklands from Walden recreation ground, Chislehurst
- View of Croydon town centre from Village Way, Beckenham
- View of Keston Ridge from southern section of Bromley High Street
- View east over Kent from Crofton Road, Orpington
- View west and south from Martins Hill
- View of eastern and western skylines of the Ravensbourne Valley
- View from Chelsfield Green looking North towards the Cray Valley

#### 5.1.23 Landmarks:

- St George's Church, Bickley

- St Edmunds Church, Beckenham
- Churchill Theatre and Library, Bromley
- Crystal Palace BBC TV mast
- Keston Windmill

#### **5.1.24 Major Skyline Ridges:**

- Keston Ridge
- Crystal Palace

## 5 Valued Environments

### 5.2 Open and Natural Space

#### Open and Natural Space

**5.2.1** On the Green Belt, the National Planning Policy Framework (NPPF) maintains its fundamental aim to prevent urban sprawl by keeping land permanently open ensuring that the essential characteristics of openness and their permanence are ensured.

**5.2.2** The NPPF requires Local Authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Policies should set out criteria against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

## Policy 49

### The Green Belt

Within the Green Belt permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

The construction of new buildings on land falling within the Green Belt will be inappropriate, unless it is for the following purposes:

- agriculture and forestry;
- appropriate facilities for outdoor sport and outdoor recreation and cemeteries which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it;
- extension or alteration of a building that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

## 5 Valued Environments

### Supporting Text

**5.2.3** The protection and importance of the Green Belt are also highlighted in the 'Core Principles' of the NPPF (NPPF, Para 17). Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered, if necessary. The greatest pressure for change is likely to be greatest along the boundary of Green Belt, where it meets the built up area.

**5.2.4** In order to maintain the Green Belt's fundamental characteristics of openness and permanence, its development should only be approved in 'very special circumstances'.

**5.2.5** The exceptions to inappropriate development are set out in the NPPF and Local Plan Policies. Additionally there may be circumstances where permitted development rights have been withdrawn under an Article 4 direction, for example in relation to the subdivision of plots of agricultural land. As these may change during the life of the plan, they are not shown on the Local Plan Policies map, but the directions, which include maps of the area to which they relate is maintained on the Bromley web site ([www.bromley.gov.uk](http://www.bromley.gov.uk)).

**5.2.6** Local planning authorities should ensure that great consideration and restraint is given to any potentially harmful activities on the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF, Para 88).

**5.2.7** The Green Belt in Bromley also includes villages and some isolated pockets of residential development. The NPPF allows for limited infilling in villages.

**5.2.8** The policy also allows for the limited infilling or the partial or complete redevelopment of previously developed sites, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. This enables development on sites within the Green Belt whether redundant or in continuing use (excluding temporary buildings).

**5.2.9** The 'Community Right to Build' allows local communities to undertake small-scale, site-specific, community-led developments which have been supported by the local community through a referendum.

### Policy 50

#### Metropolitan Open Land

The Metropolitan Open Land (MOL) will be given the same level of protection as Green Belt. The exceptions to inappropriate development are consistent with Green Belt policy and permission will not be given for inappropriate development except in very special circumstances.

## Supporting Text

**5.2.10** The London Plan applies the same level of protection to the Metropolitan Open Land as is afforded to Metropolitan Green Belt, noting that both have an important role to play as part of London's multi-functional green infrastructure and that the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and improve overall quality of life.

**5.2.11** The Metropolitan Open Land will have met at least one of the following criteria to have justified its inclusion within that designation:

- i. It contributes to the physical structure of London by being clearly distinguishable from the built up area
- ii. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- iii. It contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- iv. It forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

**5.2.12** Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The London Plan therefore advises that open spaces and links within a Green Chain should be designated as MOL due to their London wide importance.

## 5 Valued Environments

### Policy 51

#### Dwellings in the Green Belt or on Metropolitan Open Land

Extensions or alterations to dwellinghouses in the Green Belt or Metropolitan Open Land (MOL) will only be permitted if:

- a** -The net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and
- b** -Their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and
- c** - The development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Proposals to extend converted or replacement dwellings will not normally be permitted.

Other development within the curtilage is inappropriate by definition and would only be permitted where very special circumstances have been demonstrated.

#### Supporting Text

**5.2.13** The Council wishes to ensure that there is no incremental harm to the Green Belt or Metropolitan Open Land (MOL) by excessive subsequent extensions to dwellings within the Green Belt or MOL that collectively may jeopardise the open nature of the countryside, or other open land.

**5.2.14** The 'original dwelling' in the context of this policy follows the definition of 'original building' in the NPPF: 'A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'.

**5.2.15** Where development is permitted, it will be subject to other policies addressing the design and landscaping of proposals in the countryside.

**5.2.16** The policy will not apply to dwellings that have been created by re-use of a building within the Green Belt.

## Policy 52

### Replacement Residential Dwellings in the Green Belt

Where a building is in residential use in the Green Belt or on Metropolitan Open Land (MOL), the Council will permit its replacement by a new dwelling providing that:

- a** -The resultant dwelling (including garaging and any accommodation below ground) does not result in a material net increase in floor area compared with the existing dwelling as ascertained by external measurement; and
- b** -The size, siting, materials and design of the replacement dwelling and of any associated works (such as boundary fences or walls) does not harm visual amenities or the open or rural character of the locality.

### Supporting Text

**5.2.17** The National Planning Policy Framework (NPPF) indicates that the replacement of a building is not inappropriate provided the new building is in the same use and not materially larger than the one it replaces. In general an increase of over 10% would be considered material, although this may also depend on design issues.

## Policy 53

### Land Adjoining Green Belt or Metropolitan Open Land

Proposals for development on land abutting either the Green Belt or Metropolitan Open Land (MOL), should ensure that they have no detrimental effect on the visual amenity, character or nature conservation value of the adjacent designated area.

### Supporting Text

**5.2.18** Many sites including open space which adjoins the Green Belt or MOL. The Council wishes to see such land retained as a buffer between built development and the open land, to ensure that both the character and visual amenity of the Green Belt fringe and MOL sites is maintained. While in many cases extensive gardens represent the majority of the land to be protected, any sites considered to be of visual or ecological importance to Green Belt or MOL will be subject to this policy.

## 5 Valued Environments

### Policy 54

#### South East London Green Chain

Development proposals will be required to respect and not harm the character or function of the Green Chain or the Green Chain Walk. Measures to protect this designated area are to include the use of suitable screening, landscaping or in appropriate areas the planting of native vegetation and enhancing of wildlife habitats.

#### Supporting Text

**5.2.19** The Council will protect land within the Green Chain and promote it as a recreational resource whilst conserving and, where appropriate, enhancing the landscape. The South East London Green Chain comprises a number of open spaces in a variety of ownerships and largely in recreational use, which extend in a virtually continuous arc from the Thames, through the London Boroughs of Bexley, Greenwich, Lewisham, Southwark and Bromley.

**5.2.20** The concept of "Green Chains" is recognised and incorporated into The London Plan (para 7.56 and Policy 7.17). Paragraph 7.56 states that:

- "Green Chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their London wide significance, the open spaces and the links within a Green Chain should be designated as MOL."

**5.2.21** A series of signposted walking routes has been established through the Green Chain. In addition to providing a recreational route, this walk effectively ties together the separate open space sites giving the Green Chain a sense of cohesion. This walk also forms part one of London's strategic walking routes, the 'Capital Ring'.

## Policy 55

### Urban Open Space

Proposals for built development in Urban Open Space (UOS) will be permitted only under the following circumstances:

- a** - The development is related to the existing or allocated use (in this context, neither residential nor indoor sports development, other than sports development related to educational use on the site, will normally be regarded as being related to the existing use); or
- b** - The development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- c** - Any replacement buildings do not exceed the site coverage of the existing development on the site.

Subject to the clauses above, where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space.

Where there is a demonstrable need for additional educational buildings sensitive design and siting will be sought to ensure that the impact on the open nature of the site is limited as far as is possible without compromising the educational requirements. In all other cases the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

### Supporting Text

**5.2.22** The London Plan recognises the importance of locally important open spaces to the local communities within the built-up area. It is left to individual councils to identify the sites and decide upon the approach to be adopted in protecting them.

**5.2.23** The Council considers that the numerous open spaces within the urban area, not already defined as Metropolitan Open Land, also require protection. The areas that have been identified as Urban Open Space (UOS) are considered to be of local significance. Not all of them have public access, but they nevertheless fulfil specific functions within their localities and provide important breaks within the built-up area. In so doing, they make a significant contribution to the residential environment. The sites comprise a variety of uses, the main ones being private and public recreational open space, playing fields and allotments. Many schools, their grounds and playing fields are designated UOS. They are also defined as "Education Land" and protected under Local Plan Policy 27 for education purposes for the period of the plan.

## 5 Valued Environments

**5.2.24** The primary purpose of the UOS policy is to protect the open character of these smaller open spaces. Clause (i) of the policy recognises that additions or extensions may be necessary, provided that they are related to and essential for the function of the existing main use. In this context, residential and indoor sports development will not be regarded as acceptable, related uses. Where indoor sports development is related to existing or allocated education use clause (i) will not apply. Such education sports development will be required to comply with the rest of the policy relating sensitive siting to ensure that the impact on the open nature of the site is limited as far as is possible without compromising the educational requirements.

**5.2.25** On sites where there are no buildings, proposals associated with the functioning of outdoor sports or small-scale children's indoor play facilities may be permitted under clause (ii), provided that the predominantly open nature of the site is not impaired. Children's play facilities would supplement existing outdoor play areas, particularly in the winter, as well as encouraging greater use of the open spaces in which they were located.

**5.2.26** Clause (iii) applies in cases where existing buildings have become redundant or no longer meet the standards of facilities expected by users. In such cases, any proposed replacement buildings should not cover more of the site than the existing buildings, and, although the position of the development within the site may be altered the siting of buildings should not unduly impair the open nature of the site. It is important to note that where the existing use is for social infrastructure any new buildings will also be subject to Local Plan community facilities policies.

**5.2.27** There is significant pressure for increased educational provision in the Borough and across London and the NPPF advises that planning authorities should give great weight to the need to create, expand or alter schools. Approximately 40% of existing schools fall with UOS designation and it is therefore important to enable them to address the educational needs whilst limiting the impact on the open nature of the site. Unless the specific nature of the site suggests otherwise, educational development on Urban Open Space should seek to be developed over multiple floors, minimising the footprint and the impact on openness.

### Policy 56

#### Local Green Space

Local Green Space is green or open space which has been demonstrated to have special qualities and holds particular significance to the local community which it serves.

Development which causes harm to the “special qualities” of a Local Green Space as defined within its Statement of Significance but is otherwise policy compliant will be considered inappropriate and will not be accepted except in very special circumstances.

## Supporting Text

**5.2.28** Local Green Spaces are green areas or open spaces which have been demonstrated to have particular value and significance to the local community which they serve because of special qualities set out in their Statement of Significance. In a designated Local Green Space, proposals which comply with other relevant policies and designations will only be appropriate where these do not harm the special qualities of the site as defined within its Statement. Development which is likely to cause harm to the special qualities of sites will only be acceptable in very special circumstances which clearly outweigh the harm.

**5.2.29** Where a Neighbourhood Plan proposes to designate a site as Local Green Space it will be expected to use the criteria and methodology used by the Council to assess sites nominated for the Local Green Space designation, as set out in the Local Green Space Background Document. This is to ensure that the criteria is consistently applied between sites put forward for the Local Green Space designation, unless there are justified reasons for an alternative approach, and to ensure that Neighbourhood Plans remain in general conformity with Bromley's Local Plan.

**5.2.30** The following twenty five sites are designated as Local Green Space in the Local Plan. Their boundaries are shown in **Appendix 10.8**:

- Alexandra Recreation Ground, Alexandra Road, Penge
- Beckenham Green, High Street, Albemarle Road and St. George's Road, Beckenham
- Bull Lane Allotments, Chislehurst
- Bromley Palace Park, Rochester Avenue, Bromley
- Cator Park, Aldersmead Road, New Beckenham
- Chislehurst Recreation Ground, Walden Recreation Ground, Whytes Wood and Walden Woods, Empress Drive/Victoria Road, Chislehurst
- College Green and Slip, West Street, Bromley
- Dorset Road Allotments, Dorset Road, Elmers End
- Downe Orchard, between Rookery Road and North End Lane, Downe
- Frankwood Amenity Green, Junction of Frankwood Avenue/Lakeswood Road/Crescent Drive, Petts Wood and Knoll
- Havelock Recreation Ground, Homesdale Road, Bromley
- High Broom Wood, South Eden Park Road, West Wickham
- Hoblingwell Wood and Recreation Ground, Leasons Way, St Paul's Cray
- Hollydale Open Space, Kemble Drive, Beverley Drive and Lakeside Drive, Bromley
- Kelsey Park, Manor Way, Beckenham
- Kingswood Glen, South Hill Road and Kingswood Avenue, Shortlands
- Library Green and Church House Gardens, Bromley High Street, Glassmill Lane and Church Road, Bromley
- Martins Hill, off Church Road, Bromley
- Queens Gardens, Kentish Way, Bromley
- Queens Mead Recreation Ground, Queens Mead Road and Glassmill Lane, Bromley
- Royston Field, Franklin Road, Penge

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- Southill Wood, Westmoreland Road and Tootswood Road, Bromley
- Tugmutton Common and Farnborough Recreation Ground, Starts Hill Walk, Farnborough
- Turpington Lane Allotments, Bromley Common
- Whitehall Recreation Ground, Southlands Road and Cowper Road, Bromley

### Policy 57

#### Outdoor Recreation and Leisure

Proposals for development related to outdoor recreational uses on land designated as Green Belt, Metropolitan Open Land (MOL) or Green Chain will be permitted provided that:

- a** - Within the Green Belt or MOL the proposal constitutes appropriate development or use of land, as defined in the National Planning Policy Framework,
- b** - Within the Green Belt the proposal maximises opportunities to provide better access to the countryside,
- c** - Activities ancillary to the use or development proposed are small scale and do not adversely affect either the character or function of the designated areas; and
- d** - It is accessible by a choice of means of transport.

#### Supporting Text

**5.2.31** Both the Green Belt and MOL are a significant resource for outdoor sport and recreation. The NPPF advises that local planning authorities should plan positively to enhance the beneficial use of the Green Belt. This is particularly so on the urban fringe, where such facilities are more accessible to the urban population. It is desirable, therefore, to prevent any loss of existing or potential recreational land, while ensuring that recreational activity does not threaten the other qualities and functions of MOL and Green Belt.

## Policy 58

### Outdoor Sport, Recreation and Play

The Council seeks to retain sports, recreation and playing fields and will resist their loss unless it can be demonstrated that the open space, buildings and other land used for sport, recreation and play are surplus to requirements. In such cases, if there is a deficiency in another category of open space, proposals will be required to secure the conversion of part of the site or of other land to reduce or eliminate that deficiency. The Council will support the enhancement of outdoor sport and recreation facilities provided that:

- a** - Proposals address nature conservation, Green Belt and Open Space Policies, and
- b** - Any loss from a proposed development is re-provided to an equivalent or higher standard in terms of quantity and quality in a suitable location, or the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss, and
- c** - The activity and associated car parking do not adversely affect the countryside, nature conservation, or amenities of adjoining occupiers in ways which cannot be mitigated through planning conditions or obligations.

### Supporting Text

**5.2.32** The National Planning Policy Framework (NPPF) expects sport and recreation facilities to be protected through policy. There should be no unjustified facility loss, and any loss should be able to be justified on the basis of a robust and up-to-date assessment of current and future community needs, and provision made for a suitable replacement. Alternatively, loss should occur through a development for alternative sports and recreation provision the need for which clearly outweighs the loss.

**5.2.33** The NPPF reflects the Sport England guidance in respect of playing pitches but applies it across existing open space and sports and recreational buildings and land.

**5.2.34** Sport England is a statutory consultee on planning applications affecting playing field land, which is defined as the whole of a site which encompasses at least one playing pitch. Their comments should then be taken into account prior to making any decision whether or not to grant planning permission. This requirement is set out by the government in Statutory Instrument 2010/2184. Sport England oppose proposals which result in the loss of playing field land unless it is satisfied that the application meets with one or more of five specific exceptions which are incorporated in para 74 of the National Planning Policy Framework. Sport England may raise objections to applications on sites which are of special significance to the interests of sport in the locality, including for example sites that accommodate the highest level of competitive play within an area and/or are well

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established as a focal point for sports development activities that cannot be easily transferred to an alternative site. In such circumstances sites cannot be considered surplus to requirements.

**5.2.35** With regard to school playing fields the Secretary of State for Education has a general presumption against the need to change the pattern of school playing field provision by disposal or change of use.

**5.2.36** Sports grounds and playing fields will also be subject to other open space policies as appropriate. Policy 59 adds support to these policies by ensuring that the best use is made of existing playing fields.

**5.2.37** Proposals for war games, clay pigeon shooting, model aircraft flying, motorcycle scrambling and other similar potentially noisy uses. In all cases, conditions will be attached to any consent limiting the hours and frequency of use, the number of participants, the provision of signing and fencing of boundaries. Normally the Council will only be prepared to grant a temporary planning permission so that the environmental impact can be fully assessed. Planning permission will not be granted where the activities would impinge upon areas designated for their nature conservation, archaeological, or landscape interest.

### Policy 59

#### Public Open Space Deficiency

The Council will seek, where opportunities arise and finance permits, to secure improvements in the amount and distribution of, and access to, open space in areas of deficiency identified by the Council.

#### Supporting Text

**5.2.38** The Council has identified areas of public open space deficiency based on the hierarchy of open space. This hierarchy is included in the London Plan (Table 7.2) as the standard for public open space provision in London. The areas of open space deficiency are shown on the Local Park Deficiency Map. This is available to view and download in the Supporting Documents folder in the online consultation portal or on request at local libraries.

**5.2.39** Some areas of deficiency are unlikely to be reduced in the foreseeable future. A priority for the Council will be addressing the lack of open space at local park level (2ha). Small local parks are particularly valuable to the less mobile, such as the elderly and carers with young children. Public open space can be provided appropriately as part of new housing, retail, leisure and employment developments.

**5.2.40** Where appropriate, the Council will seek, by agreement, provision of new open space in such developments. Providing access to open space and to other open land in public ownership such as school playing fields can also help to improve the provision of open space.

## Policy 60

### Public Rights of Way and Other Recreational Routes

Planning permission will not be granted for development affecting a Public Right of Way unless the proposals include either the retention or diversion of the Right of Way such that, as a route, it is no less attractive, safe or convenient for public use. The same principle will apply to all other requests for changes to the Rights of Way network.

Where appropriate additional routes to create links to Access Land, between open spaces and between established walks or for improvements or maintenance to existing walks will be sought through the use of conditions or planning obligations

### Supporting Text

**5.2.41** A well maintained, promoted and signposted network of footpaths, bridleways and byways, both through the urban and rural areas, enables people to pursue different forms of recreation and to gain access to open space and to the countryside. Through the provision of permissive routes for walkers and horse riders, the borough network of paths and bridleways can, where possible, be further extended and, through positive countryside management, be further improved. The Defra Rights of Way Circular (1/09) contains guidance on the consideration of rights of way in association with development, which will be made reference to in planning decisions. Under the Countryside and Rights of Way Act 2000, proposed Access Land, over which people will have a right to walk, has been mapped. New Access Land will usually mean open country (Downland in Bromley) and registered common land.

**5.2.42** The promotion of circular walks encourages greater use of the Green Belt and Green Chain and may serve to direct the public away from areas which are already under pressure through over use. The Council will continue to support the South

**5.2.43** East London Green Chain Walk, as well as being part of a longer-distance strategic route, promoted by Walk London. Those parts of the Capital Ring, the London Loop and Waterlink Way, which pass through the Borough, is shown on the Policies Map.

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### Policy 61

#### Horses, Stabling and Riding Facilities

Stable blocks, loose boxes and other essential buildings and associated works connected with equestrian activities will generally only be permitted if:

- a** - The siting, scale, form and materials of such developments would not have any adverse visual impact on the open or rural character of the Green Belt or areas of Metropolitan Open Land;
- b** - Such developments would not result in any detriment to the amenities enjoyed by the occupants of any adjoining residential properties;
- c** - They are, wherever possible, sited close to any existing built development on the site and suitably sited in relation to their surroundings;
- d** - They are adequately screened; the proposal will not adversely affect areas which are of importance for nature conservation; and
- e** - The proposal will not result in an unacceptable intensification of horse-related activities.
- f** - Further to the above the council will encourage joint applications which incorporate rides through the land involved and a communal jumping area, if required, subject to other policies of the Plan.

#### Supporting Text

**5.2.44** The Council recognises the increasing demand for horse riding and the keeping of horses as a pastime and that the associated buildings and uses can be an integral part of the rural environment. The popularity of this activity, however, has given rise to a number of problems. The location, standard and intensity of buildings required in connection with equestrian activity threaten to spoil the appearance and the character of the Green Belt and other open areas. Other problems include untidy jumping areas, over-intensive grazing and riding on footpaths, all of which the Council wishes to discourage in order to safeguard other uses of the countryside and to prevent the landscape becoming unsightly. Conditions will be imposed where appropriate to control the storage and removal of horse-related waste. Encouragement for schemes which amalgamate facilities on adjoining land in different ownerships should help to minimise visual intrusion and result in a better design and layout.

**5.2.45** Applications for stables or loose boxes will only be considered acceptable if there remains a commensurately large area of associated open land adjacent, for the grazing of horses. In this regard, the Council will require the designated paddock land to remain in the same ownership as, or under the control of, the operator of the stables and should be a minimum ratio of 0.4 ha per horse. The British Horse Society's recommended standard

of 0.4ha per horse is considered to be a minimum requirement for grazing horses. Where the proposed stables or loose boxes are within the curtilage of an existing livery stable or riding school, the number of horses kept and exercised in the locality, the intensity of use of local bridleways and the effects on the surrounding countryside of horse-related activities will be taken into account.

## Policy 62

### Agricultural Land

Development that complies with the requirements of the Local Plan Green Belt Policy but will lead to the loss of the best and most versatile agricultural land will be expected to be designed to allow for future economic re-use of the land for agriculture.

### Supporting Text

**5.2.46** The National Planning Policy Framework (NPPF) advises that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. It indicates that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

**5.2.47** The London Plan (Policy 7.22) seeks to encourage and support thriving and land-based sectors in London, particularly in the Green Belt.

## Policy 63

### Development Related to Farm Diversification

Development related to farm diversification schemes will be permitted where:

- a** - There is evidence that the wider benefits of farm diversification contribute to the very special circumstances required by Policy 50;
- b** - The scheme proposed preserves the openness of the Green Belt and does not conflict with the purposes of including land in it; and
- c** - There is no harm to the retail viability of nearby shops or to existing rural businesses.

### Supporting Text

**5.2.48** Rural areas are becoming less reliant on the agricultural industry as a form of livelihood. While not overriding Green Belt policies, this policy allows farmers to look beyond traditional agricultural practice to supplement their incomes. The Council will expect

## 5 Valued Environments

farm diversification schemes to be well-conceived and consistent in scale to their rural and Green Belt locations. Potential diversification projects could include woodland management, farm shops, equestrian businesses, sporting facilities, nature trails and craft workshops. The Council will expect the applicant to explore the possibility of re-using or replacing existing buildings where feasible. Farm shops that sell a significant amount of produce from elsewhere is a separate use and requires planning permission.

### Policy 64

#### **Agricultural Dwellings**

When considering applications for agricultural workers' dwellings, the Council will require to be satisfied that:

- a** - There is a clearly established existing need for an agricultural dwelling;
- b** - The need relates to a full-time worker, or one who is primarily employed in agriculture, and does not relate to a part-time requirement;
- c** - The unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least one of them, and are currently financially sound, and have a clear prospect of remaining so;
- d** - The need for accommodation could not be fulfilled by another dwelling on the unit, or other existing accommodation in the area (including living in the adjoining/nearby built up area) which is suitable and available for occupation by the workers concerned;
- e** - The size of the dwelling is commensurate with the established functional requirement; and
- f** - All other planning requirements are satisfied.

## Policy 65

### Temporary Agricultural Dwellings

When considering applications for temporary agricultural workers' dwellings, the Council will require to be satisfied that:

- a** - There is clear evidence of a firm intention and ability to develop the enterprise concerned;
- b** - There is a functional need;
- c** - There is clear evidence that the proposed enterprise has been planned on a sound financial basis;
- d** - The functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area (including living in the adjoining/nearby built-up area) which is suitable and available for occupation by the workers concerned;
- e** - The size of the dwelling is commensurate with the established functional requirement; and
- f** - All other planning requirements are satisfied.

## Policy 66

### Occupancy Conditions

Occupancy conditions for agricultural workers' dwellings in the countryside will only be removed when it is demonstrated that the dwelling is no longer needed, now and for the foreseeable future, for someone solely, mainly or last working in agriculture on the holding and in the dwelling's general locality. Where such conditions are removed, permission will not normally be granted for new agricultural or forestry workers' dwellings on the holding or on any new holding created by its sub-division.

The Council may require an agreement under Section 106 of the Town and Country Planning Act 1990 preventing the sale of the dwelling or parts of the land separately from the land forming the holding.

### Supporting Text

**5.2.49** The NPPF is clear that new isolated homes in the countryside should be avoided other than in special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside.

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**5.2.50** If permission for temporary accommodation (i.e. a mobile home) is granted, permission for a permanent dwelling will not subsequently be given unless the criteria relating to permanent agricultural dwellings are met. Permission for a permanent extension to a temporary dwelling will not be acceptable.

**5.2.51** Conditions and planning obligations will be applied to planning permissions for agricultural workers' dwellings to ensure that the dwelling is retained for use by persons solely or last employed in agriculture in the locality and their resident dependants.

### Policy 67

#### Minerals Workings and Associated Development

In considering planning applications for mineral extraction, the Council will require assurance that:

- a** - The quality and quantity of the mineral concerned is such that any working would be economically viable;
- b** - Any associated development to be located on the site is essential to the viability of the proposal; and
- c** - The land will be restored to an appropriate Green Belt use when extraction is complete.

The Council will seek to ensure that the effects of mineral extraction, including associated development and generated traffic are minimised. Proposals will be required to meet each of the following criteria, where appropriate:

- d** - Best and most versatile agricultural land (as defined in Policy 62) must be capable of being restored to, or close to, its former undisturbed physical characteristics;
- e** - No long term effects on the landscape should result, and the short term effects must be minimised; and
- f** - Restoration should be carried out to a high standard.

#### Supporting Text

**5.2.52** Planning applications for mineral extraction will be screened to determine whether they require an Environmental Impact Assessment.

**5.2.53** Mineral extraction is an activity that causes considerable disruption and can have widespread effects on local residential and visual amenity, landscapes, nature conservation interests, existing uses, transport networks, and safety. Under such circumstances, it is

important for both the Council and the local community to be assured that any associated development will be kept to the minimum, and that the restoration of the land to a high standard will take place.

**5.2.54** The extent, nature, and location of deposits has not been mapped, however, it is assumed that any workable deposits will lie beneath Green Belt land and will therefore be safeguarded against surface development, which would preclude their exploitation at a future date.

**5.2.55** Restoration of land affected by mineral workings is a very important factor, and one that will be considered at an early stage in the planning process. The Council will expect the highest standards to be attained in this respect, and the use to which the restored land is put to accord with the appropriate policies of this plan. In particular, restoration and aftercare should provide the means to maintain or enhance the long-term quality of the land and landscapes taken for mineral extraction. Reclamation can also provide opportunities for creating or enhancing sites for nature conservation. To ensure these standards are achieved, any permission will be subject to a legal agreement.

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### 5.3 Nature Conservation and Development

#### Nature Conservation and Development

**5.3.1** 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 National Environment and Rural Communities Act (NERC) 2006. This duty embraces the conservation of flora, fauna, geological and physiological features and extends to urban as well as rural areas.

**5.3.2** London's wildlife resources are an important amenity that should be considered whenever development is proposed. These policies aim to protect those sites and features which are of ecological interest and value, and those which are an important educational and recreational resource for the Borough. The Council will pay particular attention to the conservation of habitats characteristic of the area, such as chalk grassland, ancient woodland and lowland heath. Wherever possible, the sympathetic management of such habitats will be encouraged through planning conditions, obligations or voluntary agreements. 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 note in Bromley.

**5.3.3** The classification of nature conservation sites in Bromley is as follows:

- Sites of Special Scientific Interest (SSSIs) [statutory designation]
- Local Nature Reserves (LNRs) [statutory designation]
- Sites of Metropolitan, Borough or Local Importance for Nature Conservation (SINCs) [non-statutory designation]

#### Policy 68

##### Development and SSSI

A development proposal within or that may have an adverse effect on a Site of Special Scientific Interest will not be permitted unless:

- It can be demonstrated that there is no alternative solution and the reasons for the development clearly outweigh the nature conservation or scientific interests of the sites, or
- The value and interests of the site can be protected from damaging impact by mitigating measures secured by the use of conditions or planning obligations.

## Policy 69

### Development and Nature Conservation Sites

A development proposal that may significantly affect the nature conservation interest or value of a Local Nature Reserve (LNR), Site of Importance for Nature Conservation (SINC) or a Regionally Important Geological Site (RIG) will be permitted only:

- If it can be shown that the reasons for the development or benefits to the local community from the development outweigh the interest or value of the site, or
- Any harm can be overcome by mitigating measures, secured through conditions or planning obligations.

## Policy 70

### Wildlife Features

Where development proposals are otherwise acceptable, but cannot avoid damage to and/or loss of wildlife features, the Council will seek through planning obligations or conditions:

- Inclusion of suitable mitigation measures; and
- The creation, enhancement, and management of wildlife habitats and landscape features to contribute towards the Bromley Biodiversity Action Plan.

## Supporting Text

**5.3.4** Development proposals should begin by understanding their wider context and viewing promotion of nature conservation as integral to the scheme. New development should improve existing or create new habitats or use design (green roofs, living walls, nest boxes and next bricks) to enhance biodiversity and provide for its on-going management. Most wildlife habitats are difficult to recreate, accordingly the replacement or relocation of species and habitats should only be a last resort. Planning proposals should be informed by the relevant British Standard(s) regarding Biodiversity as part of this process.

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**5.3.5** Any benefits of a proposal required to outweigh nature conservation or geological value will depend on the importance of the individual site. The national importance of SSSIs justifies the special scrutiny of development proposals within or likely to affect such areas.

### Policy 71

#### **Additional Nature Conservation Sites**

If during the course of an application for a development proposal the nature conservation interest of the site becomes evident, the protection and active management of that site will be sought as part of the proposal.

#### **Supporting Text**

**5.3.6** It is likely that, through the development control process, additional sites of nature conservation interest will become evident. Where such circumstances arise, the Council will carry out a full assessment of that interest in consultation with relevant nature conservation bodies and, where appropriate, recommend sites' formal designation in order to protect indigenous species and/or habitats. Where appropriate, the designation of further Local Nature Reserves will be supported.

### Policy 72

#### **Protected Species**

Planning permission will not be granted for development or change of use of land that will have an adverse effect on protected species, unless mitigating measures can be secured to facilitate survival, reduce disturbance or provide alternative habitats.

#### **Supporting Text**

**5.3.7** Many plant and animal species (including badgers, bats, dormice, great crested newts and some species of birds) are statutorily protected. The Wildlife and Countryside Act 1981 contains schedules of many of the species which are given protection. For the purposes of this policy, statutorily protected species are those included on Schedules 1, 5 and 8 of the Act or national and European legislation (e.g. badgers) and guidance for the protection of habitats and species. 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.

### Policy 73

#### Development and Trees

Proposals for new development will be required to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained. Tree preservation orders will be used to protect trees of environmental importance and visual amenity. When trees have to be felled, the Council will seek suitable replanting.

#### Supporting Text

**5.3.8** Trees are important features of the Borough's environment and are a valuable resource for wildlife. The Council places a high priority on their retention and protection. They can be protected by the making of a Tree Preservation Order (TPO) which can relate to individual trees, groups of trees or areas of woodland. Trees will be assessed against criteria that take into account public visibility, retention span, condition and the risk of loss. Numerous trees and woodlands throughout the Borough are protected by TPOs. Policy 43 sets out how the Council will assess applications for the felling of trees in Conservation Areas.

**5.3.9** When considering development proposals the Council will seek the retention value healthy trees of amenity. Where trees are retained within new development sites, they can help to create a settled appearance to the landscape while newly planted trees will take a number of years to reach maturity. Where new trees are planted, native species and local provenance will be sought as appropriate.

**5.3.10** When development proposals threaten to impact negatively important/significant trees, the Council will require the submission of a tree survey, and arboriculture implications assessment in accordance with British Standard BS5837:2012 – trees in relation to construction.

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### Policy 74

#### Conservation and Management of Trees and Woodlands

To improve the amenity and conservation value of trees and woodlands, the Council will:

- Encourage appropriate beneficial management;
- Encourage appropriate new tree planting in suitable locations; and
- Promote public interest in and enjoyment of trees and woodlands.

#### Supporting Text

**5.3.11** The majority of woodlands in the Borough have been identified as ancient in origin (i.e. there has been a continuous woodland cover since 1600) and have a high nature conservation value. Every encouragement will be given to owners to manage their trees and woodlands appropriately.

**5.3.12** Within the built up-area, natural regeneration of trees does not generally take place and a continuing programme of planting is necessary to replace those lost through old age, disease and the effects of new building. 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.

### Policy 75

#### Hedgerows and Development

In considering development proposals, the Council will normally expect the retention and beneficial management of any existing hedgerow; where a hedgerow is to be removed, the Council will, where appropriate, require its replacement with native hedgerow species.

#### Supporting Text

**5.3.13** Hedgerows can play an important role in softening and screening new developments, in defining boundaries and in protecting the privacy of adjoining properties. The Council will resist the removal of significant hedgerows, particularly ancient hedgerows, and will use its statutory powers to seek appropriate replacement where hedgerows are removed without consent.

**5.3.14** In granting planning permission for new development where significant hedgerows, including ancient hedgerows, are to be retained, the Council will ensure that these hedgerows are given appropriate protection during the building works through the use of planning conditions.

## Policy 76

### **Kent Downs Area of Outstanding Natural Beauty**

The Council will protect, conserve and enhance the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting, from development considered to have a detrimental impact on the landscape of the area.

## Supporting Text

**5.3.15** The Kent Downs Area of Natural Beauty (AONB) was designated by the Countryside Commission (now Natural England) in 1968. This designation formally recognises the importance of the unique landscape quality in order to preserve and enhance its characteristic natural features, including flora and fauna, and to maintain its beauty. Although only a small portion of the 878 sq km of the AONB lies within Bromley, and is the only such area in London, it is an integral part of the AONB as a whole and of national importance. The Council will consult Natural England on proposals considered likely to have a material effect on the landscape, consult and will make reference to the Kent AONB Management Plan. Proposals considered by the Council as constituting major development in the local context will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest, as per the test in the National Planning Policy Framework.

## Policy 77

### **Landscape Quality and Character**

In considering development proposals and in the management of its own land and operations, the Council will:

- Seek to safeguard the quality and character of the local landscape; and
- Seek the appropriate restoration and enhancement of the local landscape through the use of planning obligations and conditions

## 5 Valued Environments

### Supporting Text

**5.3.16** Extensive areas of open land in the Borough have considerable landscape value. These areas are principally within the Green Belt, but also includes some areas of Metropolitan Open Land (MOL). They overlap with the Kent Downs AONB and include Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and Local Nature Reserves. Holwood Park, Down House, Sundridge Park, and Crystal Park are included on English Heritage's Register of Historic Parks and Gardens in part for their landscape value.

**5.3.17** When considering proposals, the Council will pay special attention to the need to preserve the landscape, whether for its visual, historic or nature conservation value. Proposals, for example, for open space recreational uses, which, in principle, may be acceptable within the Green Belt or on MOL, can affect the appearance of the land.

### Policy 78

#### Green Corridors

In considering development proposals, the Council will assess the likely impact on the quality and character of green corridors through the Borough and will seek and support appropriate enhancement and management.

### Supporting Text

**5.3.18** The links, stepping stones and wildlife corridors from one habitat to another are important and recognised in the London Plan. The London Plan defines Green Corridors as relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible and provide an extension to the habitats of the sites they join.

**5.3.19** They need not be very wide, but they are essential routes for the movement of both flora and fauna and, as they are often undisturbed, can provide similar conditions to formally designated nature reserves.

## Policy 79

### Biodiversity and Access to Nature

The Council will enhance biodiversity across the Borough, assist ecological restoration and address spatial deficiencies in access to nature by:

- Using the procedures in the Mayor's Biodiversity Strategy to identify and secure the appropriate management of sites of metropolitan, borough and local importance for nature conservation in consultation with the London Wildlife Sites Board.
- Identifying areas deficient in accessible wildlife sites and seek opportunities to address them.

### Supporting Text

**5.3.20** The 2016 London Plan (Policy 7.19) notes that London contains numerous Sites of Importance for Nature Conservation which form an integral part of London's green infrastructure and should be linked to other parts of the network to enhance its value.

**5.3.21** The Mayor's London All Green Grid SPG and associated area framework for Downloads provides guidance on the implementation of the policy framework in 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.

**5.3.22** The Mayor's Biodiversity Strategy sets out criteria and procedures for identifying land of importance for London's biodiversity for protection in Local Plans and identifying areas of deficiency in access to nature. The Mayor and the London Biodiversity Partnership (BAP) have identified targets for the re-creation and restoration of priority habitats, and priority is placed on connecting fragmented habitat and increasing the size of habitat areas to increase resilience to climate change.

**5.3.23** The Bromley Biodiversity Plan (2015) translates national and regional biodiversity strategies to the context of Bromley, particularly the borough's biodiversity duty as set out in the Natural Environment and Rural Communities Act 2006 (NERC). It promotes a coordinated Strategy for conserving, protecting and enhancing biodiversity at the local level to maintain, enhance and restore SINCs and other biodiverse spaces. It provides best practice guidelines for protecting and enhancing biodiversity in the borough for all stakeholders involved in maintaining and managing them including Friends Groups, planners and developers, landowners and contractors volunteer groups and the general public. The plan aims to sustain local species and habitats for future generations

## 5 Valued Environments

## Working in Bromley

## 6 Working in Bromley

### 6.1 Business and Employment

#### Working in Bromley

##### Introduction

**6.1.1** This chapter sets out the planning policies to deliver forecast significant employment growth and the business and Town Centre objectives outlined earlier in the Vision and Objectives.

**6.1.2** Employment in the Borough is forecast to increase by 22% from 116,000 jobs in 2011 to 141,000 jobs in 2031 (GLA 2016 Labour Market Projections). The Local Plan evidence base identifies a significant requirement for office space, driven by business services and financial services, as well as growth in employment in utilities, wholesale, retail and transport/storage. Bromley has one of the largest economies of London boroughs outside the Central Activities Zone.

**6.1.3** Despite some decline of manufacturing employment in the Borough, industry and warehousing remain important elements of the local economy. There are approximately 120 hectares of land in industrial or warehousing use, the majority being concentrated within the Business Areas in the Cray Business Corridor, Lower Sydenham (Kangley Bridge Road), Elmers End and Biggin Hill.

**6.1.4** St Mary Cray is the largest of the areas with just under 40 hectares used for light industry or warehousing. It is the area with the best connections to the M25 and is the Borough's prime location for such businesses. Both Lower Sydenham and Elmers End have relatively good connections to Central London. The Business Area at Biggin Hill provides premises that benefit from close connections with the aviation industry and with air transport facilities.

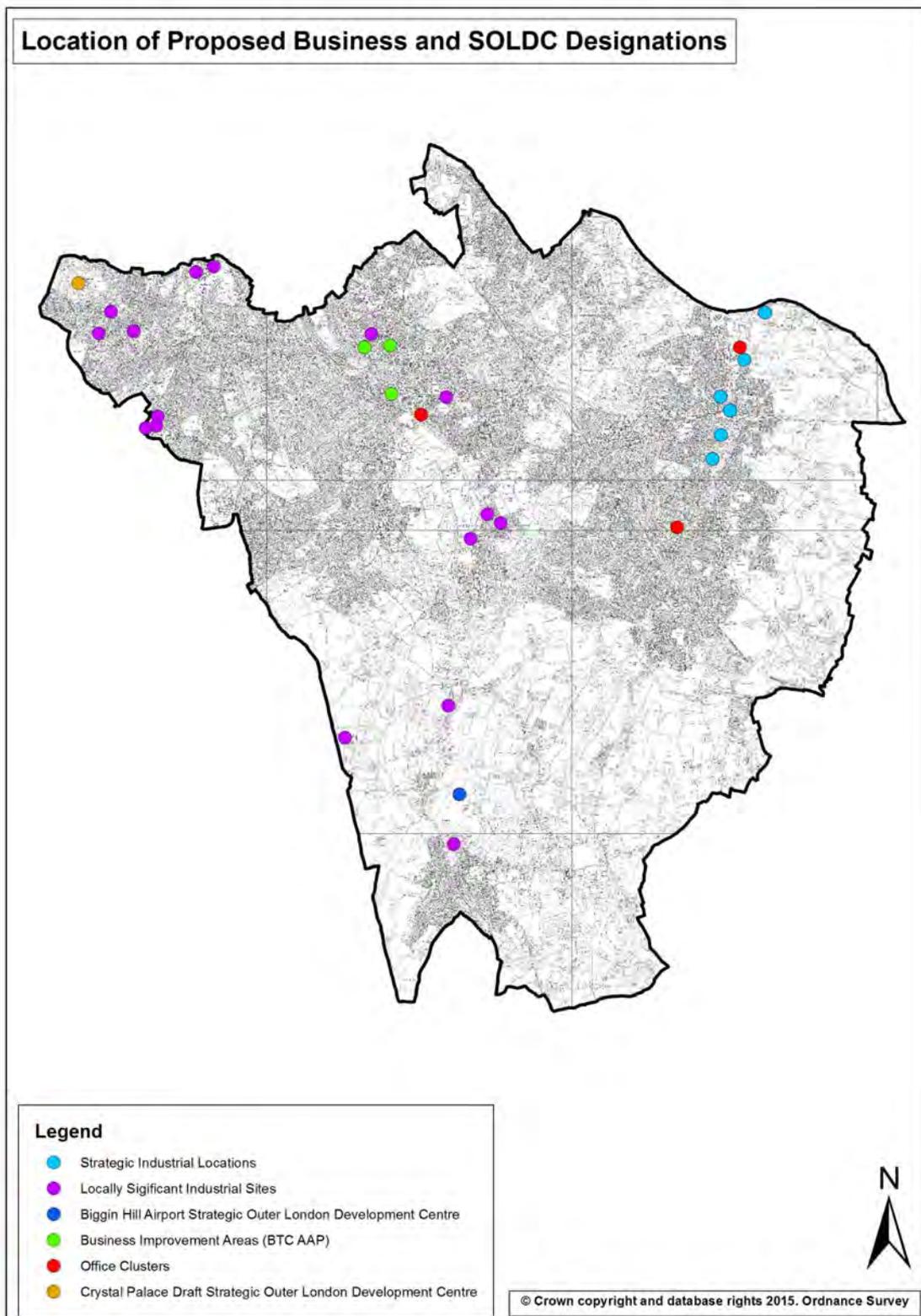
**6.1.5** Bromley Town Ward is the main location for the Borough's office-based businesses, with approximately 132,000sqm of floorspace, almost half of the total office floorspace in the Borough. Orpington, which benefits from close links with the M25, has the next largest concentration with approximately 22,000sqm. The remainder is mainly distributed amongst the Borough's District Centres.

**6.1.6** It is important to consider how best to protect the Borough's employment lands and office accommodation for future business needs, whilst encouraging improvements to the existing stock and quality of environment. This will require nurturing growth of the office market in the Borough's Town Centres and Office Clusters over the short, medium and long term given the highlighted anticipated demand for such floorspace.

**6.1.7** The continued challenging economic climate highlights the need to continue to ensure Bromley achieves this vision through clear designations, identifying where growth and investment will be encouraged. Economic growth is important to achieving the long term overall vision of Building a Better Bromley and the protection of sufficient land and premises to accommodate the forecast growth.

**6.1.8** Bromley's network of town centre and business sites provide employment services and facilities for residents and the wider communities.

**Map: Bromley Business and SOLDC designations**



## 6 Working in Bromley

### Policy 80

#### Strategic Economic Growth

The Council has identified three strategic priority areas for economic growth:

- a - Bromley Town Centre,
- b - Cray Business Corridor, and
- c - Biggin Hill Strategic Outer London Development Centre.

In these areas the focus will be on bringing forward adequate development capacity, the co-ordination of public and private investment, and the delivery of enabling infrastructure.

#### Supporting Text

**6.1.9** The Council's evidence base and the GLA's trajectory for Borough employment growth highlight the need to provide a range of modern good quality floorspace to meet employment forecasts in the Borough. In addition, the Council is seeking to encourage a higher level of economic growth and have identified three areas – Bromley Town Centre, Crays Business Corridor and Biggin Hill Airport, given their strategic importance (Metropolitan Town Centre, Strategic Industrial Location and Strategic Outer London Development Centre). To meet the needs of new and growing businesses, the Council will work with businesses and other partners to ensure the supply of quality employment floorspace.

**6.1.10** This strategic policy sets the context for the Working in Bromley section of the Local Plan and acknowledges the National Planning Policy Framework's (NPPF) approach to building a strong, competitive economy, and the commitment to securing economic growth in order to create jobs and prosperity.

Map: Strategic Economic Growth Locations



## 6 Working in Bromley

### Industrial Land

**6.1.11** The London Plan identifies Bromley as a ‘restricted’ borough in regards to the transfer of industrial land to other uses. The Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) have been designated in line with the London Plan’s economic and employment policies. The Foots Cray Business Area and St Mary Cray have been identified as SILs (sub-category Industrial Business Park) in Annexe 3 of the London Plan and Policy 2.17 and require boroughs to promote, manage, and where appropriate, protect SILs. LSISs are located across the Borough and are of particular importance for industrial uses.

#### Policy 81

##### Strategic Industrial Locations (SIL)

In the designated SIL, the following uses will be permitted and safeguarded:

- a** - Class B1(b) and B1(c),
- b** - Class B2, and
- c** - Class B8.

Notwithstanding the above uses, proposals on sites in the SIL where non Class B operations are already in existence should seek to provide Class B uses. Proposals involving non Class B uses on these sites should provide employment generating uses that reinforce the role of the SIL.

Proposals in the SIL for Class B uses that include a quantum of floorspace to be used for display and sales should demonstrate that this quantum of floorspace is clearly ancillary to the primary Class B uses.

On land in the SIL identified as an Office Cluster, Class B1(a) uses will be permitted as a primary use for the land, provided that the use does not impede effective operation of other nearby businesses in the SIL. On land elsewhere in the SIL, proposals involving a Class B1(a) use should demonstrate that the use is clearly ancillary to a primary Class B1(b), B1(c), B2 or B8 use.

Proposals for waste management and disposal installations will be permitted, provided that the use does not impede the effective operation of other nearby businesses in the SIL or the primary function of the SIL as an Industrial Business Park.

## Supporting Text

**6.1.12** The Cray Business Corridor is one of three major employment areas within the Borough that could accommodate significant growth over the next fifteen years. The Corridor represents just under 40% of all designated industrial/employment land (46.6 hectares) in the Borough and includes St Mary Cray, the largest industrial/employment area in the Borough, as well as Crayfields and Ruxley Corner (Foots Cray).

**6.1.13** The Cray Business Corridor provides a key opportunity to provide floorspace to meet the demands of modern industry and business to secure a balance of employment jobs in terms of type and quality across the Borough.

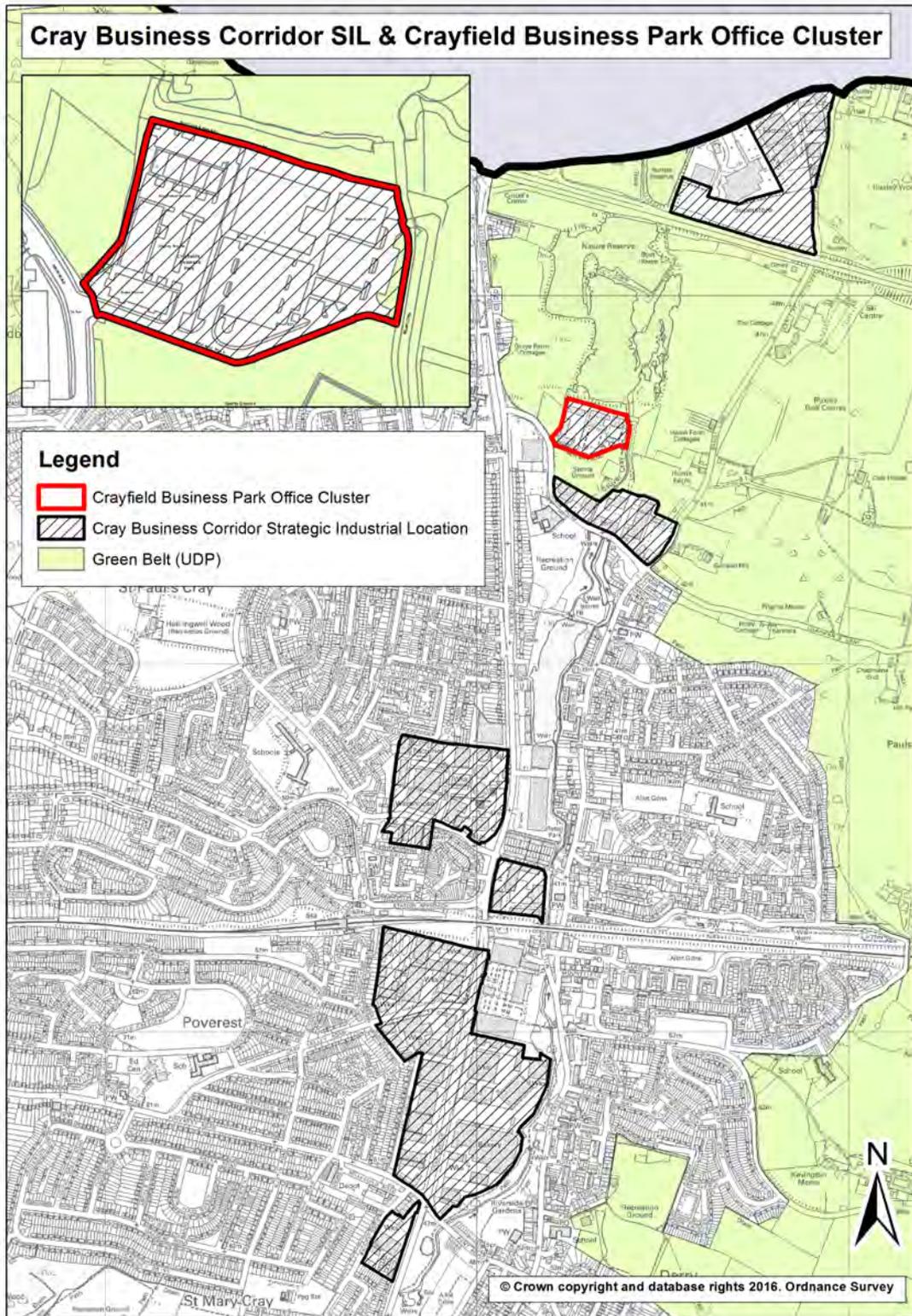
**6.1.14** The Council acknowledges that a variety of uses currently exist in the Cray Business Corridor, including land identified as an Office Cluster under Policy 85 Office Clusters. The council intends to safeguard industrial Class B operations, but not forgo proposals that create additional employment opportunities where existing non industrial uses exist, providing they fit in with the function and operation of the industrial area and its designation as an Industrial Business Park. This is in conformity with the London Plan and reflects the Borough's status as a 'restricted' borough for the transfer of industrial land to other uses.

**6.1.15** Small scale walk-to services, such as a workplace crèche or café which meet the essential day-to-day needs of industrial occupiers in the SIL, will generally be permitted, provided that the proposed use is necessary to support industrial activity and it would not adversely affect the industrial status or operation of the area. To ensure an appropriate balance of employment uses, the Council will restrict further expansion of retail floorspace in the SIL to instances where the use is demonstrated to be ancillary to a primary Class B use.

**6.1.16** This policy approach provides support for the intensification, and upgrading, of the area to meet expected future business needs, particularly the forecast growth in Class B1 based employment. This will encourage business growth and investment in line with the SIL (Industrial Business Park) designation, to include modern high quality business accommodation.

# 6 Working in Bromley

Map: Strategic Industrial Locations (SIL)



## Policy 82

### Locally Significant Industrial Sites (LSIS)

In the designated LSISs, the following uses will be permitted:

- a** - Class B1(a), provided that the use is consistent with relevant Office and Town Centre Policies and does not impede effective operation of neighbouring businesses or the broader LSIS,
- b** - Class B1(b) and B1(c),
- c** - Class B2, and
- d** - Class B8, provided that the scale and design of the premises are congruous with adjoining premises and the LSIS as a whole.

Proposals for employment generating uses that would result in a loss of Class B uses on a site will be permitted provided that the following is demonstrated:

- a** - the site is no longer suitable or viable for the existing or any potential Class B use, by refurbishment or redevelopment, in the medium to long term (as demonstrated through a period of recent, active marketing undertaken prior to the submission of a planning application, to the Council's satisfaction),
- b** - the proposed development contains a similar quantum of floorspace for employment generating uses and is flexibly designed to allow for future refurbishment for a range of industrial uses and other compatible employment uses,
- c** - the proposed use would not compromise the primary function of the LSIS, or the capacity of neighbouring sites in the LSIS to continue to accommodate Class B uses in the medium to long term, and
- d** - the proposed development is compatible in scale and design with its surroundings.

### Supporting Text

**6.1.17** LSISs provide a wide range of premises for Class B uses and should be afforded protection where there is a demand for such sites. It is important to avoid the long-term safeguarding of land for a particular purpose, where there is no reasonable prospect of sites being used for that purpose (as per Paragraph 22 of the NPPF). The Council will support refurbishment, redevelopment and intensification of sites that incorporate a flexible design, in order to readily accommodate a range of Class B uses for the medium and long term. Larger scale developments, in particular for Class B8 uses, are better suited to the Cray Business Corridor SIL.

## 6 Working in Bromley

**6.1.18** Small scale walk-to services, such as a workplace crèche or café which meet the essential day-to-day needs of industrial occupiers in LSISs, will generally be permitted, provided that the proposed use is necessary to support industrial activity and it would not adversely affect the industrial status or operation of the area. To ensure an appropriate balance of employment uses, the Council will restrict further expansion of retail floorspace in LSISs to instances where the use is demonstrated to be ancillary to a primary Class B use.

**6.1.19** Where it is demonstrated that existing premises cannot viably accommodate a quantum of Class B floorspace in the medium and long term, the Council will consider employment-led mixed use proposals that are consistent with the primary function of the LSIS and do not impede the effective operation of existing employment uses in the vicinity. In considering these proposals, the Council will require evidence that recent, active marketing of the site for reuse or redevelopment for Class B purposes has been undertaken for a reasonable timescale. Marketing should be undertaken in both traditional and web-based formats, through a property consultant or estate agent, reflecting the marketing value for the permitted uses on that land (based on evidence from recent and similar transactions and deals) and including lease terms and conditions that are reasonable and attractive to potential businesses. The Council considers a reasonable timescale to determine market demand on sites within an LSIS to be at least two years, consistent with the Mayor's SPG Land for Industry and Transport (2012).

### **Areas designated as LSIS**

**6.1.20** The following areas are designated as LSIS:

- Oakfield Road, Penge
- Franklin Industrial Centre, Penge
- Lower Sydenham
- Elmers End
- Farwig Lane, Bromley North
- Waldo Road, Bromley Town
- Enterprise House, Bromley Common
- The Beechwood Centre, Bromley Common
- Bencewell Business Park, Bromley Common
- Kimberley Business Park, Leaves Green
- Higham Hill Farm, Keston
- Biggin Hill

## Policy 83

### Non-Designated Employment Land

The Council will seek improvements to the quality and quantity of employment floorspace on sites containing existing industrial and related employment uses outside designated SILs and LSISs.

Proposals for change of use or redevelopment of non-designated sites containing Class B uses for alternative employment generating uses will normally be allowed provided that the amenity of any nearby residential areas is not detrimentally affected.

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:

- a** - whether there is a demonstrated lack of demand for the existing permitted uses, 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,
- b** - whether all opportunities for reuse or redevelopment for employment generating uses have been fully explored, both in terms of existing and any alternative uses and layouts, including small/more flexible business units, and
- c** - where the site is capable of accommodating a mixed use scheme, whether the proposal includes the re-provision of a similar quantum of floorspace for employment generating uses, that is flexibly designed to allow for refurbishment for a range of employment uses.

### Supporting Text

**6.1.21** As the value of new residential development continues to rise, there is an increasing pressure on the supply of business sites across the Borough. Many of the established industrial/employment sites within or neighbouring residential areas are particularly under threat.

**6.1.22** These sites serve an important purpose in the Borough, accommodating small business units that often cannot for various reasons be located satisfactorily in an area designated for industrial/employment purposes. It is therefore important to retain a range of accommodation for different business uses, unless there are significant reasons as to why their continued business use is not feasible.

**6.1.23** The purpose of this policy is to set out clear criteria for change of use proposals including requirements for applicants to examine other employment generating uses on site, including non-traditional industrial employment uses such as trade counters and wholesale retail premises. This is in accordance with Paragraph 22 of the NPPF and allows the renewal of genuinely obsolete sites.

## 6 Working in Bromley

**6.1.24** In considering a proposed change of use on these sites, the Council will require evidence that recent, active marketing of the site for reuse or redevelopment for employment generating uses has been undertaken prior to submission of the planning application, over a minimum period of six months. Marketing should be undertaken in both traditional and web-based formats, through a property consultant or estate agent, reflecting the marketing value for the permitted uses on that land (based on evidence from recent and similar transactions and deals) and including lease terms and conditions that are reasonable and attractive to potential businesses.

### Policy 84

#### **Business Improvement Areas (BIA)**

The Council will seek to manage and improve the supply of high quality office floorspace in Bromley Town Centre through designating the following as BIA:

- a** - London Road,
- b** - Bromley North, and
- c** - Bromley South.

Redevelopment proposals resulting in the loss of Class B1(a) floorspace or which compromise the primary function of the BIA will not be permitted. The Council will work with businesses to secure quantitative and qualitative improvements to premises and facilities in these areas to ensure a good supply of high quality office accommodation.

#### **Supporting Text**

**6.1.25** The BIAs located in Bromley Town Centre (identified in the following Map) have been identified for their good quality purpose built office's to create a high quality business environment for the retention of existing businesses and new business development. Article 4 directions are in place within the designation areas, removing the permitted development rights to change from office to residential use.



## 6 Working in Bromley

### Policy 85

#### Office Clusters

The Council will work to retain and manage an adequate stock of good quality office floorspace in the Borough through safeguarding the following as Office Clusters:

- a** - Crayfield Business Park, Cray Business Corridor,
- b** - Knoll Rise, Orpington Town Centre, and
- c** - Masons Hill, Bromley Town.

Redevelopment proposals will be expected to reprovide at least the same quantum of office floorspace.

#### Supporting Text

**6.1.26** Office employment is forecast to be the greatest area of growth over the plan period and it is essential that the Borough provides a range of good quality offices. The Office Clusters (identified in Appendix 10.13) are allocated in the main areas outside of the town centres to help ensure key employment growth within the local economy. The Office Cluster evidence base outlined sites that would give a positive contribution to the vitality and viability to their local areas. Planning policy at national, regional, and local levels seek to protect and enhance both town centres and high streets.

**6.1.27** There has been a significant loss of office space within the Borough attributed to Permitted Development Rights (PDR) for conversions of offices to residential use. 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 PDR, and where appropriate protect, renew and modernise existing office stock in viable locations to improve quality and flexibility.

**6.1.28** It is important to maintain an adequate supply of good quality office accommodation to accommodate new and existing business and plan for the forecast employment growth over the Plan period.

**6.1.29** The Council recognises and supports the importance of these office locations and will seek to protect them.

## Policy 86

### Office Uses Outside Town Centres and Office Clusters

Proposals for new office development will be expected to be located within designated Town Centres (provided that the retail function of the town centre is not impaired) and Office Clusters.

On sites outside designated Town Centres and Office Clusters, proposals for Class B1(a) will be permitted, provided that they are consistent with Town Centres Policies.

The redevelopment or change of use of existing Class B1(a) use sites outside of Town Centres and Office Clusters for non-Class B1(a) uses will be permitted, provided that:

**a** - there is a demonstrated lack of demand for the existing use or any potential alternative uses and formats under Class B1(a), including evidence of recent, active marketing of the site for reuse or redevelopment undertaken prior to submission of a planning application, over a minimum period of six months, and

**b** - where the site is capable of accommodating a mixed use scheme, the proposal seeks to reprovide a sufficient quantum of flexibly designed floorspace for employment generating uses.

### Supporting Text

**6.1.30** The aim of the Council's office policy approach is to safeguard sufficient land for office based employment in the most appropriate locations (such as the BIAs in Bromley Town Centre for large offices and the established office clusters), and restrict the release of purpose-built large offices through a criteria based approach which considers the market and favours retaining employment generating uses on sites.

**6.1.31** Other than in the BIAs, a more flexible approach to enable other employment uses, including mixed use is preferred. A significant proportion of employment generating space should be provided in mixed use schemes and schemes should upgrade the employment space. This ensures the core office market in Bromley Town Centre is protected, and the more local office clusters.

**6.1.32** When submitting a planning application for change of use, it is not sufficient to demonstrate that there is no demand for the existing offices on the site. It is also necessary to explore the potential to upgrade the building to meet modern requirements, or to adapt the building to meet the needs of smaller firms.

## 6 Working in Bromley

### Policy 87

#### Home Working

In cases where planning permission is required, the Council will normally permit the use, by the householder, of part of a dwelling for business purposes only where:

- a** - the business use is secondary to the primary residential use of the property,
- b** - the business use does not generate an unacceptable level of additional vehicular or pedestrian traffic so as to be detrimental to residential amenity, and
- c** - the residential character of the area is not unduly affected by noise, advertising (see also Policy 102) or other inconveniences.

#### Supporting Text

**6.1.33** The aim of this policy is to ensure that home working can take place, residential areas remain attractive and peaceful places to live, and that the living conditions of those surrounding the activity are not adversely affected.

**6.1.34** Changes in the structure of the economy and the advancement of technology that enables effective home working has changed the way we work. More people now work from home on a regular basis and it is anticipated that this trend will continue. Home working avoids expensive and time consuming commutes, improving the quality of life for individuals and families in the Borough. Planning permission is only required where there is a material change in the character of the use of the dwelling. The key test is to consider whether a property remains primarily a home.

## Policy 88

### Hotels

Proposals for a hotel will be permitted provided that:

**a** - it is located in or on the edge of Bromley or Orpington town centres, or within a district centre or a local centre. Outside of these locations, applicants must demonstrate a need for the hotel and must show that a sequential approach to site selection has been applied and that there are no suitable or available sites in the town centres, edge of town centres or within district and local centres before considering out of centre sites in locations accessible by a choice of means of transport, and

**b** - the hotel will be well-separated from neighbouring residential properties and not give rise to unacceptable levels of noise and disturbance to occupiers of nearby properties.

Normally, applications for change of use to hotels, guesthouses and boarding-houses will only be permitted where:

**a** - the use is compatible with the character of the area and will not give rise to unacceptable levels of noise and disturbance to occupiers of nearby properties, and

**b** - the existing floor space of the property is greater than 170sqm.

### Supporting Text

**6.1.35** The London Plan aims to support London's visitor economy and stimulate its growth to ensure that London expands as a global tourism destination. The Plan outlines the need for 40,000 additional hotel rooms by 2036 in a variety of suitable locations throughout London with good public transport access to Central London.

**6.1.36** Proposals for hotel development should be located in town, district, or local centres and will be assessed on their impacts to the environment and transport network.

## 6 Working in Bromley

### Policy 89

#### Telecommunications Development

In a development involving telecommunication mast, base station or apparatus, applicants will be required to demonstrate that:

- a** - the possibility of using an existing building, mast or other structure has been explored and proved to be unsuccessful,
- b** - where the proposal is on or near a school or college, the relevant body of the school or college has been consulted,
- c** - there is a need for the proposed development,
- d** - the equipment meets the International Commission on Nonionizing Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electro-magnetic field,
- e** - regard has been given to locating a site which causes least visual impact subject to operational needs,
- f** - any adverse impact on the character, appearance and amenity of the area or those of the building on which it is to be mounted has been minimised, and
- g** - the design, siting and landscaping minimises the visual impact of the development and uses screening by trees or other landscaping or technologies to camouflage telecommunications apparatus, where appropriate.

#### Supporting Text

**6.1.37** This policy applies to various types of commercial telecommunications apparatus including purpose built masts, cellular radio antennae, terrestrial microwave antennae and satellite antennae or dishes.

**6.1.38** Whilst certain telecommunications development does not the Council's express consent, where permission is required, the primary consideration is the minimal visual and environmental harm and the respect of the local character.

**6.1.39** Paragraph 43 of the NPPF states that local planning authorities should support the extension of electric communications networks, including telecommunications and high speed broadband.

**6.1.40** Building Regulations coming into force in January 2017 state that telecommunications must include broadband as standard procedure excluding only certain types of buildings or those in rural areas. This will apply to erection of all buildings and to major renovation works to buildings, subject to some exemptions and applied criteria.

**6.1.41** Telecommunications apparatus can have a deleterious effect upon an area. Unlike most other forms of development, traditional materials appropriate to a specific location cannot be used. Buildings which are listed or located in Conservation Areas are exempt from the requirement under paragraph 1.5.

**6.1.42** This policy aims to keep the numbers of radio and telecommunications casts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

## 6 Working in Bromley

### 6.2 Town Centres

#### Town Centres

##### Introduction

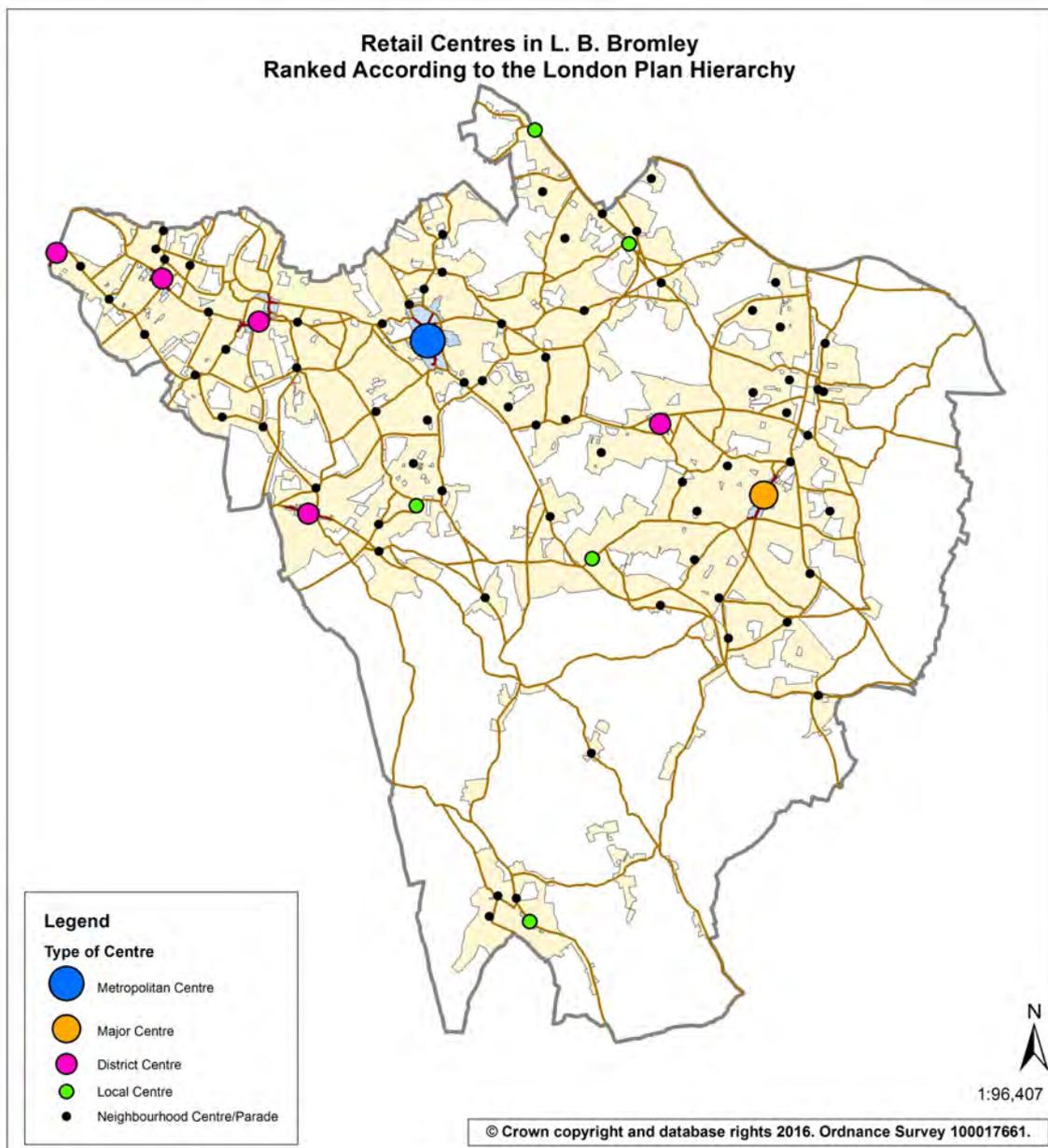
**6.2.1** This section focuses on the main policies to assist in meeting the objectives relating to Town Centres and shopping areas which are set out in the Vision and Objectives Chapter earlier. The policies aim to help maintain and enhance the roles of different centres. The network of Town Centres and Local Centres is central to the quality of life and well-being of Bromley's communities providing a wide range of services and facilities.

##### Town Centre and Shopping Hierarchy

**6.2.2** The shopping hierarchy of the Borough's established centres has evolved over a considerable period of time and is recognised in the London Plan. The centres are classified according to their existing role and function and each performs a different but complementary role. The hierarchy is important in providing a range of services and facilities across the Borough.

- Town Centres and Shopping Hierarchy
- Metropolitan Centre – Bromley
- Major Centre - Orpington
- District Centres – Beckenham, Crystal Palace, Penge, Petts Wood, West Wickham
- Local Centres – Biggin Hill, Chislehurst, Hayes, Locksbottom, Mottingham
- Neighbourhood Centres and Local Parades – 67 across the Borough

**6.2.3** The National Planning Policy Framework (NPPF) requires the Council to define its Town Centre boundaries and primary and secondary frontages in designated Town Centres and set policies that make clear which uses will be permitted in such locations. The following Map shows the Town Centres and shopping areas in the Borough ranked according to the London Plan Hierarchy. Appendix 10.9 shows primary and secondary frontages for all designated centres. The Policies Map includes detailed maps of Bromley, Orpington, and the five District Centres.

**Map: Town Centre and Shopping Hierarchy**

## 6 Working in Bromley

### Policy 90

#### **Bromley Town Centre Opportunity Area**

The Council will prepare an Opportunity Area Planning Framework for Bromley Town Centre to deliver a minimum of 2,500 homes and an indicative 2,000 jobs and maximise its contribution to the vision and objectives of the Local Plan.

This will form an early review of the Bromley Town Centre Area Action Plan and implementation of the Bromley Town Centre Housing Zone, as agreed by the Mayor in 2016, to promote Bromley's strategic role as a Metropolitan Town Centre and the Opportunity Area description in Table A1.1 of the London Plan.

The review will:

- identify local area specific infrastructure requirements and prepare a specific Infrastructure Delivery Plan,
- identify further opportunities to optimise development capacity for residential, retail, offices, cultural and other Town Centre uses, and
- commence before the end of 2017/18 with a target for adoption of 2019/20.

#### **Supporting Text**

**6.2.4** Bromley Town Centre has historically been and still is the main retail centre for the Borough and its status is reflected in the London Plan. The centre has a night-time economy of regional/sub-regional importance and has the potential to accommodate a wider leisure and cultural offer.

**6.2.5** The Bromley Town Centre Area Action Plan (BTCAAP) was adopted in 2010 and is guiding development in the Town Centre, in conjunction with the saved policies of the UDP. A number of the BTCAAP sites are under development or with planning permission subject to S106 agreements and expected to commence in the next year or two. The Town Centre has benefited from a comprehensive programme of improvements in recent years, funded both from the Council and Mayor's fund. Newer improvements have included extensive public realm upgrades to Bromley North Village and new signage and shopfronts.

**6.2.6** The London Plan identifies the Town Centre as an Opportunity Area with the potential for delivering a minimum of 2,500 homes and an indicative 2,000 jobs.

**6.2.7** Policy 76 includes Bromley Town Centre, as one of the three strategic areas for economic growth within the Borough.

**6.2.8** The Town Centre is one of 13 Metropolitan Town Centres designated in the London Plan. It has a high growth designation reflecting the town's capacity to accommodate strategically significant levels of retail, leisure and office growth.

**6.2.9** The Town Centre already contributes to the Local Plan housing provision, however, a review of the BTCAAP and preparation of an Opportunity Area Planning Framework will help identify further capacity to exceed the London Plan housing figures for the Borough and the indicative capacity identified in the Opportunity Area description in Table A1.1 of the London Plan.

## Policy 91

### Proposals for Main Town Centre Uses

The Council will require main Town Centre uses to be located within designated Town Centres or, if no in-centre sites are available, sites on the edge of centres. Only if suitable sites are not available in Town Centres or in edge of centre locations should out of centre sites be considered.

Proposals for new main Town Centre uses outside of existing centres will be required to meet the sequential test as set out in the NPPF.

Proposals for retail, leisure and office development outside of the Town Centres, over 2,500 sqm should include an assessment of:

- a** - the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal, and
- b** - the impact of the proposal on Town Centre vitality and viability, including local consumer choice and trade in the Town Centre and wider area, up to five years from the time the application is made.

### Supporting Text

**6.2.10** The NPPF sets out that local planning authorities should apply a sequential test to planning applications for main Town Centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main Town Centre uses to be located in Town Centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the Town Centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

**6.2.11** Bromley Town Centre's function is primarily as a comparison goods shopping destination. The BTCAAP sets out that the total retail floorspace of the Town Centre is approximately 115,20sqm (including Bromley Shopping Centre, also known as the Glades,

## 6 Working in Bromley

which comprises 40,700sqm and The Mall 10,780sqm). The 2012 Retail, Office, Industry and Leisure Study (DTZ, 2012) concluded that Bromley Town Centre could accommodate capacity for a further 10,700sqm net of comparison floorspace at 2016; rising to 23,100sqm by 2021 and 37,700sqm by 2026 if forecast trends occur.

**6.2.12** This study will be updated as part of the early review of the BTCAAP.

## Policy 92

### Metropolitan & Major Town Centres

The Council will require development within Bromley Town Centre to contribute positively to the town's status as an Opportunity Area and to its role as a Metropolitan Centre. Proposals within Bromley Town Centre will be expected to have regard the objectives set out in the Area Action Plan adopted 2010.

The Council will require development within Orpington Town Centre to provide a range of uses that will contribute towards its role as a Major Centre.

Within the primary frontages in Bromley and Orpington Town Centres, as set out on the defined maps the Council will consider a change of use away from Class A1 where the proposal would meet all of the following criteria:

- a** - not harm the predominant retail character of the shopping frontage,
- b** - generate significant pedestrian visits during shopping hours,
- c** - complement the existing shopping function of the Town Centre,
- d** - not create an inappropriate over concentration of similar uses which would be harmful to the function or viability of the Town Centre,
- e** - provide an active frontage at ground floor level line, and
- f** - not result in adverse effects caused by crime, disorder or anti-social behaviour and have no adverse impact on residential amenity.

Within the secondary frontages of Bromley and Orpington Town Centres the Council will consider a change of use away from Class A1 where the proposal would meet all of the following criteria:

- a** - the use would provide a service that complements the shopping function of the Town Centre,
- b** - not harm the retail character, attractiveness, vitality and viability of the Town Centre including unreasonably reducing the number of Class A1 units,
- c** - retain an appearance which is compatible with the adjoining shops, and
- d** - provides an active frontage at ground floor level line and not result in adverse effects caused by crime, disorder or anti-social behaviour and have no adverse impact on residential amenity.

Elsewhere within the Town Centre boundary development proposals will be encouraged and expected to contribute positively to the vitality and viability of the Town Centre.

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### Supporting Text

**6.2.13** Bromley is the largest retail centre in the Borough and caters for the wider community in terms of retailing and leisure opportunities. As well as being the main retail centre it is the only Metropolitan Centre within the Borough and has the largest concentration of offices and businesses.

**6.2.14** The BTCAAP will ensure that Bromley continues to maintain its designated position in the retail hierarchy as a Metropolitan Centre and continue to make it a vibrant place where an increasing number of people want to live, work and shop. Major renewal of Bromley Town Centre including public realm improvements is underway and sites identified within the BTCAAP are currently under construction. This will increase the town's position in the retail rankings and provide an attractive environment for new businesses to locate. The former Opportunity Site A (Land adjoining Bromley North Station) is included as a Site Allocation, together with an enlarged Site G (now including Bromley South) and revised proposals at Site F (Civic Centre site) (see Appendix 10.2).

**6.2.15** Orpington Town Centre is designated as a Major Centre in the London Plan and the second largest retail centre in the Borough and only Major Centre. Major Centres generally have a high proportion of comparison goods relative to convenience and may also have significant employment, leisure, service and civic functions. Orpington High Street and the adjacent Walnuts Shopping Centre contain a wide selection of high-street shops. The public realm improvements made to Orpington Town Centre coupled with the new Bromley College campus development and the new cinema and leisure complex in the Walnuts will reinforce its Major Centre function and improve its overall offer to shoppers, visitors and residents. New developments will be expected to contribute towards the function of Orpington as a Major Centre. The provision of offices may be considered appropriate as part of a mixed use scheme.

**6.2.16** To maintain and enhance Bromley's competitive position, the Council recognises that it is vitally important to invest in and improve the centre's facilities, infrastructure and retail offer.

**6.2.17** Policies under Section 2.3 Renewal Areas also apply to these Town Centres.

### Policy 93

#### **Bromley Shopping Centre (The Glades)**

Within the main shopping centre the Council will only permit a change of use away from retail (Class A1), provided that the centre's primary retail function is not adversely affected.

## Supporting Text

**6.2.18** The Shopping Centre is an important focus of the town's retail offer. The Council will seek to retain as many shopping units as possible. 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.

### Policy 94

#### District Centres

Within the primary frontages of Beckenham, Crystal Palace, Penge, Petts Wood and West Wickham District Centres as set out in the defined Town Centre maps, the Council will consider a change of use away from Class A1 where the proposal would:

- a** - not harm the predominant retail character of the shopping frontage,
- b** - generate significant pedestrian visits during shopping hours,
- c** - complement the existing shopping function of the centre,
- d** - not create an inappropriate over concentration of similar uses which would be harmful to the function or viability of the centre, and
- e** - not result in adverse effects caused by crime, disorder or anti-social behaviour and have no adverse impact on residential amenity.

Within the secondary frontages of Beckenham, Crystal Palace, Penge, Petts Wood and West Wickham District Centres as set out in the defined Town Centre maps, the Council will consider a change of use away from Class A1 where the proposal would meet all of the following criteria:

- a** - the use would provide a service that complements the shopping function of the centre,
- b** - not harm the retail character, attractiveness, vitality and viability of the centre including unreasonably reducing the number of Class A1 units,
- c** - retain an appearance which is compatible with the adjoining shops/premises, and
- d** - provide an active frontage at ground floor level.

Elsewhere within the Town Centre boundary, development proposals will be encouraged and expected to contribute positively to the vitality and viability of the Town Centre.

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### Supporting Text

**6.2.19** The role and function of the Borough's five District Centres varies from centre to centre. Some centres have high footfalls during the day and little evening economy whilst some centres are busy during the day and have an active night time economy.

**6.2.20** Beckenham is the third largest Town Centre within the Borough and it has an important evening economy (identified in London Plan Annexe 2 as a Night Time Cluster of more than local significance). Crystal Palace, Penge, Petts Wood and West Wickham all have a good mix of chain stores (including supermarkets) and independent shops as well as pubs and restaurants and community and leisure facilities.

### Policy 95

#### Local Centres

Within identified shopping frontages of Local Centres (as set out in Appendix 10.9), changes of use from Class A1 (shops) to other uses will be permitted provided that the proposal would:

- a** - not harm the retail character of the shopping frontage,
- b** - have no adverse impact on residential amenity,
- c** - not create a concentration of similar uses,
- d** - attract visitors during shopping hours, and
- e** - complement the shopping function of the centre.

Uses within Classes A3 (Restaurants and Cafes), A4 (Drinking Establishments) and A5 (Hot Food Takeaways) will also have to comply with Policy 98.

Proposals for changes of use from Class A1 (Shops) outside of identified shopping frontages to other uses will be permitted provided that it can be demonstrated that there has been a lack of demand for retail use.

### Supporting Text

**6.2.21** The main function of these centres is to provide an adequate range of shops and services to meet the needs of local communities. Non retail uses may be considered appropriate to meet a wider range of needs, to prevent long-term vacancy and support vitality of the centres.

## Policy 96

### Neighbourhood Centres, Local Parades and Individual Shops

Within designated Neighbourhood Centres and Local Parades (Appendix 10.9), the Council will require the retention of Class A1 shops, to support the provision of essential daily goods and services and ensure a range of uses consistent with the local character to contribute to its vitality and viability for shoppers.

A change of use to non-A1 uses will only be considered if the use proposed contributes to the range of local services or the provision of local community facilities.

The Council will consider the change of use of individual shops that do not fall within a Neighbourhood Centre or Local Parade where there is appropriate alternative provision within reasonable walking distance.

In the more rural parts of the borough, the Council will seek to retain local shops and services and where possible encourage new ones (including farm shops). The Council will permit changes of use away from Class A1 where:

- a** - it would not harm the vitality and viability of the surrounding community, and
- b** - the use is appropriate and serves the local community.

### Supporting Text

**6.2.22** The Borough also has a wide variety of local shops serving mainly residential areas. The main function of these local shops is to provide for the day to day needs of local residents, especially those who are less mobile. These shops are particularly important in rural areas and for people unable to reach larger centres. The presence of neighbourhood and “village” shops is an important component in maintaining sustainable communities. The continued presence of neighbourhood and village shops often negates the need to travel to the larger centres and serves a vital service to the less mobile; the younger and elderly sections of the community.

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### Policy 97

#### Change in Use of Upper Floors

Proposals within the Town Centre areas, as defined in the Town Centre boundary plans (see Policy Map Set Part 2), for the conversion of upper floors of shops or commercial premises to residential, community, office accommodation, or leisure will be permitted, provided that:

- a** - any physical alteration does not adversely affect the character or appearance of the property,
- b** - residential or office use is compatible with adjacent/adjoining uses,
- c** - there is no adverse effect on nearby environmental or residential amenity,
- d** - a satisfactory living environment and standard of accommodation is provided, and
- e** - adequate access and car parking can be provided (see transport policies).

Where the proposal involves the loss of an office on upper floors, the applicant will need to demonstrate that it would not be feasible and/or viable to refurbish, renew or modernise the offices in order to meet the current requirements of occupiers. This should be demonstrated through marketing evidence and an independently validated viability assessment.

#### Supporting Text

**6.2.23** The Council acknowledges, in accordance with the NPPF, that whilst good retailing is essential to the vitality and viability of Town Centres, a diversity of uses, and access to them, is required to sustain such activity in the high street.

**6.2.24** The Council seeks, therefore, to encourage a high level of activity above the ground floor levels in both the primary and secondary shopping frontages or other locations within the Town Centres, where appropriate. In accordance with this principle, the Council will encourage owners to bring unused or under-utilised upper floors of existing buildings in the Town Centres, into productive residential, community or office use.

**6.2.25** Such occupation should deter vandalism, ensure that properties are maintained, enhanced or preserved (this being especially valuable for buildings in the Conservation Areas), and should make a positive contribution to the quality, economy and vitality of the area, both during the day and in the evening or outside business hours.

**6.2.26** In the Town Centres of Bromley and Orpington, the use of the upper floors for office purposes will generally be permitted in the primary and secondary shopping frontages, in order to maximise the commercial potential of such buildings. Upper floors will provide significant opportunities for the establishment of such businesses.

**6.2.27** The use of upper floors for residential accommodation will generally be encouraged within the Town Centres. The Council recognises the many benefits associated with encouraging residential uses at upper floor levels within the Town Centres.

## Policy 98

### Restaurants, Pubs & Hot Food Takeaways

The Council will permit proposals for a new restaurant, café, drinking establishment and/or hot food takeaway where all of the following criteria are met:

- a** - the proposal would not detract from the vitality and viability of the Town or Shopping Centre,
- b** - the proposal would not result in an over concentration of food and drink establishments,
- c** - there is no harm or loss of amenity to nearby residents through noise, disturbance, smells, fumes, litter and unneighbourly opening hours, and
- d** - the proposal would not create undue traffic congestion as a result of the change of use.

### Supporting Text

**6.2.28** Restaurants, cafés, pubs and hot food takeaways all make an important contribution to creating a vibrant Town Centre and shopping area, they can however create negative impacts 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.

**6.2.29** The evening economy can make a significant contribution to the Town Centre vitality and viability. Policy 4.6 of The London Plan encourages a supportive approach to planning a range of diverse night time activities in appropriate locations.

**6.2.30** The secondary frontages of designated Town Centres and Local Centres, Neighbourhood Centres and Local Parades are considered more appropriate than primary frontages for such establishments. The needs, health, and wellbeing of local residents must also be carefully considered (in line with Policy 26 Health and Wellbeing, as well as Town Centres Policies 88, 90, 91 & 92).

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### Policy 99

#### Residential Accommodation

The Council will permit the change of use of ground floor premises in shopping areas to residential uses where all of the following criteria are met:

- a** - the proposed use would not undermine the retail vitality and viability of the centre,
- b** - the proposal would not be within the primary or secondary shopping frontage of a Metropolitan, Major or District Centre,
- c** - vacancy of the unit can be demonstrated and that no other commercial or community use is interested in occupying the unit, and
- d** - the design is in keeping with the character of the centre.

#### Supporting Text

**6.2.31** A number of local shops have been converted to residential dwellings in recent years. Where these changes occur in the middle of the centre, the result is a fragmented shopping frontage. To avoid this, the Council will seek to reduce the interruption by directing residential conversions to the edges of Town Centres, Local Centres, Neighbourhood Centres or Local Parades. Corner shop units often make an important contribution to the local streetscape through their character and design, even when they exist in isolation, and should be retained.

### Policy 100

#### Markets

The Council will seek to ensure the continuance of existing markets in the Borough and encourage proposals for new markets where:

- a** - there would be no adverse disturbance to residential amenities; and adequate access is provided for servicing, and
- b** - they make a positive contribution to the vitality and viability of the Town Centre.

#### Supporting Text

**6.2.32** Markets play an important role in supporting Town Centres. Bromley has a Market each Thursday, Friday and Saturday throughout the day. It also has speciality markets a couple of times a year. The markets in the pedestrianised part of the high street

continue to contribute to Bromley's attractiveness as a shopping destination. Many District Centres also hold markets. For example, there is a general market located in front of Orpington College, three times a week.

**6.2.33** The Borough will continue to support markets in bringing about vitality and viability to its shopping areas bringing in further investment.

## Policy 101

### Shopfronts and Security Shutters

The Council will resist the removal of shop fronts of architectural or historic merit.

The Council will expect proposals for new shop fronts or alterations to existing shop fronts to demonstrate a high quality, which complements the original design, proportions, materials and detailing of the shop front, surrounding street scene and the building of which it forms part.

Blinds, canopies or shutters where acceptable in principle must be appropriate to the character of the shop front and its setting; external security grilles will not normally be permitted; in sensitive areas, rigid and gloss finish blinds will be unacceptable.

New signage and illumination to shop fronts must demonstrate a high quality of design, which complements the character and materials of the shop front and surrounding street scene and does not compromise public safety.

New shop fronts must be designated to allow equal access for all users.

When considering applications for security shutters the Council will resist solid shutters or those shutters that give the appearance of being solid. The Council will normally permit shutters of an open type where:

- a** - shutter boxes are not over dominant, are contained within the shopfront and do not project from the face of the building; and
- b** - both shutter boxes and shutters are not of untreated metal and are colour co-ordinated to match the shopfront.

### Supporting Text

**6.2.34** Security shutters and grilles can have a significant effect on the character and appearance of the Borough's shopping areas. The quality of the environment in shopping centres is vital if they are to remain active and economically viable. Inappropriate and excessive new shopfront security can have a detrimental effect.

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**6.2.35** The appropriate design of shutters is important. It should be demonstrated that all other security measures, such as strengthened shopfronts, toughened laminated glass, security lighting, and appropriate glazing have all been considered. The use of lattice shutters or grilles internally (on the inside of the glass) is also another alternative to be considered.

**6.2.36** Solid shutters, or those that give the appearance of being solid, have a deadening effect on the character and appearance of an area and should be avoided. Open mesh or lattice shutters are preferred as they allow a clear view into the shop and maintain a visible window display and are considered to provide an adequate protection to most shop fronts.

### Policy 102

#### Advertisements

Advertisements, hoardings and signs should:

- a** - have regard to the character of the surrounding area,
- b** - be in keeping with the scale, form and character of any buildings on which they are placed,
- c** - generally not be located in residential areas and the Green Belt, Metropolitan Open Land (MOL) and Urban Open Space,
- d** - preserve or enhance the character or appearance of conservation area,
- e** - not be likely to create a hazard to road users, and
- f** - avoid harm to the significance of listed buildings.

#### Supporting Text

**6.2.37** Advertisements and signs are defined as including: fascia signs, projecting signs, pole signs, posters and street advertisements on forecourts etc, and their means of illumination.

**6.2.38** Advertisements and signs are an important part of the street scene and can make an attractive and lively contribution to the appearance of shopping areas. The uncontrolled display or illumination of advertisements and signs, however, could lead to visual intrusion and clutter.

**6.2.39** In many parts of the Borough, including residential areas, the Green Belt/MOL, conservation areas, and historic parks, advertisements and signs including their external illumination can be visually intrusive and detrimental to the character of an area or building on which they are located. Within the designated areas, applications for consent will be

closely scrutinised to ensure that the proposals do not compromise the quality or aims of the areas special designation. A large part of the Green Belt has been defined as an Area of Special Control under the Control of Advertisement Regulations. Within such an area there are restrictions on the height and size of signs that can be displayed without the express consent of the Council.

## 6 Working in Bromley

### 6.3 Biggin Hill Strategic Outer London Development Centre

#### Biggin Hill Strategic Outer London Development Centre

##### Introduction

**6.3.1** Biggin Hill is one of the three strategic priority areas the Council has identified for economic growth in the Borough. Biggin Hill Airport is owned by the London Borough of Bromley and is leased to private operators, Biggin Hill Airport Limited, for a term of 125 years from 1994.

**6.3.2** The London Plan (Policy 2.16) identifies Biggin Hill as a Strategic Outer London Development Centre (SOLDC) and the Mayor's Town Centres Supplementary Planning Guidance (SPG) elaborates upon this designation, describing Biggin Hill as an area of sub-regional importance for the cluster of aviation related and high technology businesses.

**6.3.3** The SPG includes the following implementation guidelines:

- “Strategic function in ‘other Transport Related Functions’ as an important sub-regional hub for aviation and related high-tech industry;
- Develop a positive planning framework to support economic growth activities at Biggin Hill Airport and the adjoining industrial area;
- Enhance environmental performance of the airport in line with London Plan Policy 6.6;
- Review appropriate constraints through the local plan process including accessibility, Green Belt (London Plan Policy 7.16) and heritage designations whilst maintaining environmental quality;
- Support partnership working with education and training providers related to aviation and high-tech industry.”

**6.3.4** At a national level, the National Planning Policy Framework (NPPF) requires the Council to plan positively to meet the development needs and requirements of business to support an economy fit for the 21st century. Planning Practice Guidance states that councils should work with airport stakeholders in preparing local plans to allow aviation to continue making a significant contribution to economic growth, as per the guidance in the Government's Aviation Policy Framework (APF). To this end, the guidance states that airports can be put forward for mixed use development that includes continuing, adapting or restoring aviation services in addition to other uses. The APF recognises the importance of developing local strategies for airports to maximise the catalytic effects of airports to attract business and support growth. The APF calls on local authorities to utilise the range of tools at their disposal to help support businesses in the vicinity of airports. It also emphasises the need to maintain a viable network of business aviation. These national and regional aims align with Bromley's vision and objectives for the coming Local Plan period.

**6.3.5** A Concept Plan was prepared by Nathaniel Litchfield Partnership (NLP), on behalf of Biggin Hill Airport Limited and submitted to the Council for consideration. The Concept Plan proposed overall floorspace to accommodate 2,300 new jobs over 15-20 years, the

majority of which were forecast to be hangar type accommodation for servicing and maintenance of aircraft and also business park office and light industrial units. The approach was based on the airport playing three specific roles: (1) as a location for business aviation aircraft owners to be based at; (2) business aviation users to fly in and out; and (3) for business aircraft manufacturers to base their service centres at Biggin Hill.

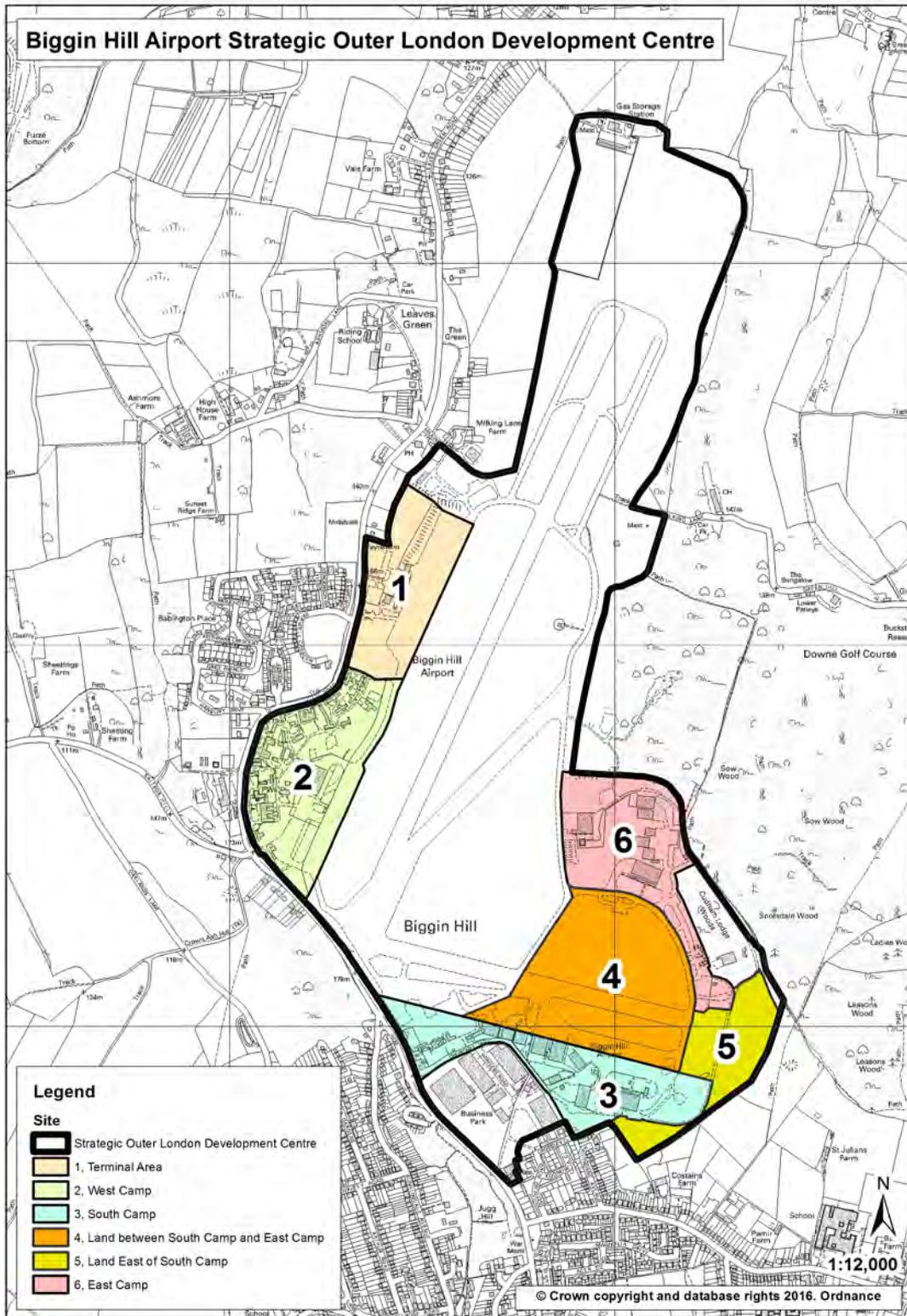
**6.3.6** The Council commissioned AECOM to undertake a study of opportunities and constraints in the Biggin Hill SOLDC, review relevant material including the NLP Concept Plan and provide independent policy recommendations to assist the Council's Local Plan preparation. The study identified options for amending the Green Belt boundary to increase investor confidence, help achieve the employment ambitions and support the SOLDC designation were earmarked. The study also identified potential capacity for specific land parcels within the SOLDC on the basis of landscape and visual impact analysis.

**6.3.7** The Council has developed a policy setting for the Biggin Hill SOLDC which responds to the independent policy recommendations and potential amendments to the Green Belt boundary proposed by AECOM. In responding to these recommendations, the Local Plan addresses barriers to investment and promotes positive economic growth while also recognising constraints and sensitivities of sites within and in the vicinity of the SOLDC.

**6.3.8** The policies relate both to the SOLDC generally and to specific land parcels within the SOLDC, which are identified in the following Map.

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Map: Biggin Hill Strategic Outer London Development Centre (SOLDC)



## Policy 103

### Biggin Hill SOLDC

The Council will support the Biggin Hill SOLDC, including the provision of associated business infrastructure and amenities, as an important sub-regional hub for aviation and related high-tech industry, achieving sustainable economic growth whilst minimising adverse impacts on the environment and the amenity of surrounding communities.

### Supporting Text

**6.3.9** The SOLDC status of Biggin Hill provides a strategic framework for economic growth at Biggin Hill Airport and the adjoining Biggin Hill LSIS, with a primary focus on aviation-related activities and associated business infrastructure and amenities. London Plan Policy 2.16 makes provision for bringing forward adequate development capacity, coordinating public and private investment and placing a strong emphasis on creating a distinct and attractive business offer. In considering development proposals in the SOLDC, the Council will have regard to the accessibility and environmental constraints of the SOLDC and surrounding areas.

**6.3.10** The Council has been in active dialogue with key stakeholders to develop an updated policy setting for the SOLDC, including Biggin Hill Airport Limited, the stakeholder group LoCATE (London Centre for Aviation Technology and Enterprise), other landowners and relevant statutory authorities.

## Policy 104

### Terminal Area

Land in the Biggin Hill SOLDC identified as Terminal Area will be safeguarded for aviation-related employment generating uses.

### Supporting Text

**6.3.11** The Terminal Area, including the existing control tower and terminal building, is the focus for passenger and goods handling and other ancillary facilities including distribution services, administrative offices, short and long-stay parking for cars, coaches and aircraft. The Terminal Area can potentially accommodate further intensification of aviation-related employment generating uses. The area to the north of the Terminal Area lies within the proposed SOLDC boundary but remains within the Green Belt to provide an adequate buffer between developed areas of the SOLDC and more open areas towards Leaves Green to the north.

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### Policy 105

#### West Camp

The Council will support the development of aviation-related employment generating uses on land in the Biggin Hill SOLDC identified as West Camp.

Proposals for Class C1, D1, B1(a) and B1(b) uses in West Camp will be permitted if it can be demonstrated that the proposed uses:

- a** - reinforce the role of the SOLDC, and
- b** - do not impede the effective operation of other aviation related employment generating uses in the SOLDC or reduce airside access or capacity in the SOLDC.

The Council will support proposals in West Camp which include a sensitive re-use and repair of heritage assets consistent with the conservation of their significance and the character and appearance of the conservation area.

#### Supporting Text

**6.3.12** The privately owned West Camp comprises a range of former RAF buildings set in a campus-style layout, a large part of which falls within the RAF Biggin Hill Conservation Area. West Camp has airside access and is an appropriate location for airport-related development proposals.

**6.3.13** The Council will adopt a flexible approach in considering potential land uses at West Camp that are not directly aviation related but can demonstrate consistency with the role of the SOLDC, as described in the Mayor's Town Centres SPG.

## Policy 106

### South Camp

Sites providing existing airside access on land in the Biggin Hill SOLDC identified as South Camp will be safeguarded for aviation-related employment generating uses.

Proposals for Class B2, B1(b), B1(c) and C1 uses will be permitted in South Camp if it can be demonstrated that the proposed uses:

- a** - reinforce the role of the SOLDC, and
- b** - do not impede the effective operation of other aviation related employment generating uses in the SOLDC or reduce airside access or capacity in the SOLDC.

The Council will support redevelopment and if viable, realignment of infrastructure to increase the development potential of South Camp for aviation related employment generating uses.

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.

### Supporting Text

**6.3.14** South Camp represents a key employment location at the Biggin Hill SOLDC and offers significant opportunity for aviation-related employment growth. The area provides the primary location for airport-related facilities and activities, including hangars, aircraft maintenance, aircraft parking and flying club facilities.

**6.3.15** The Council will adopt a flexible approach in considering potential land uses at South Camp, such as industrial uses that are not directly aviation related but can demonstrate consistency with the role of the SOLDC, as described in the Mayor's Town Centres SPG. Certain sections of South Camp have greater exposure to sensitive environments surrounding the SOLDC, including the adjoining SINC. The Council will consider whether proposals would result in unacceptable adverse impacts on these environments, in terms of structural design and operational aspects of the proposed land uses.

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### Policy 107

#### Land East of South Camp

Land in the Biggin Hill SOLDC identified as Land East of South Camp will be safeguarded for aviation-related employment generating uses.

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.

#### Supporting Text

**6.3.16** This land parcel has been identified as important to the relocation of airport and aviation uses on the airside part of South Camp to enable their redevelopment to provide modern space for aviation related uses, in particular hangars and facilities for manufacturing uses including Original Equipment Manufacturers, and aircraft operators including Aircraft Operating Companies and Fixed Base Operators.

**6.3.17** This location is not considered appropriate for non aviation-related development but could be used for replacement or relocated flying club buildings, aircraft parking and maintenance and similar aviation facilities. Certain sections of this land parcel have greater exposure to sensitive environments surrounding the SOLDC, including the adjoining SINC. The Council will consider whether proposals would result in unacceptable adverse impacts on these environments, in terms of structural design and operational aspects of the proposed land uses.

### Policy 108

#### East Camp

Existing buildings in the Biggin Hill SOLDC area identified as East Camp will be safeguarded for aviation-related employment generating uses.

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.

#### Supporting Text

**6.3.18** East Camp contains some existing hangars, storage and hard-standing areas and some redevelopment or refurbishment within this land parcel may be suitable in order to contribute to the development of the SOLDC. This location is not considered appropriate for non-aviation related development, but could be used for replacement or relocated flying club buildings, aircraft parking and maintenance, and similar aviation facilities.

**6.3.19** Certain sections of this land parcel have greater exposure to sensitive environments surrounding the SOLDC, including the adjoining Cudham Lodge Woods and the broader SINC. Council will consider whether proposals would result in unacceptable adverse impacts on these environments, in terms of structural design and operational aspects of the proposed land uses.

### **General Policies for Biggin Hill SOLDC**

#### **Policy 109**

##### **Airport Public Safety**

The Council will not grant planning permission for development likely to interfere with the safe and efficient operation of the Airport or Technical Site, in accordance with the Department for Transport Circular 1/2003, having particular regard to the safeguarded area, as shown on the Safeguarded Area Map. Within the Public Safety Zones, shown on the Public Safety Zones Map, there will be a general presumption against most kinds of new development and against certain changes of use and extensions to existing properties, as described in Department for Transport Circular 01/2010.

### **Supporting Text**

**6.3.20** Public Safety Zones (PSZ) are areas of land extending outwards from the ends of the main runway where development is restricted. The basic policy objective governing the restriction on development is that there should be no increase in the number of people living, working or congregating in the PSZ. The Department for Transport Circular 01/2010: "Control of Development in Airport Public Safety Zones" contains specific guidance to enable the Council to determine applications affecting land within PSZs. Policies Map Set Part 1 includes a detailed map of the Biggin Hill Public Safety Zone.

**6.3.21** A wider area around the Airport is safeguarded under Department for Transport Circular 1/2003: "Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas". The circular requires the outer boundary of the airport safeguarding area to be shown with the Local Plan and requires that certain planning applications will be subject of special consultation procedures to ensure that buildings, structures, or other works do not inhibit the operation and development of the Airport.

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### Policy 110

#### Noise Sensitive Development in Biggin Hill

Planning applications for new noise-sensitive development at, or in the vicinity of, Biggin Hill Airport will be assessed against the effect levels set out in the Noise Policy Statement for England.

New noise sensitive development in areas likely to experience adverse impacts will be required to take steps to minimise and mitigate those effects as far as possible.

Planning permission will not normally be granted where mitigation cannot prevent new development experiencing effects at or above the Significant Adverse Effects Level.

#### Supporting Text

**6.3.22** The impact of noise upon health and wellbeing is an important consideration for new development in and around airports. Aircraft noise can affect areas and noise-sensitive development under the flight path for some distance from the airport. The degree of disturbance is related to people's perception of noise, the volume and character of noise, frequency of aircraft movements and other background noise.

**6.3.23** Planning Practice Guidance sets out the noise exposure hierarchy which reflects the NPSE effect levels:

- Significant observed adverse effect level: This is the level of noise exposure above which significant adverse effects on health and quality of life occur. Action should be taken to avoid and prevent this level occurring.
- Lowest observed adverse effect level: This is the level of noise exposure above which adverse effects on health and quality of life can be detected. Action should be undertaken to mitigate and reduce impacts to a minimum.
- No observed effect level: This is the level of noise exposure below which no effect at all on health or quality of life can be detected.

**6.3.24** The UK Government considers that the equivalent continuous sound level of over 57dB(A) represents the noise level for the onset of community annoyance. For the purpose of assessing planning applications for new development in the area around Biggin Hill Airport, the 57dB(A) contour will be considered the starting point for requiring further investigation into the effects of airport-generated noise. Policies Map Set Part 1 includes a detailed map of the Biggin Hill Airbourne Aircraft Noise Contours.

**6.3.25** For early morning flights night, i.e. prior to 07:00, research undertaken by the Department for Transport indicates that noise levels below the 90dB(A) SEL due to aircraft events are most unlikely to cause any measurable increase in the overall rates of sleep

disturbances during normal sleep. For the purposes of development investigation will required for proposals lying additionally with the 90dB(A) SEL footprint but outside the 57dB(A) contour.

## 6 Working in Bromley

### 6.4 Crystal Palace Strategic Outer London Development Centre

#### Crystal Palace Strategic Outer London Development Centre (SOLDC)

##### Planning Context

**6.4.1** The London Plan (2016) Policy 2.16 identifies Crystal Palace as a potential Strategic Outer London Development Centre (SOLDC) with specialist strengths already functioning or with the potential to function above the sub-regional level and to generate growth above the Outer London trend without competing against existing town centres or other business locations.

**6.4.2** The specialist strengths identified for the Crystal Palace SOLDC in Table 2.1 of the London Plan lie in its existing and potential leisure, tourism, arts, culture and sports functions. The park is also important for wildlife and biodiversity.

**6.4.3** The potential of SOLDCs to develop and build on their specialist strengths is meant to be explored and taken forward through partnership working between the Mayor, Local Planning Authorities and other stakeholders.

##### Crystal Palace SOLDC Boundary

**6.4.4** The Council has had discussions with neighbouring boroughs and with the Greater London Authority in late 2014 and early 2015 in relation to defining a boundary for the Crystal Palace SOLDC.

**6.4.5** The boundary around the Crystal Palace Park reflects the location of the strategic assets of more than sub-regional importance which already generate or could potentially generate growth above the outer London trend within the Crystal Palace area.

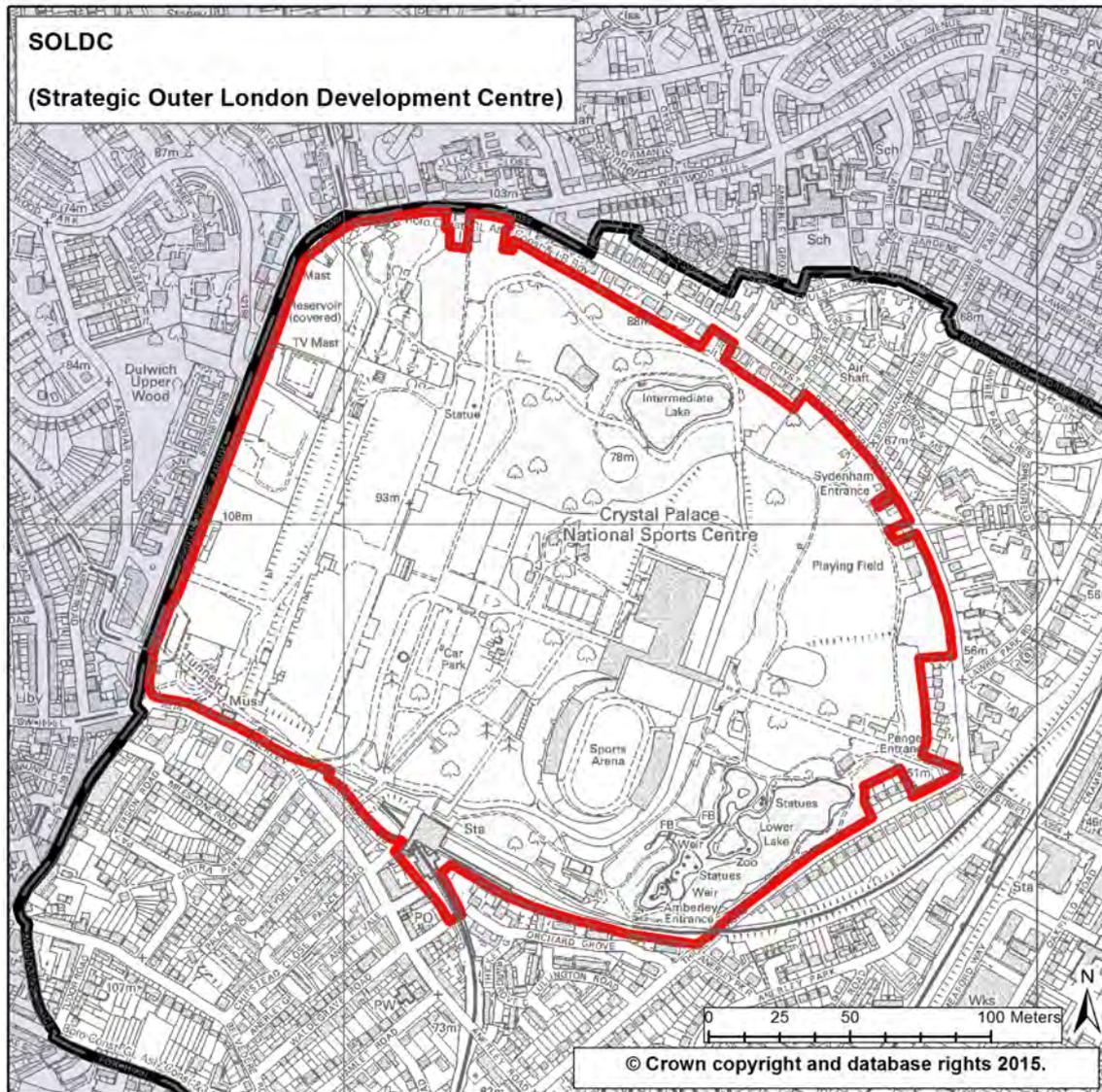
**6.4.6** The '**Crystal Palace SOLDC Local Plan Background Paper**' provides background in relation to the identification of the boundary.

**6.4.7** The Council acknowledges that the development potential of sites within the proposed SOLDC is constrained by the park's designation as Metropolitan Open Land and by the need to conserve and enhance the significance of its numerous heritage assets. Crystal Palace Park is highly accessible with five train and overground stations within walking distance. The Grade II\* listed historic 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 Grade II\* 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 park is designated as a Conservation Area.

**6.4.8** In 2011, a Masterplan submitted by the London Development Agency (LDA), folded into the Greater London Authority in 2012, was granted outline 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 represents 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. 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.

### Map: Crystal Palace Strategic Outer London Development Centre (SOLDC)



## 6 Working in Bromley

### Policy 111

#### **Crystal Palace Strategic Outer London Development Centre**

The Council will expect any proposals for the Crystal Palace Strategic Outer London Development Centre (SOLDC), as defined on the policies map, to maintain, enhance and support the unique existing strategic cultural, sports, tourism and leisure functions of the Crystal Palace Park.

Any development proposals will be subject to other policies within the Local Plan, notably Metropolitan Open Land policies and guidance related to the Crystal Palace Park Conservation Area and will be required to be consistent with the objectives identified as part of the approved masterplan for the park. They will be expected to contribute to and/or strengthen as appropriate the sub-regional importance of the SOLDC having regard to its specialist identified strengths whilst maintaining and improving the park's open setting and the visual and landscaping amenities which inform its character and that of the key heritage assets within its boundaries.

The Council will work with the Mayor, the community and other stakeholders to ensure that development proposals and other initiatives within the SOLDC contribute to the long term planning and regeneration strategies for the park and support where appropriate the wider Crystal Palace, Penge and Anerley Renewal Area objectives.

### Supporting Text

**6.4.9** The London Plan identifies Crystal Palace as a potential Strategic Outer London Development Centre with specialist economic functions of more than sub-regional importance related to leisure, tourism, arts, culture and sports. The SOLDC's key strengths are underpinned by the presence of the National Sports Centre within the park and the historic and cultural significance of the park itself which draws visitors from London and beyond. The park shares its boundary with the London Boroughs of Lambeth, Croydon, Lewisham and Southwark for which it is also of strategic significance.

**6.4.10** The Crystal Palace Park was created in 1852-55 by Sir Joseph Paxton's Crystal Palace Company to provide a new home for the enlarged Crystal Palace, which, in its original form originally housed the Great Exhibition in 1851 in Hyde Park. The park also included elaborate landscape as well as water and fountain works designed by Sir Joseph Paxton.

**6.4.11** The park and the palace became an international paying attraction until the palace was destroyed by a fire in 1936 although some of the now Grade II Listed terraces and ornamental sphinxes remain. The park still includes Dinosaur Island, a collection of over 30 statues created by Benjamin Waterhouse Hawkins in the 1850s set within a model geological landscape. The sculptures' Grade I listing recognises their international significance as these were designed to reflect contemporary scientific advances whilst the

model geological landscape's proposed designation as a Regionally Important Geological Site (RIG) reflects its regional significance. The Green Chain walk goes through Crystal Palace Park, joining up sections in Southwark and Bromley.

**6.4.12** The Crystal Palace Park saw significant change from the 1930s culminating in the 1960s with the completion of the National Sports Centre and Athletics Stadium conceived as a unique "sports park" which partially obscures the park's original walkway axis. The Grade II\* Listed centre is a historically significant sports and leisure facility which is used to host national and international sporting events and has been used to host Olympic training events.

**6.4.13** A masterplan submitted by the London Development Agency (now the GLA) was granted outline permission in 2011, establishing key development principles for the Park. These include a number of environmental improvements to restore the former character of the park, improvements to the National Sports Centre and the building, improvements and redevelopment of some key facilities. The vision behind the masterplan is to reinstate the local, regional and international significance of the park including by promoting it as a primary visitor attraction. The Council is currently investigating options to deliver some of the masterplan's proposals through a sustainable Development Strategy. The Council will work to ensure that proposals support the sub-regional role of the SOLDC having regards to its identified specific strengths.

**6.4.14** The Greater London Authority has been investigating options for the possible refurbishment, enhancement and part redevelopment of the National Sports Centre site which it leases from the London Borough of Bromley. The Council will work with the Mayor of London, Historic England, and with other stakeholders to identify adequate development capacity and ensure it supports the SOLDC designation should any development opportunities come forward.

**6.4.15** Whilst significant at a sub-regional level, the development capacity of the park faces major constraints. The entire park is designated as Metropolitan Open Land (MOL) and there are significant areas designated as a Borough Grade I Site of Importance for Nature Conservation. Most of the park is also a Conservation Area managed through adopted Supplementary Planning Guidance (SPG), reflecting the historic significance of the park and the setting it provides to the Parkside residences built from the mid to the end of 19<sup>th</sup> century on Crystal Palace Road, Thicket Road and Anerley Hill. It is important that any development proposals taking place within the park's setting are in line with the Crystal Palace Park Conservation SPG and MOL designation objectives, respect the nature conservation value of the site and are in accordance with the objectives identified as part of the approved masterplan for the park. 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, the lower level of Crystal Palace Station, the bust of Sir Joseph Paxton, the gatepiers to Rockhill, the Royal Navy Volunteer Reserve Trophy War Memorial and the Grade I prehistoric animal sculptures and geological formations by the lake.

## 6 Working in Bromley

**6.4.16** Crystal Palace Park lies within the Crystal Palace, Penge and Anerley Renewal Area. Policy 15 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, and enhance as well as capture broader benefits for Penge District Centre, and the more local Anerley centre. The Council will work with stakeholders to seek to ensure complementarity between major development proposals and initiatives within the SOLDC and other proposals within the renewal area and the wider area of influence of the park where justified in strategic planning terms. The London Plan (2.63A) states that the overriding objective of the Mayor's regeneration programmes is to drive and shape growth in town and economic centres and high streets. The relationship of the Park to the larger renewal area offers broad economic, environmental and social benefits.

## Environmental Challenges

## 7 Environmental Challenges

### Environmental Challenges

#### Introduction

**7.0.1** This chapter covers Bromley's planning policy response to the current and future challenges of a range of environmental issues including:

- waste management;
- flood risk management;
- sustainable design and construction; and
- carbon reduction.

#### Waste Management

##### Policy 112

##### Planning for Sustainable Waste Management

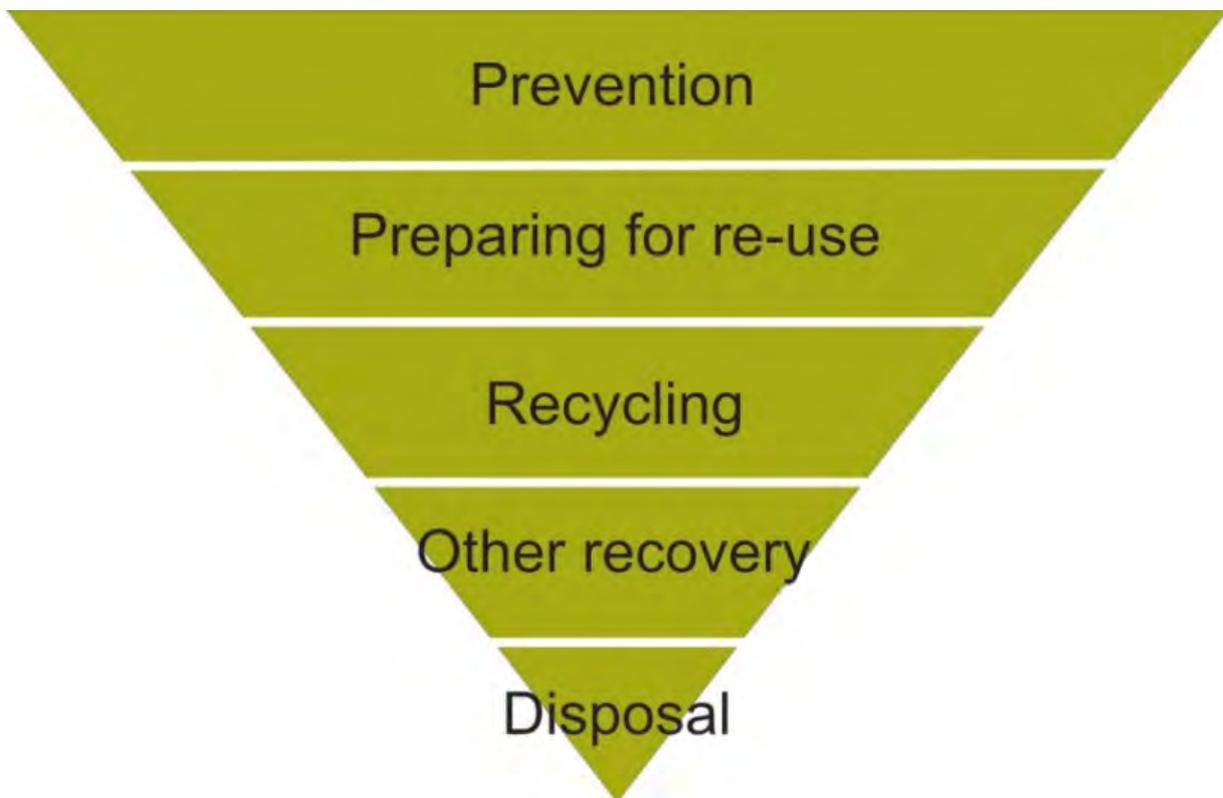
The Council will support sustainable waste management by:

- Implementing the waste hierarchy in its approach to future waste management
- Allocating the strategic waste management sites of Waldo Road, Churchfields and Cookham Road and safeguarding them for waste uses only.
- Working in collaboration with the London Boroughs of Bexley, Greenwich, Southwark, Lewisham and City of London to make optimum use of waste management capacity in the south east London sub region.
- Meeting the London Plan waste apportionment targets.

#### Supporting Text

**7.0.2** Both central government and the GLA set out a clear strategy for waste management which involves a key role for local planning authorities. Through their allocation of sites and the application of their policies they are expected to positively influence not only the type and amount of waste that is produced but also its treatment and movement.

**7.0.3** The waste hierarchy shows the preferred options for managing waste – the most important solution being to reduce that waste in the first place, the least desirable being disposal of that waste, for example, to landfill.



**7.0.4** The Government sets out its expectations for waste management, in line with the EU Waste Framework Directive, in the Waste Management Plan for England (2013) and National Planning Policy for Waste. Local Planning authorities are expected to take responsibility for driving waste management up the hierarchy, providing a framework for communities to be able to reduce waste and enable more effective recycling and disposal and making sure any facilities are appropriately sited to protect health and the environment.

**7.0.5** In turn, the London Plan 2015 states that the Mayor will work collaboratively with the boroughs, waste authorities, the private sector and others to manage as much of London's waste within London as practicable, managing the equivalent of 100% of London's waste within London by 2026. This includes working towards zero biodegradable waste to landfill by 2026.

**7.0.6** In order to meet the challenging targets, the Mayor expects each borough to allocate enough land and identify facilities to be able to manage a certain amount of waste – the waste apportionment targets – which are set out in the London Plan. Boroughs are required to safeguard existing waste management sites and maximise their potential, consider Strategic Industrial Locations (SILS) and Locally Significant Industrial Sites (LSISs) as potentially appropriate for new facilities and then other suitable brownfield sites. In accordance with national policy, the focus on London is to locate new waste management facilities on previously developed sites. National Planning Policy for Waste states that local planning authorities should first look for suitable sites and areas outside the Green Belt whilst recognising that some types of waste management facility have particular locational needs.

## 7 Environmental Challenges

**7.0.7** Within this policy context, Bromley's planning strategy for sustainable waste management is threefold:

- to allocate and safeguard strategic waste management sites - Waldo Road and Churchfields Road reuse and recycling centres and Cookham Road composting facility for waste management use only;
- to collaborate with the other south east boroughs through the South East London Waste Group to make best use of excess waste management capacity; and
- to guide any new waste facilities to the Cray Business Corridor, where they do not negatively impact upon the existing uses and aims of the SIL, and then LSISs.

**7.0.8** This approach is considered the most appropriate way for Bromley to meet the apportionment targets in the London Plan and manage existing and new non-strategic waste management facilities in the borough.

### Strategic Waste Site Allocations

**7.0.9** Waldo Road (see map Appendix 10.10) is a Council run reuse and recycling facility, incorporating a Household Waste recycling centre, a Waste Transfer Station, vehicle repair facilities and a depot area providing a base for the operation of municipal waste collection and disposal activities.

**7.0.10** Churchfields Road (see map Appendix 10.10) is a Council run reuse and recycling facility, incorporating a Household Waste recycling centre, a Waste Transfer Station and a depot area providing a base for the operation of municipal waste collection and disposal activities.

**7.0.11** Swanley recycling centre, Cookham Rd (see map Appendix 10.10) is an open composting facility, currently run by Tamar Organics. Located in the Green Belt, it received permission in 2012 for an anaerobic digester plant which was supported by the Council with a view to it being used for managing household food waste.

### Utilising Capacity in the South East of London

**7.0.12** Planning practice guidance to the National Planning Policy for Waste states that there is no expectation that each local planning authority should deal solely with its own waste to meet the requirements of the self-sufficiency and proximity principles of the EU Directive, and it acknowledges that there may be significant economies of scale for local authorities working together. The London Plan allows boroughs to collaborate in meeting their apportionment requirements, stating that they should demonstrate this through the preparation of joint waste DPDs, evidence papers or bilateral agreements.

**7.0.13** Bromley is part of the South East London Waste Group comprising - Bexley, Lewisham, Greenwich and Southwark (and the City of London). The group sets out their requirements and capacity in a Technical Paper which demonstrates how targets are to be met through strategic allocations in each borough.

## Policy 113

### **Waste Management in New Development**

Major development proposals will be required to implement Site Waste Management Plans to reduce waste on site and manage remaining waste sustainably.

New development will be required to include adequate space to support recycling and efficient waste collection.

Integrated waste management in new development will be supported where appropriate.

Although re-use and recycling rates construction, excavation and demolition waste in London are high, the London Plan sets a target of 95% to be recycled by 2020. London Plan policy 5.18 states that boroughs should require developers to produce site waste management plans to arrange for the efficient handling of construction, excavation and demolition waste.

### **Site Waste Management Plans**

**7.0.14** In order to encourage better recycling habits and enable efficient waste collection, allowing adequate space for the sorting and storage of waste in new developments is essential. Guidance is available to architects and developers and applicants will be expected to liaise with the Council's waste services team where there are any difficulties with layouts of schemes.

## 7 Environmental Challenges

### Policy 114

#### **New Waste Management Facilities and Extensions and Alterations to Existing Sites**

New waste management facilities and extensions and/ or alterations to existing waste management facilities must demonstrate that they will not undermine the local waste planning strategy and help the Borough move up the waste hierarchy.

The likely impact of the proposal on the local environment and on amenity will be considered against the development plan as a whole and the specific criteria for waste management facilities set out in the London Plan and national policy. New facilities, extensions and alterations should be well designed and contribute positively to local character as far as possible.

Prospective developers of new waste management facilities will be expected to look to the Strategic Industrial Location in the Cray Business Corridor and then other industrial areas before other previously developed land. New waste facilities in industrial areas will only be acceptable where the proposed use does not impede effective operation of other nearby businesses nor undermine the primary function of the designation.

### Supporting Text

**7.0.15** In Bromley, there is currently a range of small facilities which are licenced to store and process various waste streams. Whilst these facilities are not considered strategic to ensuring the apportionment targets are met, they provide important additional capacity for the management of hazardous waste, commercial and industrial and construction and demolition waste. Where these facilities wish to expand and alter, they should ensure that they are helping to move waste management in a more sustainable direction, that is, up the waste hierarchy.

**7.0.16** The potential impact of any extension and alterations will be carefully considered against the criteria set out in London Plan and national policy, in addition to other relevant policies in the Development Plan.

**7.0.17** There are many locations in Bromley where new waste management facilities would be considered inappropriate, due to amenity considerations, traffic impacts or the existence of protective designations, for example. It is considered that, in line with the London Plan, the most appropriate locations are likely to be industrial areas which include the Strategic Industrial Location of the Cray Valley Business Corridor and potentially some of the smaller Locally Significant Industrial Sites. Where waste management operators are considering new development, they should ensure that all opportunities for locating in industrial areas have been fully investigated before pursuing applications elsewhere.

**7.0.18** Criteria for considering the potential impact of the development of waste facilities (existing and new) are currently set out in National Planning Policy for Waste and the London Plan.

**7.0.19** The criteria include:

- Protection of water resources
- Land instability
- Visual intrusion
- Nature conservation
- Conserving the historic environment
- Traffic and access
- Air emissions including dust
- Odours
- Vermin and birds
- Noise and vibration
- Litter
- Potential land use conflict

**7.0.20** The London Plan sets out additional evaluation criteria in Policy 5.17 including the need to achieve a positive carbon outcome resulting in greenhouse gas savings. Facilities that generate energy from waste need to demonstrate that they will be no more polluting in carbon terms than the energy source being replaced.

## 7 Environmental Challenges

### Flood Risk

#### Policy 115

##### Reducing Flood Risk

In order to address existing flood risk and to reduce the impact of new development, the Council will:

- Work with the Environment Agency, landowners and developers, based on the findings of the most recent SFRA and other Plans, to manage and reduce flood risk from all sources of flooding.
- Apply the sequential and exception tests to avoid inappropriate development in relation to flood risk.
- Implement sustainable drainage system (SUDs) across the borough and work towards effective management of surface water flooding.
- Fully engage in flood risk emergency planning including the pre, during and post phases of flooding event.
- Propose ensure the implementation of measures to mitigate flood risk across the borough that are effective, viable, attractive and enhance the public realm and ensure that any residual risk can be safely managed.

To minimise river flooding risk, development in Flood Risk Areas (Environment Agency Flood Zones 2 and 3 and surface water flood risk hotspots) will be required to seek opportunities to deliver a reduction in flood risk compared with the existing situation.

In Flood Risk Areas the sequential test and exception test as set out in the NPPF and associated technical guidance should be applied. Flood Risk Assessments should be submitted in support of all planning applications in these areas and for major development proposals across the Borough.

All development proposals should reduce surface water run-off entering the sewerage network reduce rainwater run-off through the use of suitable Sustainable Drainage Systems (SUDS) as far as possible.

### Supporting Text

**7.0.21** The Government sets out requirements for planning and development in relation to flood risk in the National Planning Policy Framework and Technical Guidance. Local Planning Authorities have a responsibility to ensure that inappropriate development in areas of flood risk is avoided, that new development does not increase vulnerability to

flooding and that risks are managed through suitable long-term measures. Opportunities to improve existing vulnerable areas should be taken, for example, by incorporating sustainable drainage systems in new developments or incorporating green infrastructure.

**7.0.22** The London Plan reiterates the national importance given to flood risk assessment, advising Boroughs that they should use Strategic Flood Risk Assessments when developing their Local Plans, identify areas with surface water management problems and encourage development to use Sustainable Urban Drainage Systems (SUDS).

**7.0.23** Bromley is covered by two river catchments, the Ravensbourne and the Cray and both of these rivers and many of their tributaries have their source in Bromley. The risk of fluvial flooding within the urban parts of Bromley has been greatly reduced by the construction of defences and channel culverting, however there are still some problems with surface water flooding in the urban area.

**7.0.24** In accordance with national guidance, Bromley Council has produced a strategic flood risk assessment (SFRA) which identifies areas of the Borough that are at risk of flooding from a range of sources. This study is being updated to accompany the development of the Local Plan, both to help develop future policy and to inform the process of site allocation.

**7.0.25** Flood Risk Areas have been identified which include Environment Agency Flood Zones 2 and 3 and surface water flood risk hotspots. In these areas particular attention needs to be paid to reducing both the existing and potential risk from flooding and therefore any new development will be required to assess its potential impact and mitigate accordingly. Outside these areas, major developments, as a result of their nature in being larger or more significant, will also be required to make a full assessment of their impacts.

**7.0.26** To address the contribution that even small developments can make to flooding problems, all developments should aim to reduce surface water run-off to sewers and minimise rainwater run-off by following the drainage hierarchy set out in the London Plan (see SUDS policy below).

**7.0.27** The Council will update Bromley's Strategic Flood Risk Assessment every 5 years or more frequently if circumstances require, ensuring that changes in flood risk area are identified and suitable responses implemented.

## 7 Environmental Challenges

### Policy 116

#### **Sustainable Urban Drainage Systems (SUDS)**

All developments should seek to incorporate Sustainable Urban Drainage Systems (SUDS) or demonstrate alternative sustainable approaches to the management of surface water as far as possible.

Applications for developments located within Flood Zones 2, 3a and 3b and in Flood Zone 1 for areas identified as hot spots in Bromley's Surface water Management Plan (SWAMP), Preliminary Flood Risk Assessment (PFRA) and in the Strategic Flood Risk Assessment must be accompanied by a site-specific Flood Risk Assessment (FRA).

#### **Supporting Text**

**7.0.28** Flood Risk Assessments should be prepared in accordance with technical guidance from DEFRA and the Environment Agency and will be required to demonstrate that the following measures have been taken:

**7.0.29** Application of a site wide sequential approach to development by locating buildings within the areas of lowest flood risk on a site in accordance with the areas set out within the Surface Water Management Plan as areas with increased risk of surface water flooding.

**7.0.30** Determination of potential overland flow paths and proposals for appropriate solutions to minimise the impact of development on surface water flooding. Road and building configuration should be considered to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere,

**7.0.31** In line with the preferred standard in the Mayor's Sustainable Design and Construction SPG, SUDS measures should aim to achieve 100% attenuation of the undeveloped (existing) sites surface water run-off at peak times. If 100% attenuation is not achievable, justification should be provided. In the areas outlined in the Surface Water Management Plan and in the Local Strategy as areas with increased risk of surface water flooding, a FRA should mitigate off site surface water flooding by aiming to achieve greenfield run-off rates or better. SUDS techniques should be applied with regard to the London Plan Sustainable Drainage Hierarchy outlined in Policy 5.13 or such guidance as supersedes it. Demonstrable justification should be provided on the extent to which each measure is being proposed.

**7.0.32** Incorporation of soft landscaping and permeable surfaces into all new residential and non-residential developments. Retention of soft landscaping and permeable surfaces in front gardens and other means of reducing, or at least not increasing the amount of hard standing associated with existing homes is encouraged. New driveways or parking areas associated with non-residential developments and those located in front gardens should be made of permeable material.

**7.0.33** Consideration of vulnerability and importance of local ecological resources (such as water quality and biodiversity) when determining the suitability of drainage strategies/SUDS.

**7.0.34** Demonstration of the maintenance and long term management of SUDS through a SUDS Management Plan. The developer and the Council will agree who will adopt the SUDS scheme and be responsible for the on-going maintenance.

### Policy 117

#### **Water and Wastewater Infrastructure Capacity**

Planning permission will only be granted for developments which increase the demand for off-site water and wastewater infrastructure where:

- Sufficient capacity already exists; or
- Extra capacity can be provided in time to serve the development that will ensure that the environment and the amenities of other users are not adversely affected.

In accordance with planning practice guidance, when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the appropriate infrastructure improvements that will be completed prior to occupation of the development.

#### **Supporting Text**

**7.0.35** The local planning authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by Thames Water (or any successor), the Local Planning Authority may require the developer to provide for appropriate improvements, to be completed prior to occupation of the development.

**7.0.36** Where there is a capacity constraint and upgrades to water and wastewater infrastructure are necessary such improvements may be secured by a Grampian style condition or a planning agreement.

**7.0.37** Developers should consult with the infrastructure provider as early as possible regarding the capacity of water and wastewater infrastructure to serve development proposals.

## 7 Environmental Challenges

**7.0.38** Adequate time should be allowed so that an informed response can be formulated. For example, the modelling of water and wastewater infrastructure will be important to many consultation responses and the time required for responses must not be underestimated. For example, the modelling of sewerage systems can be dependent on waiting for storm periods when the sewers are at peak flows. Should more comprehensive responses be required, it is likely that more detailed modelling work will need to be undertaken. The necessary funding for this work will need to be identified and secured through developers and/or partnership working. It can take approximately 3 months to complete modelling work from the point funding has been secured.

**7.0.39** Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months while sewage treatment and water treatment works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. Thames Water would welcome the opportunity to discuss funding arrangements for upgrades not planned within the current 5-year planning period.

### Policy 118

#### Contaminated Land

Where the development of contaminated land, or land suspected of being contaminated, is proposed, details of site investigations and remedial action should be submitted.

Applicants are required to submit, for approval:

- A desk study before starting investigations on site
- A full site investigation including relevant sampling and analysis to identify pollutants, risks and a remediation strategy
- A remediation strategy
- A closure report on completion of works

Land should be remediated to a standard such that there is no appreciable risk to end users or other receptors once the development is complete.

#### Supporting Text

**7.0.40** The NPPF states that new development should be appropriate for its location in order to prevent potential risks to health, the environment and general amenity. The London Plan states that, wherever practicable, sites that have been affected by

contamination should be brought back into use and in doing so the risks to health and the environment can be dealt with. When the development of contaminated land is proposed it is vital to assess the nature of that contamination and fully address measures to remediate that land wherever possible. If planning permission is given based on an initial desktop study, that permission will include conditions ensure that the further stages of investigation and management are secured. Remediation must be appropriate for the end user of the site and may involve works to remove or treat the source of contamination or break the pathway between source and receptor.

## Policy 119

### Noise Pollution

In order to minimise adverse impacts on noise sensitive receptors, proposed developments likely to generate noise and or vibration will require a full noise/ vibration assessment to identify issues and appropriate mitigation measures.

In most cases where there is a risk of cumulative impact on background level over time or where an area is already subject to an unsatisfactory noise environment, applicants will be required to ensure that the absolute measured or predicted level of any new noise source is 10dB below the existing typical background LA90 noise level when measured at any sensitive receptor.

New noise sensitive development should be located away from existing noise emitting uses unless it can be demonstrated that satisfactory living and working standards can be achieved and that there will be no adverse impacts on the continued operation of the existing use.

The design and layout of new development should ensure that noise sensitive areas and rooms are located away from parts of the site most exposed to noise wherever practicable. External amenity areas should incorporate acoustic mitigation measures such as barriers and sound absorption where this is necessary and will assist in achieving a reasonable external noise environment.

In mixed use buildings, conversions and changes of use which increase internal noise should incorporate measures to minimise the transfer of noise between different parts of the building. An airborne sound insulation of at least 55dB D'nT,w + Ctr will usually be expected in separating partitions between residential dwellings and non-residential noise generating uses. A higher standard may sometimes be necessary depending on the nature of the development.

## 7 Environmental Challenges

### Supporting Text

**7.0.41** The broad approach to reducing potential negative impacts of noise upon people's health and wellbeing has been set out in the Noise Policy Statement for England (DEFRA 2010). The NPSE sets out the Government's vision for a co-ordinated approach to noise policy. It promotes the "effective management" of noise within the context of sustainable development with the following aims:

- Avoid significant adverse impacts on health and quality of life
- Mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life.

**7.0.42** The NPSE refers to the World Health Organisation noise impacts levels – from No Observed Effect to Significant Observed Effect – but does not set out actual values for these, acknowledging that this allows for policy flexibility until further evidence and guidance become available.

**7.0.43** In turn, the NPPF requires planning policies and decisions to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and to mitigate and reduce noise to a minimum. It is recognised that development will often create some noise and that a balance is needed to ensure that existing business should not have unreasonable restrictions put on them because of changes in land use since they were established.

**7.0.44** The London Plan states that boroughs should have policies to reduce the adverse impact of noise through the appropriate location of noise producing and noise sensitive uses – that is, uses such as homes, hospitals and day centres - and that any particularly tranquil areas may be afforded extra protection. Development proposals should seek to reduce noise by minimising the existing and potential adverse impacts of noise on, from and within the vicinity of development. New noise sensitive development should be separated from major noise sources wherever practicable through distance, screening or internal layout in preference to sound insulation.

**7.0.45** The Mayor's Housing SPG sets out baseline standards for how noise should be managed in new residential development, highlighting the need to consider elements of design that enable the home to become a comfortable place of retreat. The SPG advises, for example, that developments should avoid single aspect dwellings that are exposed to noise levels which affect quality of life and that the layout of dwellings should seek to limit the transmission of noise to sound sensitive rooms.

**7.0.46** The Sustainable Design and Construction SPG also outlines practical measures that can be taken to minimise noise being produced and through both engineering solutions, design and layout and management activities. Where noise sensitive uses are proposed, applicants should consider a range of design measures to help mitigate any impacts.

**7.0.47** Industry guidance including guidance issued by the Institute of Acoustics in addition to British Standards such as BS8233:2014 and BS4142:2014 provide further details on expected standards in assessment of noise and expected building design and remedial measures.

**7.0.48** A risk of cumulative impact on background noise will normally be considered to exist in areas where multiple applications for noise generating sources would be expected over time. This is most likely in High Street locations where ventilation and air condition plant is common and in mixed industrial/commercial and residential areas.

**7.0.49** Airborne and impact sound insulation should be appropriate considering the nature of adjoining uses. For restaurants and hot food takeaways adjoining residential dwellings, an airborne insulation of 55dB D'nT,w + Ctr is usually sufficient. Where licensed premises, industrial uses, places of worship and community halls adjoin residential dwellings, a higher level of sound insulation may be required depending on the likely source noise levels. Where there is doubt over whether the required standard can be met it may be necessary to submit an assessment of existing sound insulation and a scheme of remedial works as part of the application.

**7.0.50** In Bromley, the main problems with noise arise from transportation (road and rail), commercial operations (plant such as air conditioning, kitchen ventilation and extraction), industrial activity and from licensed premises. Planning has a role alongside environmental protection legislation to help locate activities appropriately and ensure adequate standards are proposed in new development to minimise future noise problems and reduce existing ones.

## Policy 120

### Air Quality

Developments which are likely to have an impact on air quality or which are located in an area which will expose future occupiers to pollutant concentrations above air quality objective levels will be required to submit an Air Quality Assessment. Developments should aim to meet "air quality neutral" benchmarks in the GLA's Air Quality Neutral report.

In the designated Air Quality Management Area:

- Developments should incorporate Ultra Low NOx boilers
- Biomass boilers should be avoided unless emission standards can be met.

## 7 Environmental Challenges

### Supporting Text

**7.0.51** The NPPF states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account Air Quality Management Areas and the cumulative impact of air quality from individual sites. Planning policies should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

**7.0.52** The London Plan requires that boroughs should have policies that seek reductions in pollutants and take account of the findings of air quality reviews and assessments, particularly where Air Quality Management Areas have been designated. The Mayor's Air Quality Strategy and the Sustainable Design and Construction SPG set out that developments are to be at least "air quality neutral", aiming to meet the benchmark standards in the Air Quality Neutral report.

**7.0.53** The Borough periodically reviews and assessed air quality within its area. National air quality objectives (AQOs) have been designated for:

- Nitrogen dioxide (NO<sub>2</sub>)
- Particulates
- Carbon monoxide
- Benzene
- 1,3-Butadiene
- Sulphur dioxide
- Lead
- Ozone

**7.0.54** Following extensive air quality modelling Bromley, like many other local authorities, declared an air quality management area (AQMA) in 2007. The AQMA covers the North and North West of the borough and is in response of predicted exceedance in nitrogen dioxide levels. In 2010 Bromley subsequently published an Air Quality Action Plan detailing actions to tackle the air quality exceedances. The Action Plan has been reviewed and an Updated Screening Assessment published.

**7.0.55** The main cause of air pollution problems in Bromley arise from traffic, domestic heating and cooking (boilers, gas cookers, stoves), restaurants and commercial cooking and heating, industrial emissions and construction.

### Policy 121

#### Ventilation and Odour Control

Proposals for restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5) should include details of an adequate ventilation system to prevent the escape of fumes to the outside whilst minimising noise, vibration and visual impact.

### Supporting Text

**7.0.56** Fumes and smells from food and drink premises can create a nuisance to neighbours and should be controlled through effective ventilation systems. Conditions will be applied to any permission involving potential emissions to ensure that adequate standards may be achieved.

**7.0.57** DEFRA '*Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems*' (January 2005) provides further information on appropriate design and odour abatement plant in kitchen ventilation systems.

### Policy 122

#### Light Pollution

Lighting in new development, including flood lighting, should be at an appropriate level so as to minimise impact on amenity whilst ensuring safe and secure places. Lighting should:

- i. have no adverse effect on residential amenity through glare or hours of operation,
- ii. not be visible from the wider area, and
- iii. have no adverse impact on road safety, landscape or nature conservation.

### Supporting Text

**7.0.58** Light pollution – artificial light which intrudes on areas not intended to be lit – can be a nuisance and a public health issue. From street lighting to floodlighting, a range of measures can reduce problems of glare and light spillage without compromising safety. The NPPF states that, through good design, planning policies and decisions should limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.

### Policy 123

#### Sustainable Design and Construction

All applications for development should demonstrate how the principles of sustainable design and construction have been taken into account alongside the principles set out in the general design policy.

## 7 Environmental Challenges

### Supporting Text

**7.0.59** The London Plan sets out the general principles of sustainable design and construction which should be integrated from the start of a development project:

- Minimise carbon dioxide emissions
- Avoid internal overheating and contributing to the heat island effect
- Use of natural resources, including water, efficiently
- Minimise pollution (including air, noise and run-off)
- Minimise the generation of waste and maximising reuse and recycling
- Avoid impacts from natural hazards including flooding
- Ensure developments are comfortable and secure for users
- Secure sustainable procurement of materials
- Promote and protect biodiversity and green infrastructure, including space for food growing where appropriate

**7.0.60** GLA Supplementary Planning Guidance provides detail on how to implement these principles and sets out best practice examples.

**7.0.61** In cases of the refurbishment or redevelopment of particularly sensitive buildings such as those which are statutorily listed, advice from Historic England should be sought to ensure the principles are followed as far as possible without causing unnecessary harm.

**7.0.62** Applications for major development should include information about how each of the principles have been addressed in a stand-alone sustainability statement or within other appropriate documentation. Evidence supplied with non-major developments should be proportionate to the scale of development.

## Policy 124

### **Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy**

Major developments should aim to reduce their carbon dioxide emissions in accordance with the levels set out in the London Plan. Planning applications for major development should include evidence of how the energy requirements and carbon dioxide emissions of proposed developments have been assessed and propose a clear reduction strategy in line with the energy hierarchy. Information submitted should be sufficient to demonstrate how the relevant London Plan policies have been addressed and how the strategy can be fully implemented without additional permissions.

Major development proposals should investigate the potential for connecting to an existing decentralised heat or energy network or developing a new site-wide network and the potential for renewable energy should be assessed as part of the design of the development to ensure successful integration..

The carbon dioxide reduction target should be met on site unless it can be demonstrated that it is not feasible. Any shortfall may be met through an identified project off-site or through a payment in lieu to a local carbon off-setting scheme.

### **Supporting Text**

**7.0.63** Bromley will apply the carbon reduction, decentralised energy and renewable energy policies in the London Plan directly to major development proposals.

**7.0.64** From October 2016, London Plan Policy 5.2B sets a “zero carbon” target residential development – that is, the residential element of a major development scheme should achieve at least a 35% reduction in regulated carbon dioxide emissions (beyond Part L 2013) on site. The remaining regulated carbon dioxide emissions are to be off-set through a cash-in-lieu contribution to a ring-fenced fund.

**7.0.65** From 2016 to 2019, London Plan policy 5.2B sets the carbon dioxide emissions target for non-residential major developments at a 35% reduction against Part L 2013 of the Building Regulations.

**7.0.66** Applications for major developments should be accompanied by information which demonstrates how the relevant London Plan policies (5.2 to 5.9) will be met. An energy assessment is required with both outline and full applications and should be based on the GLA’s ‘Energy Planning’ guidance.

**7.0.67** Strategies for carbon dioxide reduction should follow the energy hierarchy:

1. Be lean: use less energy, reduce demand

## 7 Environmental Challenges

2. Be clean: supply energy efficiently, and finally
3. Be green: use renewable energy

**7.0.68** The priority is to design development in such a way that less energy is required in its construction and in its use. From the design and layout of the site to the specification of walls and windows, addressing the first level of the energy hierarchy is the most cost effective way to minimise carbon emissions. Passive measures – insulation, air tightness, thermal mass etc – combined with active measures – heating, lighting and ventilation systems – should be appropriate to the proposed use and not result in inefficient or unnecessary use.

**7.0.69** In order to secure more efficient supply of energy, major developments proposals should aim to connect to, or incorporate, a heating or cooling network. In Bromley, the lower density patterns of development and lack of suitable heat users limit the feasibility of energy networks in many areas, however, where higher density development with mixed uses are proposed, including in Bromley Town Centre, new energy networks will be encouraged.

**7.0.70** The London Plan sets out the expectation that all major developments will seek to reduce carbon dioxide emissions by at least 20% through on-site renewables. On site renewable energy infrastructure should form part of an integrated solution and not be considered an “add-on”. Renewable energy equipment should be carefully sited to minimise harmful impacts on sensitive receptors including heritage assets, respect local character wherever possible and protect the amenity of local residents.

**7.0.71** The London Plan states that boroughs should establish a carbon dioxide off-set fund and identify suitable local projects to be funded. Where developments are not able to achieve the carbon dioxide targets, the developer could install a carbon saving project off-site or make a contribution to the local off-setting fund. The off-setting measures should have either carbon dioxide or financial equivalence to the saving that would otherwise be required on the site.

**7.0.72** The Council will set a price at which the carbon dioxide short fall will be calculated and publish this in a Supplementary Planning Document. Contributions to the carbon off-set fund will be secured through the use of S106 planning obligations in accordance with the CIL regulations.

## Delivery and Implementation

## 8 Delivery and Implementation

### Delivery and Implementation

#### Introduction

**8.0.1** This chapter sets out the policy importance of implementing, delivering and monitoring the Local Plan. This includes the Council's approach to delivery, working in partnership with residents and partner agencies, and the annual and longer term monitoring of the policies and the contribution to meeting the vision and objectives of the Local Plan.

#### Policy 125

##### Delivery and implementation of the Local Plan

The Council will work with partners to deliver the vision, objectives and policies of this Local Plan:

- Requiring development to provide for the infrastructure, facilities, amenities and other planning benefits that are necessary to support and serve it;
- Working with relevant providers and developers to ensure necessary infrastructure is secured and delivered in time to support Bromley's consolidated growth and development and provide facilities for the borough's communities;
- Using planning obligations where appropriate alongside other suitable funding mechanisms to support the delivery of infrastructure, facilities and services to meet needs generated by development and to mitigate the impact of development;
- Working with neighbouring boroughs to co-ordinate delivery across boundaries; and,
- Monitoring the implementation of the Local Plan, and publish results annually in the Authority Monitoring Report.

#### Supporting Text

##### Role of the Infrastructure Delivery Plan (IDP)

**8.0.2** The Infrastructure Delivery Plan (IDP) sets out the key infrastructure, essential for the successful implementation of the Local Plan (NPPF paras 156, 162 and 177) improving opportunities for and quality of life of the Borough's residents. The relevant infrastructure includes education, healthcare facilities, highway improvements, parking, cycling, car clubs, bus service enhancements, rail service/station improvements, leisure facilities, Public Realm, low carbon, energy, waste and recycling facilities, flood risk mitigation and open space provision for future and existing residents, amongst others. The Local Plan also includes the IDP schedule (Appendix 10.12) which sets out details of the initiatives, timescales, partners and funding where known. The IDP is used to identify a funding gap which supports the development of a local Community Infrastructure Levy (CIL). Developers

will be required to secure appropriate infrastructure by using planning obligations and Community Infrastructure Levy (CIL) contributions in accordance with CIL Regulations 2010 (as amended).

### **Planning Obligations and the Community Infrastructure Levy (CIL)**

**8.0.3** The Council will use planning obligations (Section 106 agreements) in appropriate circumstances and in accordance with the National Planning Framework (paras 203-206) and CIL Regulations 122 and 123, to influence the nature of a development or mitigate or compensate for its potential affects. 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 or agreements (s106 and/or s278 of the Highways Act 1980) to secure measures to meet those needs.

**8.0.4** The CIL Regulation 122 sets out that ‘a planning obligation can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets all of the following tests:

- It is necessary to make the development acceptable in planning terms
- It is directly related to the development; and
- It is fairly and reasonably related in scale and kind to the development’.

**8.0.5** Planning obligations can help to contribute to the success of a development and achieving the aims for a site, its local area and the Borough as a whole. They can enhance the quality of a development and enable proposals to go ahead that would otherwise be refused. Planning obligations will only be sought where it is not possible to deal with the matter through imposition of a condition on a planning permission. Pooled contributions will be used within the restrictions of the CIL Regulation 123; however, there is no limit for the pooling of s278 agreements.

**8.0.6** The Council’s intention is to develop a local CIL alongside the Local Plan and produce a CIL Charging Schedule with the accompanying CIL Reg 123 list of infrastructure projects taken from the IDP Schedule. The development of a Bromley CIL, is another way to support delivery of infrastructure, required as a consequence of development, over the life of the Local Plan.

**8.0.7** The definition of infrastructure covered by CIL is wide, encompassing physical, social and green infrastructure such as roads, schools and parks. CIL should apply to most forms of development including residential and commercial development. Negotiated planning obligations will still be required for site specific issues, and mitigation, and to allow affordable housing to be delivered on or off site.

**8.0.8** CIL Regulations set out restrictions on the use of planning obligations for pooling financial contributions which came into effect in April 2015, in order for the two funding mechanisms to complement each other, and for the avoidance of ‘double charging’. The Supplementary Planning Document (SPD) on Planning Obligations adopted in December

## 8 Delivery and Implementation

2010 is under revision and will in due course be combined with the Affordable Housing SPD (2008) to ensure all the detailed requirements for planning obligations are contained in one document.

**8.0.9** In April 2013, the CIL Regulations (2010 as amended) 2013 governing the 'neighbourhood proportion' came into force. The CIL Regs now provide that the neighbourhood funding element can be spent on: -

- the provision, improvement, replacement, operation or maintenance of infrastructure; or
- anything else that is concerned with addressing the demands that development places on an area.

**8.0.10** The neighbourhood proportion is designed to make a clear link between the amount of development taking place in a local community and the availability of funding for local infrastructure in that area. Whereas all other CIL monies will remain available for general infrastructure projects listed on the published CIL Regulation 123 list.

**8.0.11** The Mayor of London introduced a London-wide CIL in 2012 to fund strategically important transport infrastructure (including Crossrail). Therefore in future Bromley will be subject to a two tier CIL regime funding strategic transport improvements through the Mayor's CIL and infrastructure which may include local transport improvements through the Bromley local CIL.

### **Other Funding Mechanisms**

**8.0.12** Other funding mechanisms may be developed over the lifetime of the Local Plan, for example the use of Tax Incremental Financing (TIF) to fund infrastructure projects which support development and growth. The Council will consider appropriate mechanisms as they are developed.

### **Monitoring**

**8.0.13** The Council will regularly monitor the implementation of the Local Plan, and in particular the effectiveness of the policies in delivering the vision and objectives for the Borough. The Localism Act 2011 Section 113 requires local authorities to prepare monitoring reports setting out the extent to which the policies set out in the local plan are being achieved.

**8.0.14** The Council will produce an Authority Monitoring Report annually in line with its statutory requirements. The monitoring framework in Appendix 10.11 and identified indicators are intended to:

- Help assess the extent to which the spatial strategy and planning policies are being implemented and effective in delivering the vision and objectives of the Bromley Local Plan.
- Help identify where policies may need to be reviewed or amended to increase progress towards achieving the vision and objectives

**8.0.15** In addition the Council will review the overall impact of the policies over a longer monitoring period of five years.

### **Partnership Working**

**8.0.16** The Council will work in partnership with businesses, statutory undertakers, and other organisations to achieve the objectives of the plan. Some statutory undertakers can carry out development without the need for planning permission. In such instances, the Council will take an advocacy role, expecting such bodies to have regard to the Local Plan's planning objectives, as well as respecting the environment and those directly affected by their works.

### **Land Assembly**

**8.0.17** The Council will seek to encourage developers and landowners, through negotiation and agreement, to assemble development sites. It will, where necessary to achieve the objectives of the Plan and where resources are available, consider using its statutory powers for the purpose of land acquisition and assembly (Compulsory Purchase Orders). Particular attention will be given to sites of strategic importance where the Council wishes to see development that contributes to the local economy, the provision of major community facilities and improving quality of life.

## 8 Delivery and Implementation

## Glossary

## Glossary

### Term

### Definition

#### The Academies Act

The Academies Act 2010 aims to make it possible for all publicly funded schools in England to become academies, still publicly funded but with an increased degree of

#### Accessibility

This refers to the extent to which employment, goods and services are made available to people, either through close proximity, or through providing the required physical links to enable people to be transported to locations where they are available.

This refers to the extent of barriers to movement for users who may experience problems getting from one place to another, including disabled people (London Plan, 2016).

#### Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

#### See Policy 2

#### **Social-rented housing:**

housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the Government for housing association and local authority rents

#### **Affordable rented housing:**

rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent where this does not exceed Local Housing Allowance unless by exception.

#### **Intermediate housing**

is sub-market housing available to people on moderate incomes who cannot afford to buy or rent housing generally available on the open market. Intermediate housing may take the form of shared ownership, low cost home ownership or sub market rented housing. These sources

of intermediate housing can play an important role in providing mixed communities, ensure that those on moderate incomes in Bromley (including key workers) have access to decent homes and can be controlled to ensure that it is available in the long term. The London Plan defines affordability for intermediate housing as those households earning £18,100 - £66,000 (two+ bedroom units extends this to £80,000).

<b>Affordable Housing Viability Assessment</b>	A study which investigates and assesses the impact on land values, and therefore on development viability, of affordable housing policy options sought on private (market sale) residential sites (as in the AHVA 2013).
<b>Air Quality Management Areas</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Alternative Provision (Education)</b>	Education arranged by local authorities for pupils who, because of exclusion, illness or other reasons, would not otherwise receive suitable education; education arranged by schools for pupils on a fixed period exclusion; and pupils being directed by schools to off-site provision to improve their behaviour.
<b>Amenity</b>	"Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors (London Plan 2016)"
<b>Area Action Plan (AAP)</b>	A policy document setting out the planning framework for areas with a concentration of proposals for change and areas of conservation, AAPs have DPD status and thus require independent Examination.
<b>Area of Archaeological Significance (AAS)</b>	These are demarcate areas with the potential to have architectural interest. Their primary purpose is to help highlight at an early stage where a development proposal may affect heritage assets of archaeological interest and so trigger early consultation with the borough's archaeological adviser on the need for site specific assessment and field evaluation."
<b>Area of Outstanding Natural Beauty (AONB)</b> <b>See Policy 76</b>	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. The Kent Downs Area of Outstanding Natural Beauty is situated within the Borough.

## 9 Glossary

<b>Area of Special Residential Character (ASRC)</b>	ASRCs are residential areas identified by virtue of their special and distinctive character which the Council wishes to preserve and enhance.
<b>See Policy 44</b>	
<b>Areas for Regeneration</b>	These areas are the Census Local Super Output Areas (LSOAs) in greatest socio economic need, defined on the basis of the 20 per cent most deprived LSOAs in the Index of Multiple Deprivation.
<b>See Policy 13 and Section 2.3</b>	
<b>Article 4 Direction</b>	A direction under the Town & Country Planning Order 1995 removing specified Permitted Development Rights under that order from a defined area.
<b>Biodiversity</b>	A variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society (London Plan 2016).
<b>Bromley Biodiversity Action Plan</b>	The Bromley Biodiversity Plan is a guidance document for anyone who has an interest in, or an impact upon the borough's biodiversity.
<b>Brownfield Land</b>	Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development (as in the London Plan 2016).
<b>Bulge Class</b>	The temporary intake of pupils in a temporary class in an educational facility.
<b>Business Improvement Area (BIA)</b>	Areas proposed for inclusion in Bromley's local plan where the Council will work with businesses to seek to manage and improve the supply of high quality office floorspace and will resist loss of office uses.
<b>See policy 84</b>	
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate.

<b>Community Facilities</b> <b>See Policy 20 and 21</b>	The provision of facilities for the community, including health, educational, social, recreational, leisure, community safety, spiritual and cultural facilities. Such facilities may also referred to as “Social Infrastructure”.
<b>Community Infrastructure Levy (CIL)</b>	A planning charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support the development of their area. It came into force through the Community Infrastructure Levy Regulations 2010.
<b>Comparison (Retail/Shopping)</b>	Durable goods which are not purchased frequently and involve the customer comparing items store to store.
<b>Compulsory Purchase</b>	<i>A compulsory purchase order (CPO) is a legal function that allows certain bodies which need to obtain land or property to do so without the consent of the owner. Compulsory purchase powers are provided to enable acquiring authorities to compulsorily purchase land to carry out a function which Parliament has decided is in the public interest. Anyone who has land acquired is generally entitled to compensation.</i>
<b>Conditions (or ‘planning condition’)</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Conservation</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.
<b>Conservation Area</b> <b>See Policy 41</b>	An area of special architectural or historical importance the character of which it is desirable to preserve or enhance and where consent is required to demolish a building or part of a building.
<b>Convenience Goods</b>	Everyday essential items, such as food and newspapers.
<b>Decentralised Energy</b>	Decentralised energy refers to low and zero carbon power and/or heat generated and delivered in a locality (i.e. not from the national grid). This includes micro-generation, such as photovoltaic (PV) panels on individual buildings, through to large-scale heat networks.

## 9 Glossary

<b>Deliverable</b>	To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable (PPG, 2014).
<b>Density (Residential)</b>	A measure of the intensity of residential development. Usually expressed as the number of habitable rooms per hectare (hrha).
<b>Density Matrix</b>	Matrix in the London Plan 2016 which sets out density ranges related to existing building form, massing and public transport accessibility level (PTAL).
<b>Developable</b>	To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPG, 2014).
<b>Development</b>	Defined and qualified by the Town and Country Planning Act 1990 (s.22) as the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of any material change in the use of any building or other land.
<b>Development Plan</b>	The Development Plan for local planning in London authorities in London includes the Local Plan and the London Plan (see Local Plan and London Plan definitions).
<b>Development Plan Document (DPD)</b>	A type of planning policy document which sets out policies and/ or site allocations. The preparation of the document should accord with the procedures set out in the Town and Country Planning Regulations. A DPD is subject to independent Examination by a planning Inspector appointed by the Secretary of State.
<b>District Centre</b>	A large suburban Centre with a broad range of facilities and services which fulfills a function as a focus for the community and public transport.
<b>Duty to Cooperate</b>	The duty to cooperate was introduced by the Localism Act 2011. It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters, that is planning matters which affect two or more planning authorities.

<b>Education Land</b> <b>See Policy 27</b>	Land safeguarded for education purposes. Sites with permitted use for education purposes, including the sites of schools, colleges and purpose built day nurseries, and sites developed for education purposes as a result of allocations within this plan.
<b>Employment Land / Site</b>	Land / sites defined by the Council for employment uses (usually B class uses) and appropriate sui-generis uses.
<b>Environment Agency</b>	A governmental body that deals with issues of the environmental effects of activities including those arising from development – e.g. pollution, waste and water issues including flood protection advice.
<b>Evidence Base</b>	The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.
<b>Financial viability</b>	An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (RICS, 2012).
<b>Five Year Housing Land Supply</b>	An identified supply of specific deliverable sites sufficient to meet housing requirements over a specified five year period, collated annually.
<b>Floorspace</b>	The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net Floorspace excludes ancillary areas.
<b>Form of Entry (FE)</b>	The annual intake of a class in an educational facility.
<b>Free Schools</b>	A Free School in England is a type of Academy, a non-profit-making, independent, State-funded school which is free to attend but which is not controlled by a Local Authority.
<b>Garden Land</b> <b>See Policy 3</b>	Garden Land (including back gardens and private residential gardens) is the area within a defined dwelling curtilage used for amenity purposes from which the public is excluded. For the purpose of policy 3., back gardens are that part of the curtilage which is to the rear of the front building line of the dwelling.
<b>Greater London Authority (GLA)</b>	The strategic authority for London, which assumed its main responsibilities in July 2000.

## 9 Glossary

<b>Green Belt</b> <b>See Policy 49</b>	A national policy designation (from the NPPF) which helps to contain development, protect the countryside and promote brownfield development, and assists in the urban renaissance. There is a general presumption against inappropriate development on the Green Belt.
<b>Green Chain</b> <b>See Policy 54</b>	A chain of public and private open spaces, lined but separate, and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes. The South London green chain extends through south east London from Southwark through Bromley to Lewisham, Greenwich and Bexley to the Thames.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. (Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites ODPM, 2006).
<b>Gypsies and Travellers Sites</b>	These are sites either for settled occupation, temporary stopping places, or transit sites for people of nomadic habit of life, such as travellers and gypsies (London Plan 2016).
<b>Habitats</b>	An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.
<b>Heritage Asset(s)</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interests. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2012).
<b>Heritage at Risk</b>	Historic England keeps a register of heritage assets they believe to be at risk and are facing an uncertain future.
<b>Historic England</b>	Historic England provides advice on the historic environment, including conservation areas and listed buildings.

<b>Historic Environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible or buried, and deliberately planted or managed fauna (NPPF, 2012).
<b>Household</b>	A person living alone or a group of people living together at the same address and with common housekeeping.
<b>Housing requirement</b>	The amount of housing that has to be built in a given period to meet needs and demands.
<b>Independent Examination</b>	The process by which an Independent Planning Inspector publicly examines a Development Plan Document to ensure that it is 'sound' in terms of factors such as the evidence on which it is based, national policy and consultations undertaken.
<b>Industrial Business Park (IBP)</b>	Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and small scale distribution. They can be accommodated next to environmentally sensitive uses (London Plan, 2016).
<b>Infrastructure</b>	Infrastructure when used as a general term can include physical (hard), (for example roads, railways, sewers, pipes, telecommunications lines), green (network of open and green spaces and green features lying within the urban environment and the urban fringe, connecting to the surrounding countryside) and social (includes health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities).
<b>Infrastructure Delivery Plan (IDP)</b>	The infrastructure Delivery Plan (IDP) is a key evidence base for both the Local Plan and the sound development of the Community Infrastructure Levy. It is an evolving or live document setting out the key infrastructure and funding streams and identifying funding gaps essential for the successful implementation of the Local Plan.
<b>Inspector's Report</b>	A report issued by an Independent Planning Inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry.

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	For DPDs it will contain recommendations to the authority on changes to the plan and an opinion as to whether it is a sound plan.
<b>Broken link - possible circular reference Joint Strategic Needs Assessment (JSNA)</b>	<p>A review of the health and wellbeing needs of a population, leading to agreed commissioning priorities that will improve the health and wellbeing outcomes and reduce inequalities.</p> <p>More details &amp; link to 2014 JSNA at <a href="http://bromley.mylifeportal.co.uk/JSNA-and-Health-and-Wellbeing-Strategy-Bromley.aspx">http://bromley.mylifeportal.co.uk/JSNA-and-Health-and-Wellbeing-Strategy-Bromley.aspx</a></p>
<b>Office Clusters</b> <b>See Policy 85</b>	A proposed designation for inclusion within the Bromley Local Plan. Clusters of offices identified and assessed for their contribution to the office stock within the Borough, providing employment opportunities, typically with good access and a minimum office floorspace of 1500 sqm.
<b>Landfill</b>	The permanent disposal of residual waste into the ground, by the filling of man-made voids or similar features. The construction of land forms above ground level is called land raising.
<b>Listed Building</b>	A building of special architectural or historic interest included on the statutory list. Listed buildings are graded I, II* or II with grade I being the most important. Listing provides protection for the exterior as well as the interior of a building, and any buildings or permanent structures pre-1948 (e.g. walls) within its curtilage).
<b>Local Green Space</b> <b>See Policy 56</b>	Green or open Space that is demonstrably special to the local community and holds a particular local significance for example because of its beauty, historic importance, recreational value, tranquillity or richness of its wildlife. Local Green Space must be local in character and not cover extensive tracts of land. Its special qualities are described in Statements of Significance. The level of protection afforded to Local Green Space is commensurate with that of the Greenbelt in that harm to special qualities will only be allowed in very special circumstances.
<b>Local Implementation Plan</b>	A statutory document, required by the Greater London Authority Act 1999, which sets out how the Borough intends to implement the Mayor's Transport Strategy within their borough.

<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with other stakeholders. Under the Town and Country Planning Regulations 2012 and the National Planning Policy Framework.
<b>Local Planning Authority</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
<b>Localism Act</b>	The Localism Act was introduced in November 2011. The aim of the act was to devolve more decision making powers from central government into the hands of individuals, communities and councils. The act covers a wide range of issues related to local public services, with a particularly focus on the general power of competence, community rights, neighbourhood planning and housing (Local Government Association, 2015).
<b>Locally Listed Building</b>	Buildings which are on the "local list" compiled by the Council and which, because of their architectural or historic interest, make a valuable contribution to the character of an area. Those are not statutorily protected but the Council will where possible endeavour to ensure that they are considered on their own merits in the event of any development/redevelopment proposal which affects them.
<b>Locally Significant Industrial Site (LSIS)</b>	A designation set out in the London Plan Policy 4.4. Boroughs may designate as Locally Significant those industrial sites which lie outside the SIL framework which robust demand assessments show to warrant protection because of their particular importance for local industrial type functions.
<b>See Policy 82</b>	
<b>London Plan</b>	The Spatial Development Strategy for Greater London (the latest version being March 2015) prepared by the Greater London Authority (GLA).
<b>Major Centre</b>	These generally contain over 50,000 sq.m of retail floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions (London Plan 2016).

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<b>Material Consideration</b>	A matter that should be taken into account in making a planning decision.
<b>Metropolitan Centre</b>	These serve wide catchments which can extend over several boroughs and into parts of the South East region. Typically they contain at least 100,000 sq.m of retail, leisure and service floorspace with a significant proportion of high order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions (London Plan, 2016).
<b>Metropolitan Open Land</b>	Strategic open land within the urban area that contributes to the structure of London (London Plan 2016). The London Plan affords Metropolitan Open Land the same level of protection as the greenbelt.
<b>Mixed Use Development</b>	Development for a variety of activities on single sites or across wider areas such as town centres (London Plan 2016).
<b>National Policy Planning Framework (NPPF)</b>	A Government planning document that sets out policies for England and how they are expected to be applied.
<b>National Technical Standards</b>	The Department for Communities and Local Government (DCLG) has enacted a package of deregulatory changes (announced March 2015) to the building regulations in 2012.
<b>Neighbourhood Plan</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004) (NPPF, 2012).
<b>Network Rail</b>	The authority which owns, maintains, and operates the majority of the mainline railway infrastructure in England, Scotland and Wales.
<b>Non-Self Contained Accommodation</b>	A non-self contained (NSC) unit of accommodation is one where the kitchen (or cooking area) and/or toilets and/or bathroom can only be accessed by leaving a dwelling. NSC can include student accommodation, nurses' hostels and shared housing for other client groups (including special needs housing), and houses in multiple occupation.
<b>Open Space</b>	All land in London that is predominantly undeveloped other than buildings and structures that are ancillary to the open space use. The definition covers the broad range of types

of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or unrestricted (London Plan, 2016).

**Opportunity Areas**

**See Policy 90**

As defined in the London Plan: London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility (London Plan 2016).

**Outline Planning Application**

'Outline planning permission' means a planning permission for development which is granted subject to a condition requiring the subsequent approval of the local planning authority with respect to the proposed details of a planning permission for different types of development.

**Parking Standards**

**See Policy 30**

**Permitted Development Rights (PDR)**

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity (NPPG, 2014).

**Planning Obligations/ Section**

**106 Agreements**

These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. (London Plan 2016)

**Policy Practice Guidance**

These are Government statements of national planning policy.

**Preferred Industrial Locations (PILs)**

Strategic industrial locations that are particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities (London Plan.2016).

**Prior Approval**

*Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development which can be carried out under permitted development rights are acceptable before work can proceed.*

## 9 Glossary

*The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application (NPPG, 2014).*

<b>Public realm</b>	This is the space between buildings and within buildings that is publicly accessible. This includes streets, squares, forecourts, parks and open spaces.
<b>Public Transport Accessibility Levels (PTAL)</b>	Measure of the relative accessibility of buildings and uses by public transport. The higher the PTAL score, the better the accessibility (defined in the London Plan 2016) PTALs range from 0-6. Whilst the level of public transport provision in PTALs 3 and above is high, in terms of frequency, choice of destinations and choice of public transport modes that does not necessarily mean that provision in PTAL 2 is inadequate.
<b>Registered Provider</b>	All providers of social housing are listed on a register as a 'Registered Provider' (RP).
<b>Renewable Energy/Renewables</b>	Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included (London Plan 2016).
<b>Renewal Area</b> <b>See Policy 13</b>	Bromley's proposed Renewal Areas comprise "places", as defined within the Borough's Characterisation Draft Document (January 2014), which also encompasses areas for regeneration (the 20 % most deprived Lower Super Output areas (LSOA)) as defined by the London Plan (March 2016) aggregated with some of the 40% most deprived wards in London. London Plan Policy 2.14 and those areas with similar levels of deprivation or adjoining areas of regeneration in neighbouring boroughs.
<b>Self-Contained Accommodation</b>	A self-contained unit of accommodation is one which has a kitchen (or cooking area), bathroom and toilet inside it for the exclusive use of the household living within the unit.
<b>Site Allocation</b> <b>See Policies</b>	Site allocations identify development land to be developed for a type or mix and amount of uses to meet objectively assessed need and the borough's economic, environmental and social objectives.

<b>Site of Archaeological Significance</b>	A place with a known or potential archaeological interest. Those are assessed and allocated by Historic England.
<b>Sites of Interest for Nature Conservation (SINCs)</b>	Sites identified as being of Metropolitan, Borough or Local importance for nature conservation purposes.
<b>Site of Special Scientific interest (SSSI)</b>	Sites notified to the Local Planning Authority by English Nature under Section 28 of the Wildlife and Countryside Act 1981 (as amended) as being of national importance by reason of any of their flora, fauna, geology, or physiological features. All the London sites of biodiversity interest are included within sites of Metropolitan Importance for Nature Conservation.
<b>Sound/Soundness</b>	<ul style="list-style-type: none"> <li>· In order to be approved for adoption by an inspector appointed by the Secretary of State, a Local Plan needs to be found sound which means that it should be, as defined in the National Planning Policy Framework (NPPF, 2012): Positively Prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;</li> <li>· Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;</li> <li>· Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and</li> <li>· Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.</li> </ul>
<b>Statement of Community Involvement</b>	The Statement of Community Involvement (SCI) sets out the Council's policy for involving the community in the preparation, alteration and review of planning policy documents and in deciding planning applications.
<b>Strategic Flood Risk Assessment (SFRA)</b>	SFRAs are primarily produced by local planning authorities, in consultation with the Environment Agency, and are intended to form the basis for preparing appropriate policies for flood risk management at the local level.

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<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	An assessment of land availability for housing which informs the Borough's Local Plan and borough local development documents (London Plan 2016).
<b>Strategic Housing Market Availability Assessment (SHMAA)</b>	An assessment of housing need and demand which informs the London Plan and borough local development documents (London Plan 2016).
<b>Strategic Industrial Locations (SILs)</b>  <b>See Policy</b>	These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs) and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including general and light Industrial uses, logistics, waste management and environmental Industries (such as renewable energy generation), utilities, wholesale markets and some transport functions (London Plan 2015 ).
<b>Strategic Outer London Development Centre (SOLDC)</b>  <b>See Policy</b>	SOLDCs are “business locations” of various scales with specialist strengths which already or potentially can function at a more than subregional level and generate significant, specialist growth considerably above existing outer London trends. London Plan 2016 Policy xThose specialist functions could be reinforced, mostly through specialist development, without undermining the role of other business locations and of town centres and should also help realise the Mayor’s wider objectives for Outer London.
<b>Supplementary Planning Documents</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but cannot set or amend policy nor allocate sites.
<b>Sustainability Appraisal</b>	An appraisal of the economic, environmental and social effects of a plan to inform the development of policies and encourage more sustainable development. A Sustainability Appraisal of a Local Plan should incorporate the requirements of Strategic Environmental Assessment (SEA).
<b>Sustainable Communities</b>	Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all (London Plan 2016).

<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (World Commission on Environment and Development, 1987).
<b>Sustainable Transport Modes</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport (NPPF, 2012).
<b>Sustainable Urban Drainage Systems (SUDS)</b>	An alternative approach from the traditional ways of runoff from buildings and hardstanding. They can reduce the total amount, flow and rate surface that runs directly to rivers through storm water systems (London Plan 2016).
<b>Transport Assessment</b>	A document prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling (London Plan, 2016).
<b>Transport for London (TfL)</b>	One of the GLA's groups of organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London (London Plan 2016).
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed (NPPF, 2012).
<b>Transport Statement</b>	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required (NPPF, 2012).
<b>Travellers</b>	For the purposes of national planning policy, "travellers" means "gypsies and travellers" and "travelling showpeople" as defined within this glossary.
<b>Travelling Showpeople</b>	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

**Tree Preservation Order (TPO)**

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. (NPPG, 2014).

**Urban Open Space (UOS)**

Open space within an urban area which is considered to be of local significance.

**See Policy 55****Wheelchair Accessible Housing**

This refers to homes built to meet the standards set out in the second edition of the Wheelchair Housing Design Guide by Stephen Thorpe, Habinteg Housing Association 2006 (London Plan, 2016). NB affordable wheelchair homes need to be in accordance with the South East London housing partnership wheelchair homes design guidelines.

**Windfall Sites**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available (NPPF 2014).

## Appendices

## 10 Appendices

## 10.1 Housing trajectory

Sites of 9 units	Status	Site size	Site Area (ha)	Years 1-5 15/16 - 19/20	Years 6-10 20/21 - 24/25	Years 11-15 25/16 - 29/30	Totals
<b>Bickley Ward</b>							
Gas Holder Site Homesdale Road/Liddon Road	CFS	Large	1		60		60
Land adjacent to Bickley Station	CFS	Large	0.9		30		30
Homesdale Centre 216 - 218 Homesdale Road BR1 2QZ	S	Small	0.012	6			6
<b>Biggin Hill Ward</b>							
20-22 Main Road Biggin Hill TN16 3EB	S	Large	0.4	9			9
Church Road Biggin Hill (1-9) TN16 3LB	P	Large	0.3	27			27
Land between Main Road Vincent Square Barwell Crescent and Moxey Close Biggin Hill TN16 3GD	P	Large	0.7		16		16
<b>Bromley Common and Keston</b>							
Blue Circle Sports Ground Crown Lane Bromley BR2 9PQ	S	Large	12	22			22
Bromley Common Liveries Cameron Buildings Bromley BR2 8HA	P	Large	2.9	9			9
<b>Bromley Town</b>							
Title House 33-35 Elmfield Road BR1 1LT	S	Small	0.19	50			50
Land at South Side of Ringers Road BR1 1HP	S	Large	0.27	34			34
165 Masons Hill BR2 9HW	P	Small	0.13	23			23
H G Wells Centre St Marks Road Bromley BR2 9HG	P	Small			52		52
Site B Tweedy Road/London Road	BTCAAP	Large	0.37	24			24
Site C Old Town Hall Tweedy Rd	P	Large	0.7	53			53
Site F Bromley Civic Centre Stockwell Close	BTCAAP	Large	5.75		70		70
West of High Street and Bromley South	BTCAAP/HZ	Large			310	920	1230
Site K Westmoreland Road Car Park Simpsons Road	S	Large	0.96	200			200
Site P Sainsburys West Street	BTCAAP	Large	1.25		20		20
Land adj to Bromley North Station	CFS	Large	2.86		440	85	525
Broadway House High Street BR1 1LF	S	Small	0.08	43			43
Crosby House Elmfield Road BR1 1LT	S	Small	0.2	22			22
Oxford House 11 London Road BR1 1BY	S	Small	0.06	17			17
Waterford House 4 Newman Road BR1 1RJ	S	Small	0.04	14			14
The Hill Car Park and adjacent land	CFS/HZ	Large			150		150
<b>Chislehurst</b>							
Banbury House, Bushell Way, Chislehurst BR7 6SF	CFS	Large	0.27	25			25
<b>Clock House</b>							
County House 221-241 Beckenham Road BR3 4UF	S	Small	0.12	75			75
<b>Copers Cope</b>							

Sites of 9 units	Status	Site size	Site Area (ha)	Years 1-5			Totals
				15/16 - 19/20	Years 6-10 20/21 - 24/25	Years 11-15 25/16 - 29/30	
Dylon International Ltd Worsley Bridge Road SE26 5HD	S	Large	0.28	74			74
Dylon International Ltd Worsley Bridge Road SE26 5HD	S	Large	0.28	149			149
57 Albemarle Road BR3 5HL	S	Small	0.16	14			14
<b>Cray Valley West</b>							
Grays Farm Production Village, Grays Farm Road	S	Large	1.09	45			45
Grays Farm Production Village (Care Home units)	P	Large	0.4	75			75
Bromley Valley Gym and adjacent land Chipperfield Road St Mary Cray	CFS	Large	2.8		200		200
<b>Crystal Palace</b>							
193 Anerley Road Penge SE20 8EL	S	Small	0.13	9			9
The Haven Springfield Road SE26 6HG	P	Large	1.4	46			46
Orchard Lodge William Booth Road Anerley London SE20	CFS	Large		200	50		250
Crystal Palace Park Crystal Palace Park Road SE20	P	Large	1.9		180		180
<b>Farnborough and Crofton</b>							
Small Halls, York Rise, Orpington	CFS	Large	0.46	35			35
Bassetts Campus Broadwater Gardens BR6 7UZ	CFS	Large	2.5	40	75		115
<b>Hayes and Coney Hall</b>							
1 Chilham Way BR2 7PR	S	Large	0.78	14			14
Isard House Glebe House Drive Hayes	S	Large	0.57	21			21
Hayes Court West Common Road BR2 7AU	S	Large	2.6	17			17
All Saints Catholic School Layhams Road West Wickham BR4 9HN	P	Large	2.3		48		48
<b>Kelsey and Eden Park</b>							
Langley Court, South Eden Park Road BR3 3AT	P	Large	10.6	179			179
The Rising Sun, Upper Elmers End Road BR3 3DY	S	Large	0.18	16			16
<b>Orpington</b>							
Former depot, Bruce Grove, Orpington	CFS	Large	0.3	28			28
Orpington Police Station The Walnuts BR6 0TW	S	Small	0.2	83			83
Berwick House 8-10 Knoll Rise BR6 0EL	S	Small	0.1	88			88
155-159 High Street BR6 0LN	P	Small	0.1	9			9
Homefield Rise Orpington BR6 (No's 18-44)	CFS			44	43		87
<b>Penge and Cator</b>							
Oakfield Centre Oakfield Road SE20 8QA	S	Large	0.3	24			24
<b>Petts Wood and Knoll</b>							
Mega House Crest View Drive BR5 1BY	S	Large	0.3	29			29
<b>Plaistow and Sundridge</b>							
Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3JW	S	Large	2.27	28			28

## 10 Appendices

Sites of 9 units	Status	Site size	Site Area (ha)	Years 1-5 15/16 - 19/20	Years 6-10 20/21 - 24/25	Years 11-15 25/16 - 29/30	Totals
Holy Trinity Convent School Plaistow Lane BR1 3LL	S	Large	0.95	22			22
25 Scotts Road BR1 3QD	S	Large	0.4	38			38
<b>West Wickham</b>							
Summit House Glebe Way BR4 0RJ	S	Large	0.5	54			54
<b>BROAD LOCATIONS</b>		Large			390	575	965
Bromley Town Centre (250)							
Orpington (125)							
Changing retail patterns (290)							
Public Land Reorganisation (300)							
Sites of 9+ units total				2034	2134	1580	5748
20 Completions to date				670	0	0	670
Small sites started (1-8 units)				76	19	0	95
Small sites projection				626	1320	1706	3652
Vacant units projection				80	100	100	280
Prior approval projection				200	0	0	200
<b>TRAJECTORY TOTAL</b>				3686	3573	3386	10645
Cumulative completions				3686	7259	10645	
London Plan targets				3205	3205	3205	
Cumulative strategic allocation				3205	6410	9615	
Difference between cumulative trajectory and London Plan Targets				481	849	1030	

## 10.2 Housing site allocations

**Site 1****Bromley Civic Centre, Stockwell Close**

<b>Site area:</b>	<b>5.93 ha</b>
<b>Site policy:</b>	<p>Partial redevelopment of the northern section (A) for civic centre facilities, offices and related activities. Retention of North Block, the Stockwell Building and the multi-storey car park.</p> <p>Development of the central section (B) for around 70 residential units, including the sensitive reuse of the Grade II listed Old Palace.</p> <p>Retention of the south eastern section (C) as a public park.</p> <p>Proposals will be expected to retain public access across the site from Stockwell Close and Rafford Way and to minimise impacts on the Urban Open Space (Local Green Space), Site of Importance for Nature Conservation, and listed buildings.</p>
<b>Local Plan phasing:</b>	Years 6-10

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<b>Site area:</b>	<b>5.93 ha</b>
<b>Current status:</b>	The Council's Executive 18th May 2016 resolved to appropriate part of the site for a public park, part for a new democratic hub and disposal of part of the site subject to planning.

## Site 2

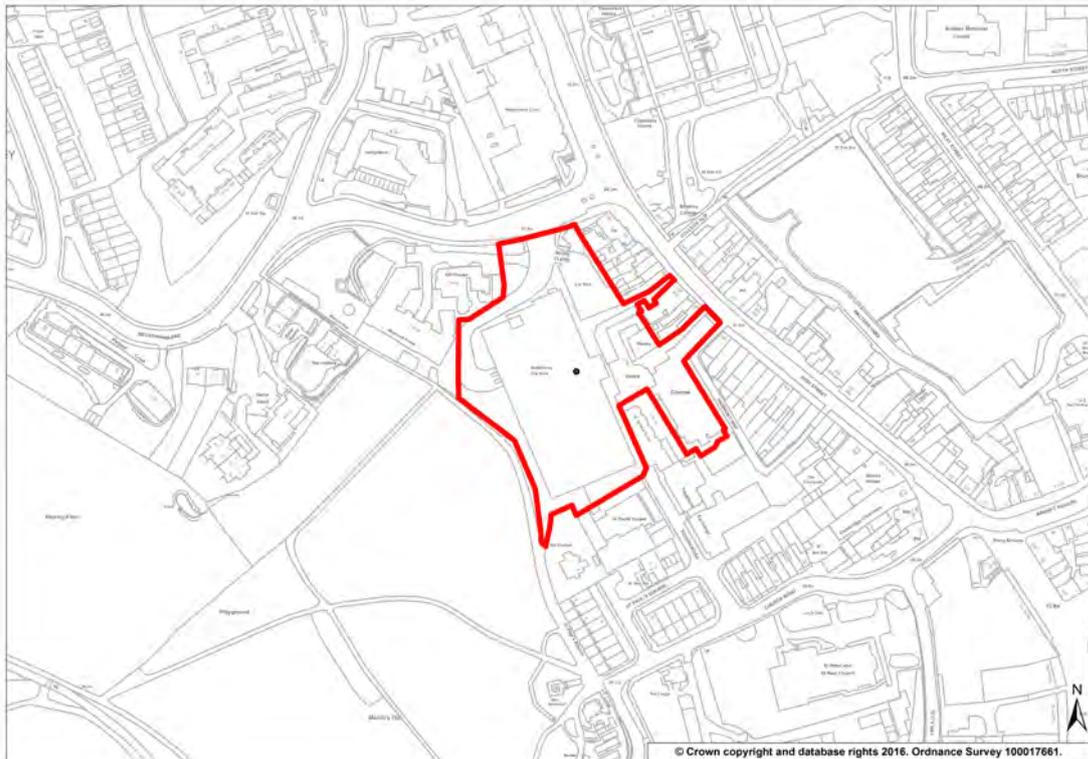
### Land adjacent to Bromley North Station



<b>Site area:</b>	<b>3 ha</b>
<b>Site policy:</b>	<p>Redevelopment for mixed use including 525 residential units, 2000 sqm of office accommodation, space for community use, 230 sqm café/retail, transport interchange and parking.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• Provide a sensitive and effective transition between the adjoining low rise residential areas and the higher density town centre.</li> <li>• Respect and enhance the setting of the Grade II Listed Bromley North station building</li> <li>• Allow for the long term aspirations for improved rail connectivity to central and east London.</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10 and 11-15

## 10 Appendices

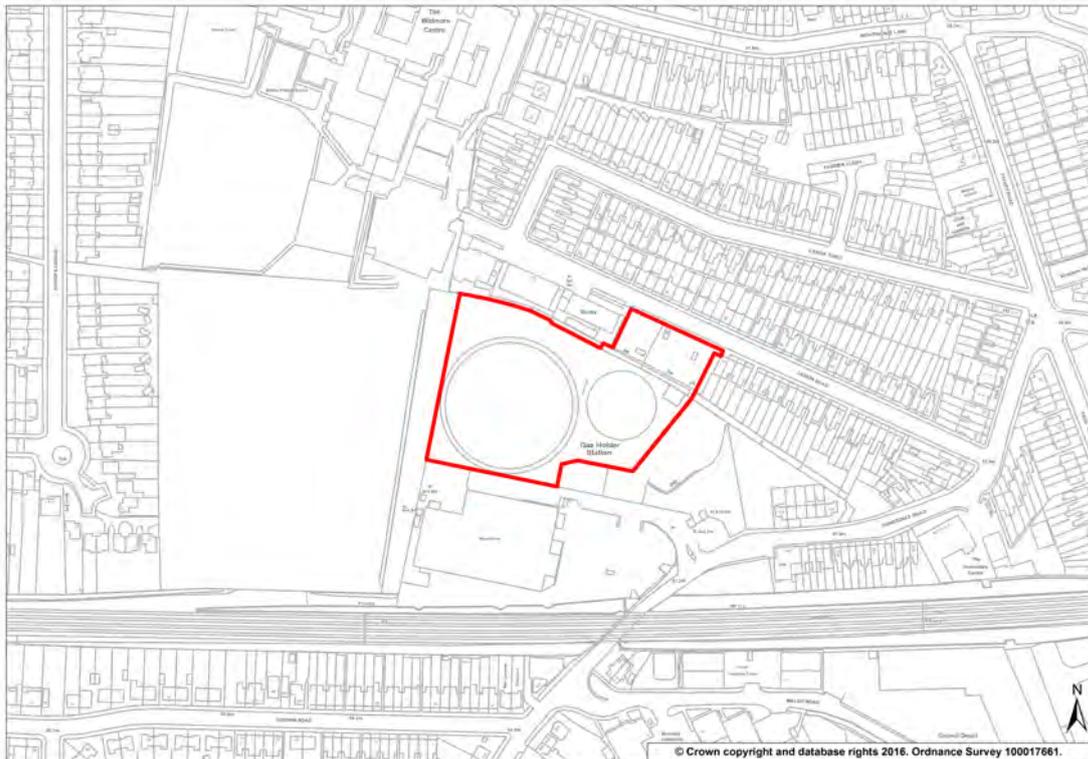
<b>Site area:</b>	<b>3 ha</b>
<b>Current status:</b>	Included in Bromley Town Centre Housing Zone bid

**Site 3****Hill Car Park and Adjacent Lands, Bromley Town Centre**

<b>Site area:</b>	<b>1.25ha</b>
<b>Site policy:</b>	<p>Development for mixed use including retail (150sqm), cultural facilities, car parking for the public and for residential, and 150 residential units.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• respect the character of Bromley North Village, the Bromley Town Conservation Area and the locally listed cinema building.</li> <li>• Integrate the site into the town centre</li> <li>• minimise adverse impacts on the designated Local Green Spaces of Martin's Hill and Church House Gardens to the west.</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10

## 10 Appendices

<b>Site area:</b>	<b>1.25ha</b>
<b>Current status:</b>	Included in the Bromley Town Centre Housing Zone Bid

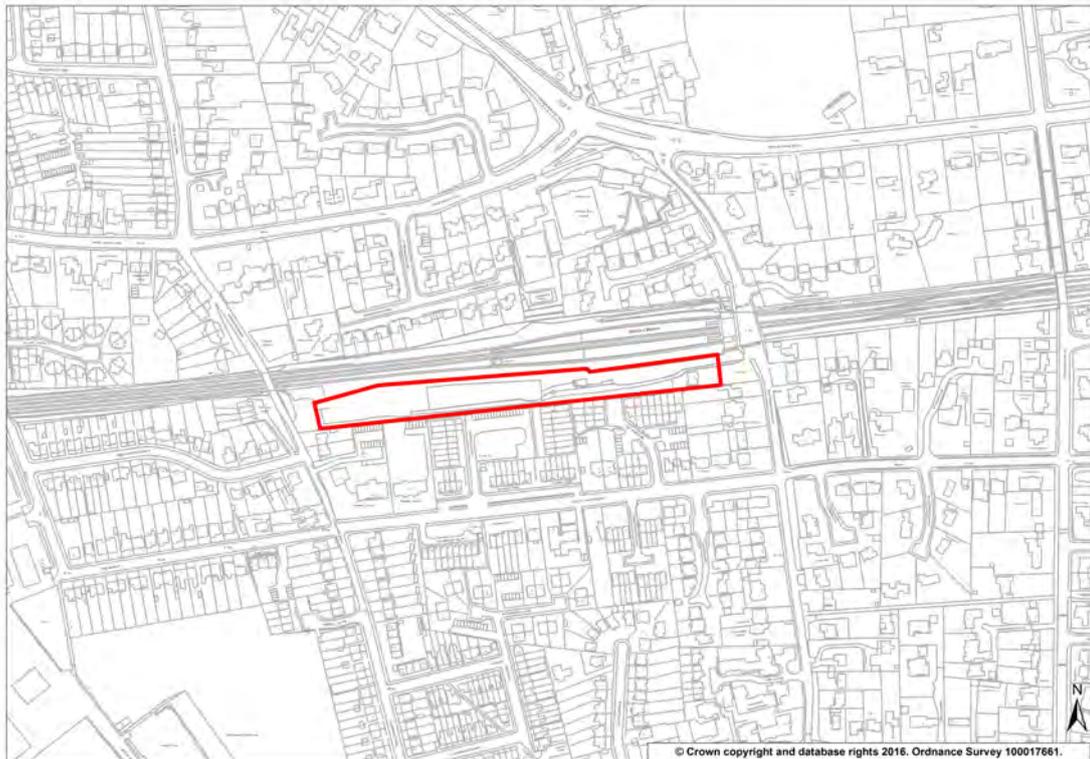
**Site 4****Gas Holder site, Homesdale Road, Bickley**

<b>Site area:</b>	<b>1 ha</b>
<b>Site policy:</b>	<p>Redevelopment for mixed use including 60 residential units.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• Include employment floorspace</li> <li>• Ensure appropriate remediation of contaminated land on the site is completed</li> <li>• Mitigate flood risk</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10
<b>Current status:</b>	Gas holders no longer in use.

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## Site 5

## Land adjacent to Bickley Station



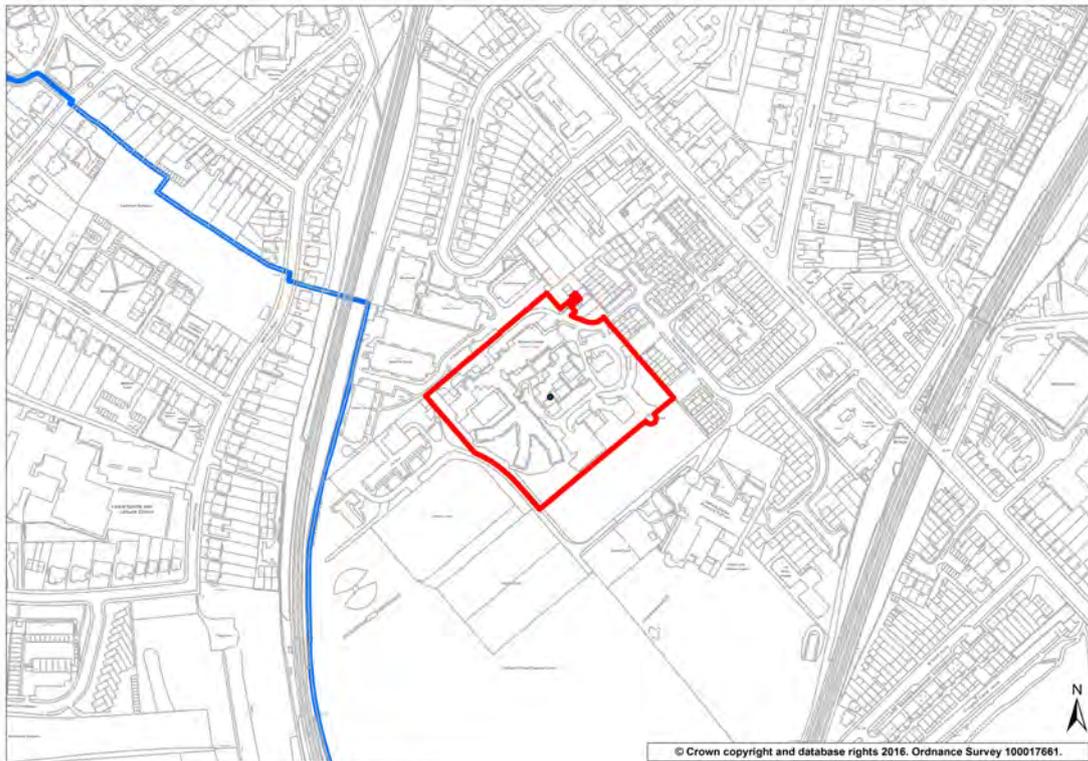
<b>Site area:</b>	<b>0.85ha</b>
<b>Site policy:</b>	<p>Redevelopment for around 30 residential units.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• take account of neighbouring Tree Protection Order</li> <li>• reflect local residential character</li> <li>• ensure re-provision of station car parking</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10
<b>Current status:</b>	Network rail operational uses and scaffolding storage/ distribution yard.

**Site 6****Bromley Valley Gym and Adjacent Lands, Chipperfield Road, St Paul's Cray**

<b>Site area:</b>	<b>2.8 ha</b>
<b>Site policy:</b>	<p>Development for mixed use including the re-provision of St Paul Cray library, community uses, the Bromley Valley Gym facilities (a gymnastics centre) and around 200 residential units.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• provide significant improvements to the public realm</li> <li>• maintain a linear park/route through the site</li> <li>• include appropriate parking</li> <li>• contribute to aims of the Cray Valley Renewal Area, and</li> <li>• respond sensitively to the existing residential neighbourhood.</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10

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<b>Site area:</b>	<b>2.8 ha</b>
<b>Current status:</b>	Bromley Valley Gym, St Paul's Cray library, car parking, linear park.

**Site 7****Orchard Lodge, William Booth Road, Penge**

<b>Site area:</b>	<b>1.8 ha</b>
<b>Site policy:</b>	<p>Redevelopment for around 250 residential units.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• Ensure the effective decontamination of existing land and buildings</li> <li>• Protect the amenity of adjoining residential properties</li> </ul>
<b>Local Plan phasing:</b>	Years 1-5 and 6-10
<b>Current status:</b>	Vacant buildings and hardstanding. Planning permission granted under 16/02117/FULL1 for 252 residential units.

## 10 Appendices

## Site 8

## Bassetts Campus, Broadwater Gardens, Orpington



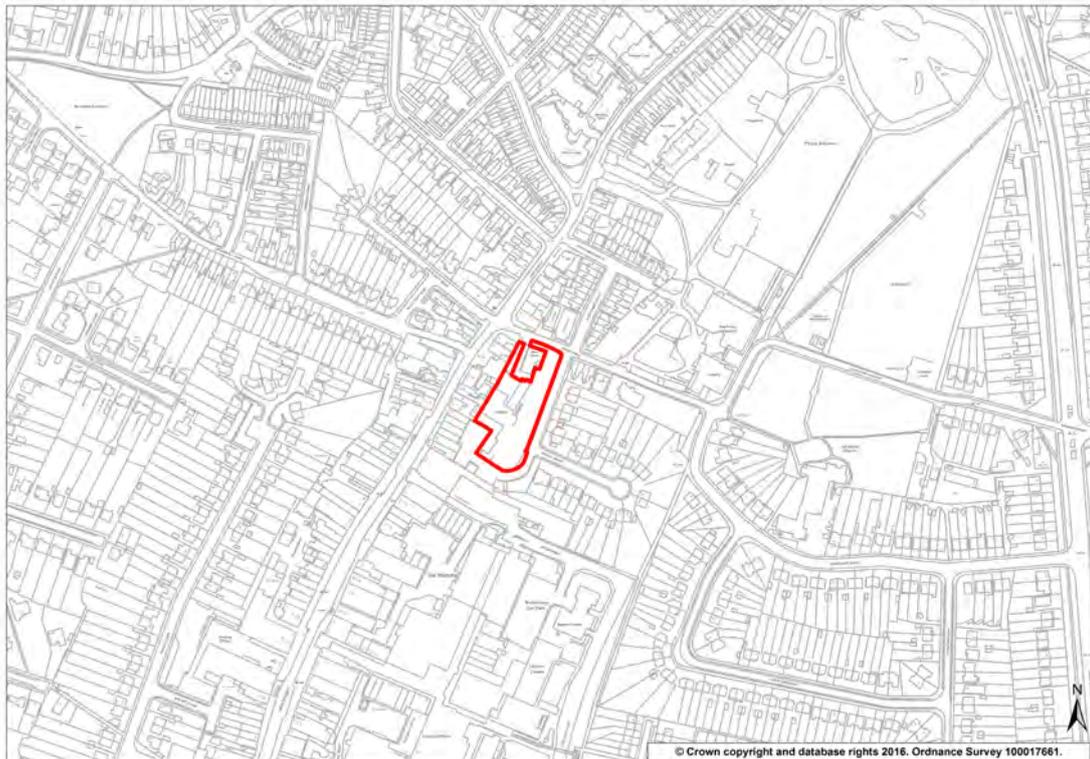
<b>Site area:</b>	<b>2.6 ha</b>
<b>Site policy:</b>	<p>Redevelopment for around 100 residential units including conversion of Bassett's House.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• Protect and enhance the locally listed Bassett's House</li> <li>• Address the site-wide Tree Protection Order</li> <li>• Protect and enhance the Bassett's Pond SINC</li> <li>• Respect the surrounding suburban residential character</li> </ul>
<b>Local Plan phasing:</b>	Years 1-5 and 6-10

<b>Site area:</b>	<b>2.6 ha</b>
<b>Current status:</b>	Planning permission granted under 15/04941/FULL3 subject to legal agreement for conversion of Bassett's House to 13 flats and the development of 102 residential units.

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## Site 9

## Former depot, Bruce Grove, Orpington



<b>Site area:</b>	<b>0.36ha</b>
<b>Site policy:</b>	<p>Redevelopment for around 30 residential units. Proposals will be expected to:</p> <p>Respect and complement The Priory Conservation Area and adjacent listed building</p> <p>Mitigate flood risk</p> <p>Minimise adverse impacts on the amenities of the neighbouring residential street.</p>
<b>Local Plan phasing:</b>	Years 1-5
<b>Current status:</b>	Vacant site. Planning permission was granted under 15/04574/FULL1, subject to legal agreement, for residential development of 28 units.

**Site 10****West of Bromley High Street and land at Bromley South**

<b>Site area:</b>	<b>4.54 hectares</b>
<b>Site policy:</b>	<p>Redevelopment for mixed use including 1230 residential units, offices, retail and transport interchange.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> <li>• Incorporate a sensitive design which respects the adjoining low rise residential development whilst optimising its key town centre location.</li> <li>• Improve Bromley South Station</li> <li>• Provide a high quality public realm and accessibility to and through the site.</li> </ul>

## 10 Appendices

<b>Site area:</b>	<b>4.54 hectares</b>
	<ul style="list-style-type: none"> <li>• Provide an attractive and active frontage to the High Street.</li> <li>• Be accompanied by a Masterplan to show how the proposed development is consistent with a comprehensive development of the site.</li> </ul>
<b>Local Plan phasing:</b>	Years 6-10 and 11-15
<b>Current status:</b>	Partly coincides with Site G in the Bromley Town Centre Area Action Plan. Included in Bromley Town Centre Housing Zone bid.

**Site 11****Homefield Rise, Orpington**

<b>Site area:</b>	<b>0.75 ha</b>
<b>Site policy:</b>	<p>Redevelopment of 18-44 Homefield Rise for around 100 residential units.</p> <p>Proposals will be required to:</p> <p>Create an effective transition between the adjacent town centre and lower rise residential area</p> <p>Respect the amenity of adjoining residential properties</p>
<b>Local Plan phasing:</b>	Years 1-5 and 6-10
<b>Current status:</b>	13 residential properties

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## Site 12

## Small Halls, York Rise, Orpington



<b>Site area:</b>	<b>0.46ha</b>
<b>Site policy:</b>	Redevelopment for around 35 residential units.  Proposals will be expected to respect the amenity of adjoining residential properties.
<b>Local Plan phasing:</b>	Years 1-5
<b>Current status:</b>	Vacant. Temporary approval for use as a car park.

**Site 13****Banbury House, Bushell Way, Chislehurst**

<b>Site area:</b>	<b>0.27 ha</b>
<b>Site policy:</b>	Redevelopment for around 25 residential units.  Proposals will be expected to respect the amenity of adjoining residential properties.
<b>Local Plan phasing:</b>	Years 1-5
<b>Current status:</b>	Vacant building.

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## 10.3 Traveller site allocations

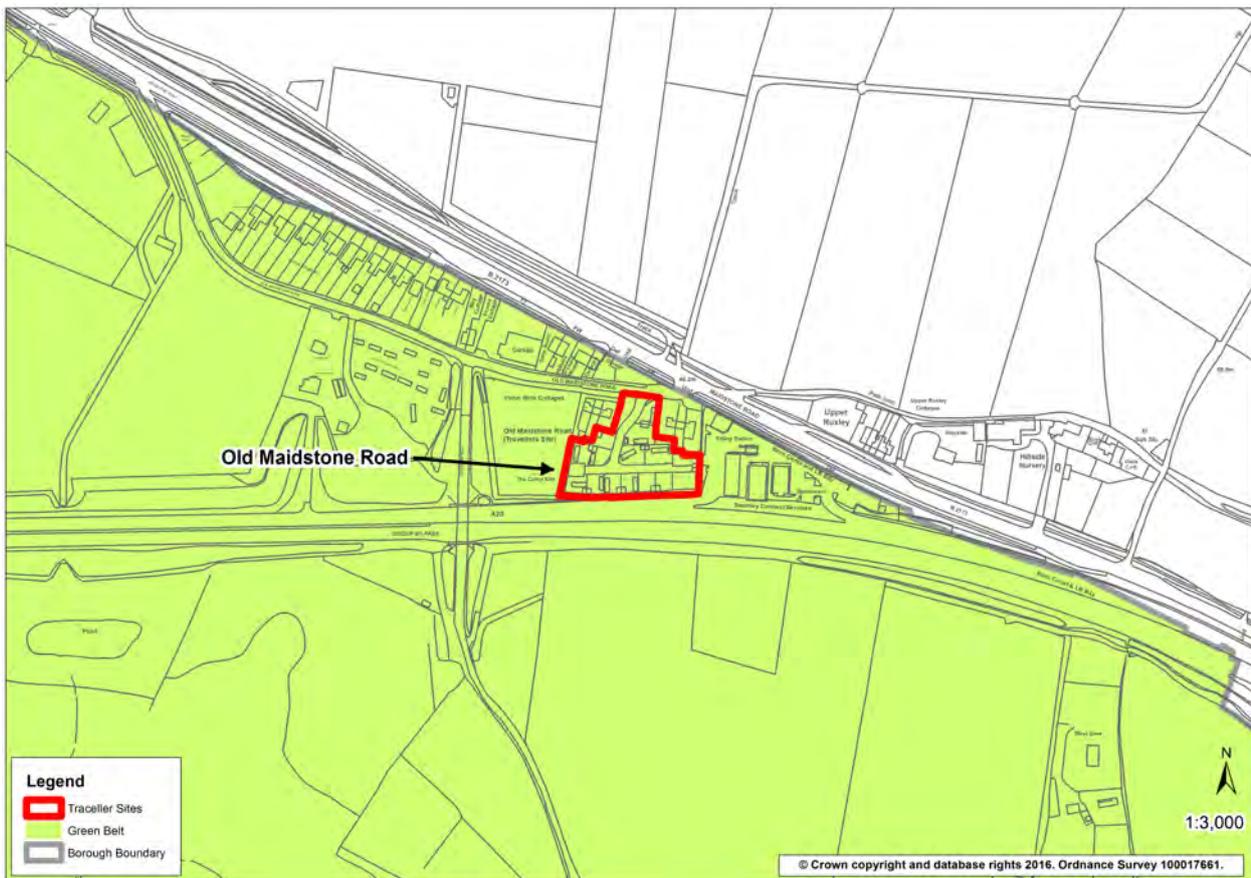
**Site 14****Star Lane**

22 pitch Gypsy and Traveller council site with planning permission.



**Site 15****Old Maidstone Road**

14 pitch Gypsy and Traveller council site with planning permission.

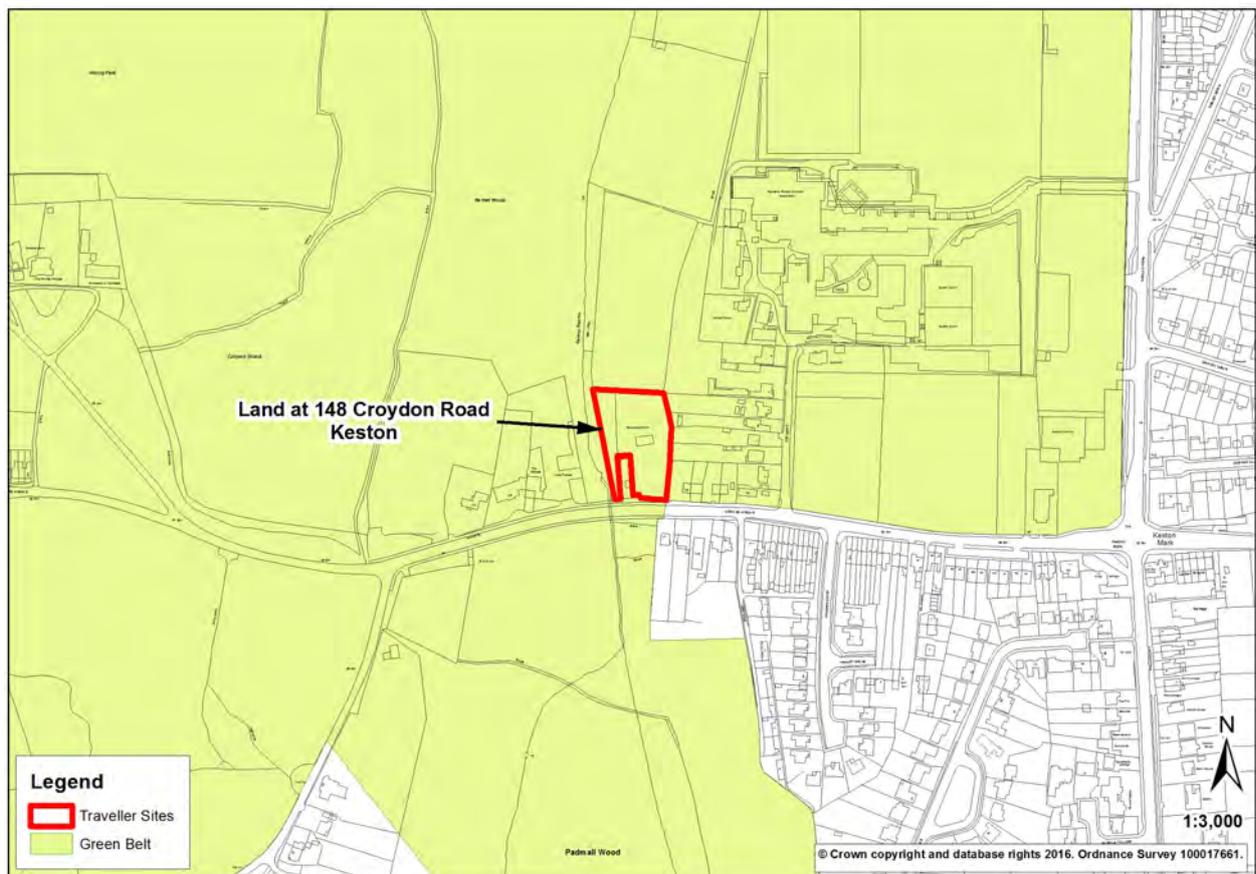


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## Site 16

## 148 Croydon Road

5 pitch Gypsy and Traveller private site with planning permission.



**Site 17**

**Meadow View, Saltbox Hill**

Gypsy and Traveller private site with Certificate of Lawfulness.



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**Site 18****Archie's Stables, Cudham Lane North**

Single pitch Gypsy and Traveller private site with planning permission.

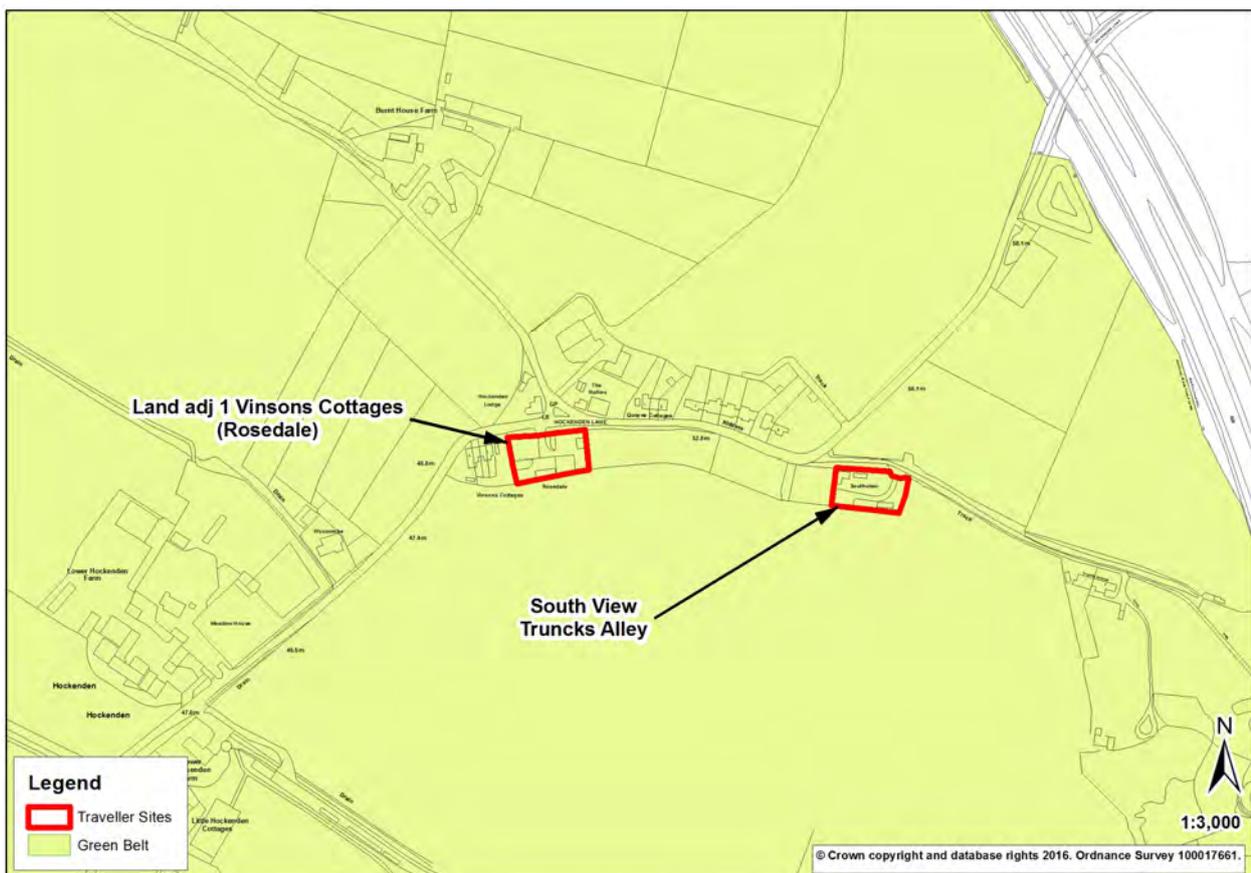


**Site 19****Rosedale, Hockenden Lane**

Single pitch Gypsy and Traveller private site with planning permission.

**Site 20****Southview, Trunks Alley, Hockenden Lane**

2 pitch Gypsy and Traveller private site with planning permission.



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### Site 21

#### **Mead Green, Layhams Road**

Historic 2 pitch Gypsy and Traveller private site, no current planning permission.

### Site 22

#### **St Joseph's Place, Layhams Road**

Historic 2 pitch Gypsy and Traveller private site, no current planning permission.

### Site 23

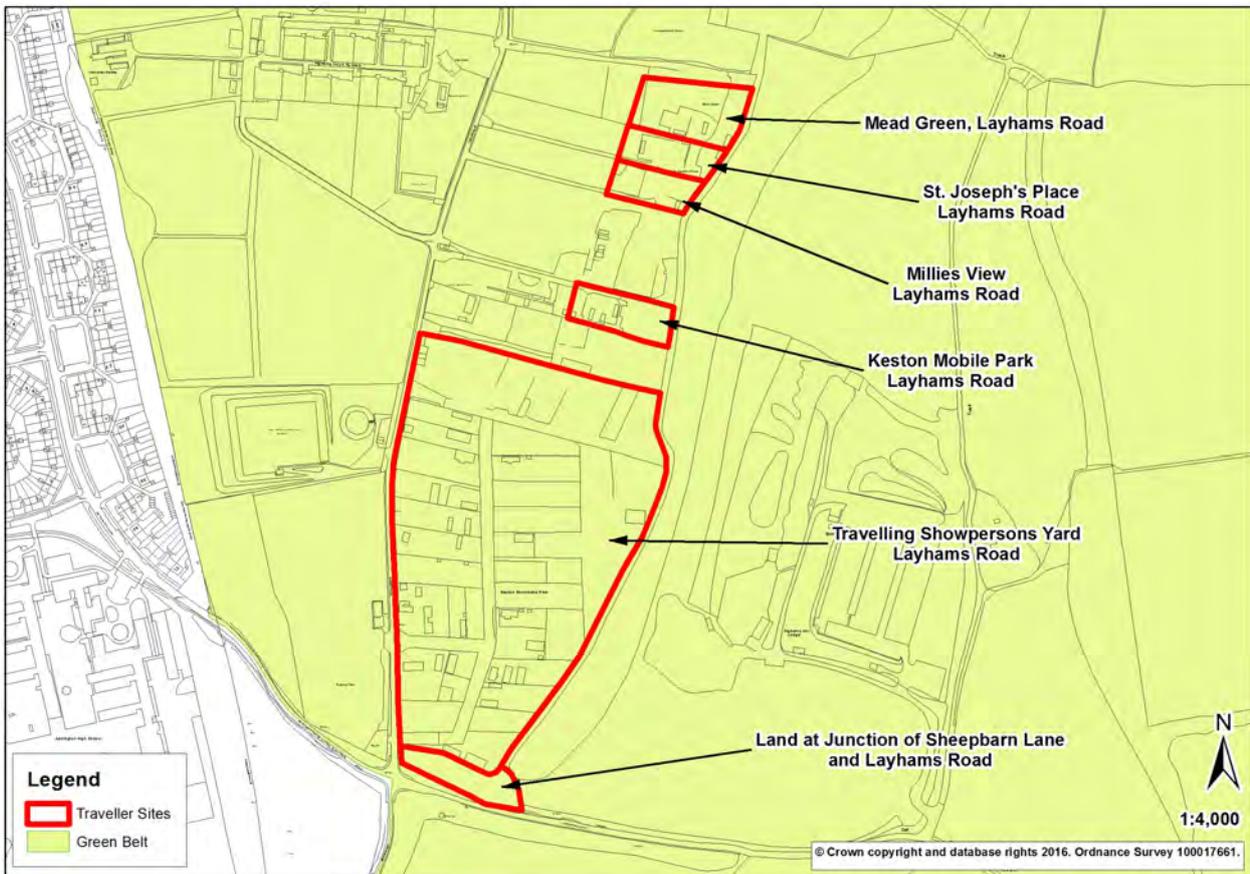
#### **Millie's View, Layhams Road**

Historic 2 pitch Gypsy and Traveller private site, no current planning permission.

### Site 24

#### **Keston Mobile Park, Layhams Road**

Historic 4 pitch Gypsy and Traveller private site, no current planning permission.



### Site 25

#### Keston Travelling Showmen's Ground, Layhams Road

29 plot Travelling Showmen's private site (yard) with planning permission.

### Site 26

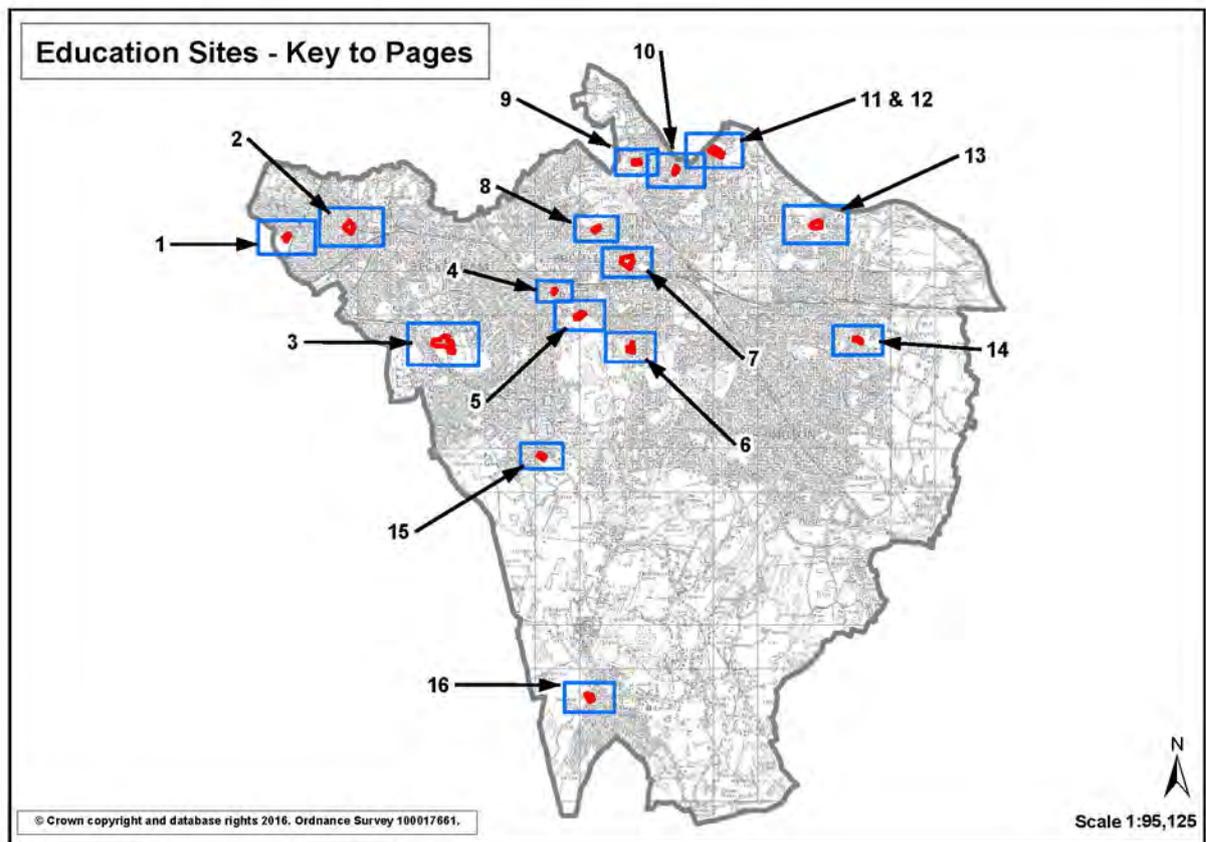
#### Land at junction with Sheepbarn Lane, Layhams Road

2 plot Travelling Showmen's private site (yard) with temporary planning permission.

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## 10.4 Education site allocations

### Education Site Allocations



## Key to Education Site Allocations Maps

### Education Sites

Page	Site
1	James Dixon Primary School
2	Kentwood Site
3	Langley Park School for Boys & Langley Park School for Girls
4	1 Westmoreland Road
5	Bromley Education Trust, Hayes Lane
6	Turpington Lane
7	St. Hugh's Playing Field, Bickley Road
8	Scotts Park Primary School
9	Castlecombe Primary School
10	Land at Bushell Way, Chislehurst
11	Land Adjacent to Edgebury Primary School
12	Edgebury Primary School
13	Midfield Site (including primary school and alternative provision)
14	St. Mary Cray Primary School
15	Wickham Common Primary School
16	Oaklands Primary School

**Site 27****James Dixon Primary School, William Booth Road**

Re-designate this Metropolitan Open Land (MOL) fringe site from MOL to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.



## Site 28

### Kentwood Site, High St. Penge

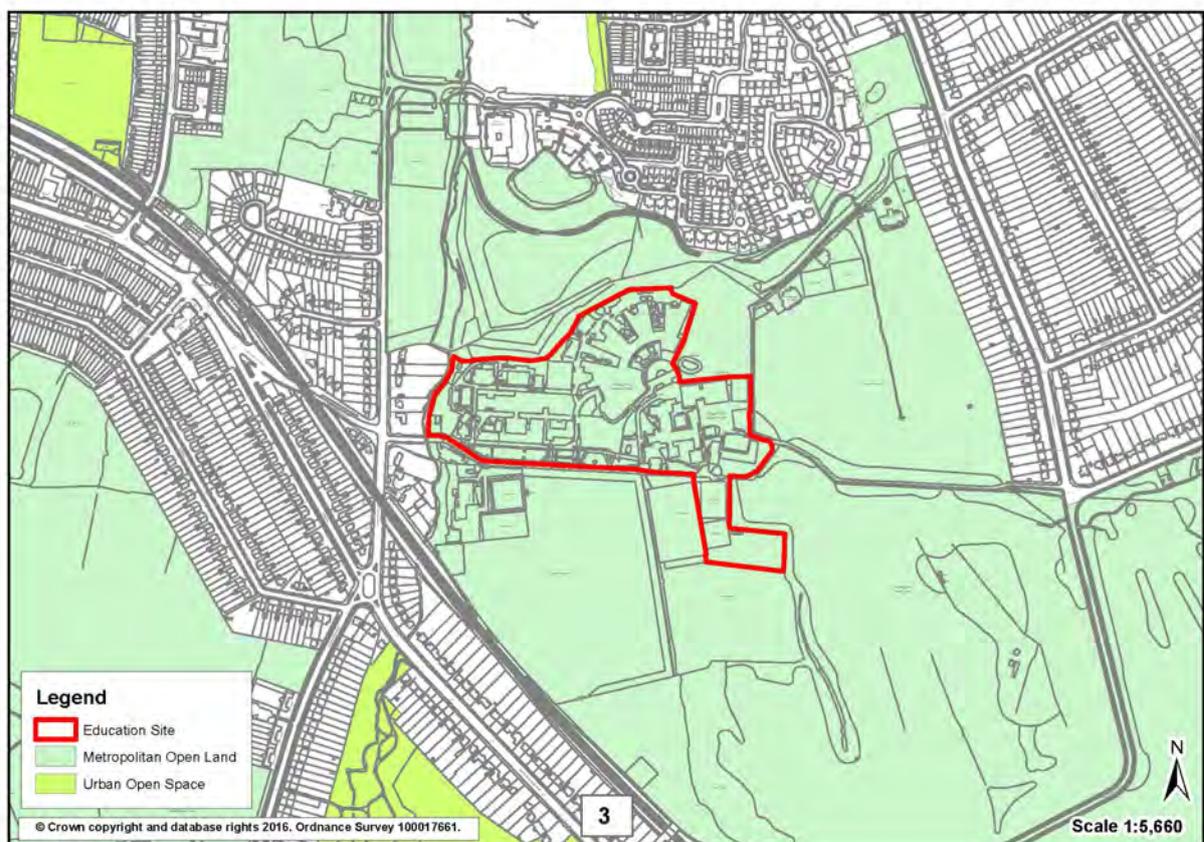
(including Adult Education Centre and Harris Primary Academy Kent House)

Allocate for expanded provision, potentially facilitating up to 4FE of secondary education.



**Site 29****Langley Park School for Boys and Langley Park School for Girls, Hawksbrook Lane.**

Re-designate the two schools complex from Metropolitan Open Land to Urban Open Space and allocate for additional primary school (Langley Park Free School).



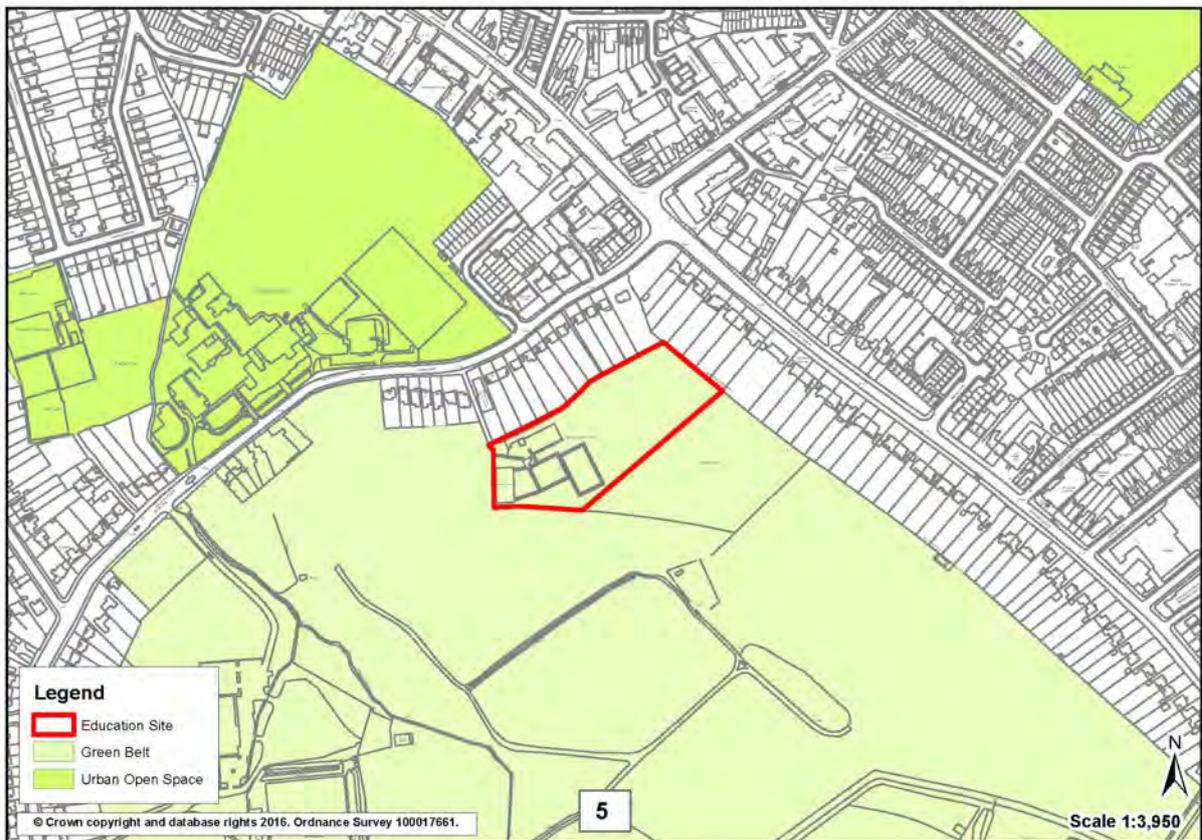
**Site 30****1 Westmoreland Road**

Allocate, in whole or in part, for education use.



**Site 31****Bromley Education Trust, Hayes Lane**

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space and allocate for additional primary or secondary school during the local plan period.



## Site 32

### Turpington Lane, Bromley Common

Re-designate this isolated Green Belt site from Green Belt to Urban Open Space and allocate for additional secondary school within part of the site during the local plan period. 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.65).



**Site 33****St. Hugh's Playing Field, Bickley Road**

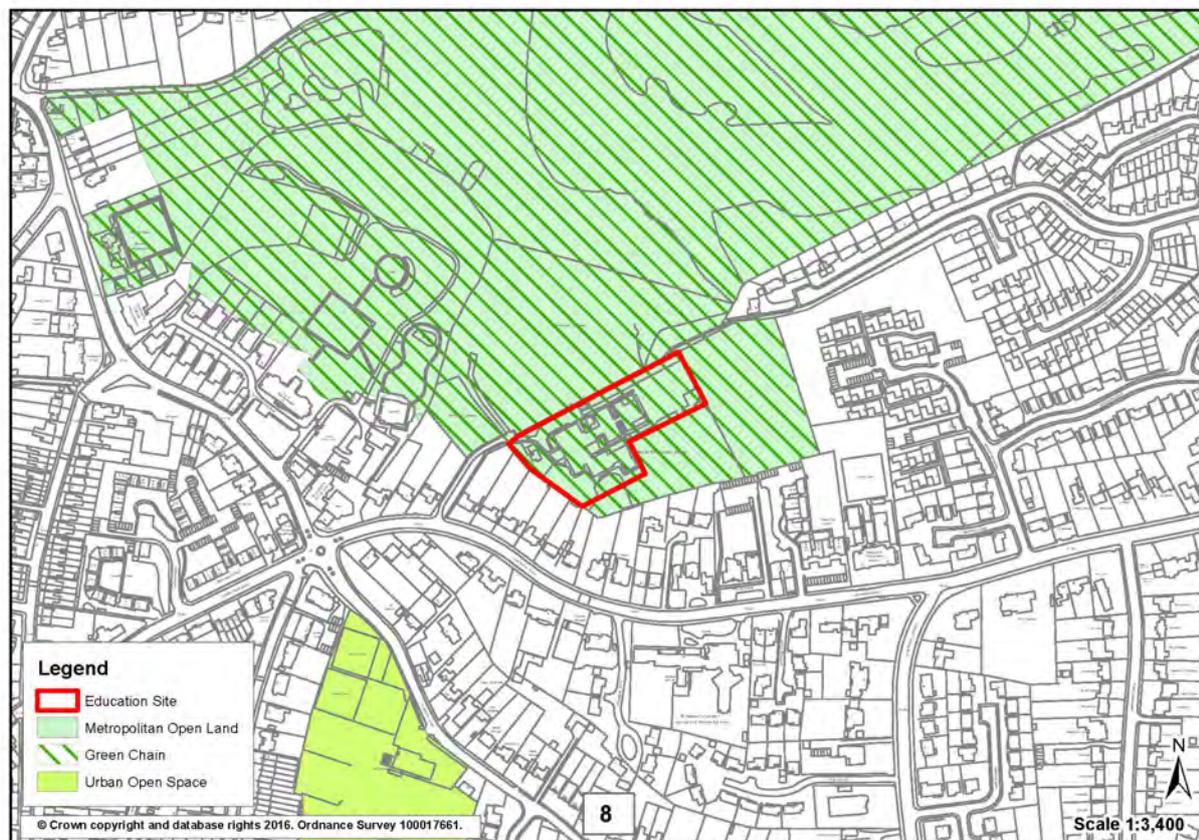
Allocate this Urban Open Space site, owned by Bullers Wood School for Girls, for an additional secondary school (Bullers Wood School for Boys).



## Site 34

### Scotts Park Primary School, Orchard Road

Re-designate this Metropolitan Open Land (MOL) fringe site from MOL to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.



**Site 35****Castlecombe Primary School and Youth Centre, Castlecombe Road**

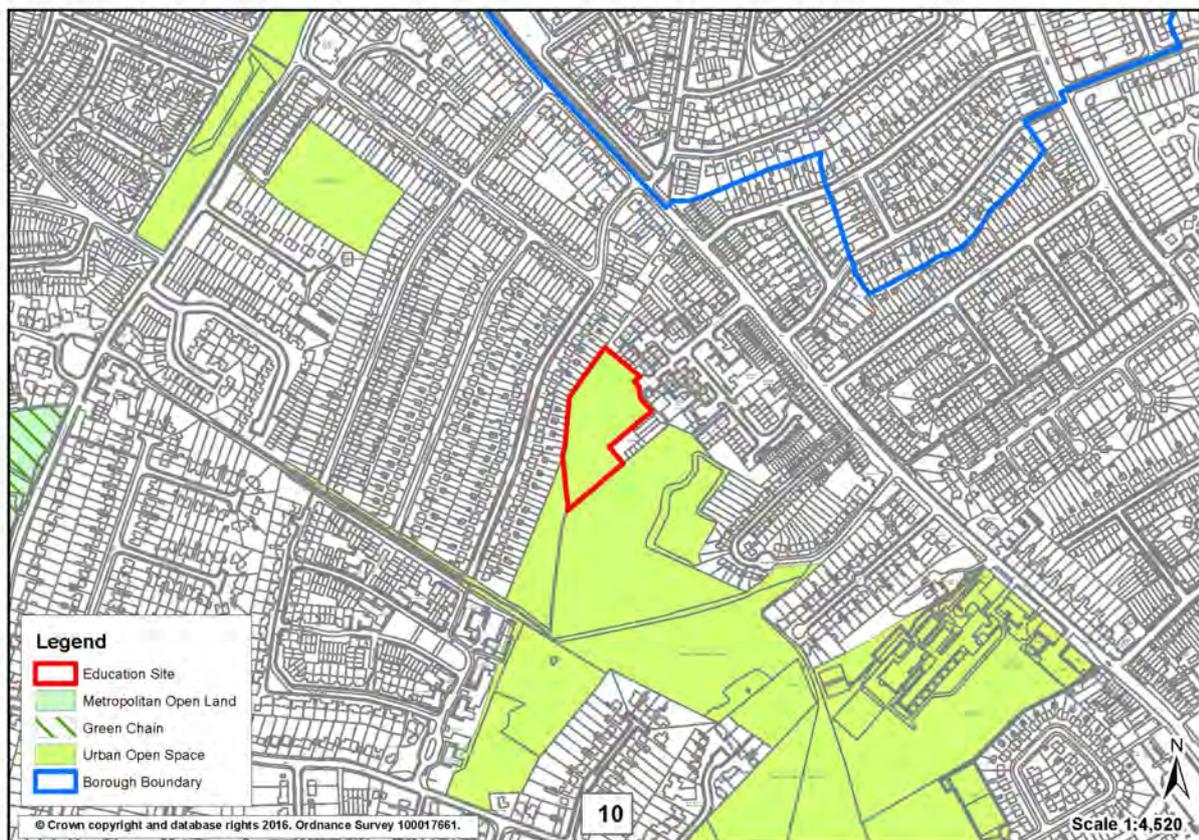
Re-designate this Metropolitan Open Land (MOL) fringe site from MOL to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.



## Site 36

### Land at Bushell Way, Chislehurst

Allocate this Urban Open Space (UOS) site for primary education (relocated Chislehurst, St Nicholas or different primary provider). Note adjacent UOS to be designated as Local Green Space (Appendix 7 site no.6).



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**Site 37****Land adjacent to Edgebury Primary School, Slades Drive**

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space and allocate the site, which has a covenant for education use, for an additional secondary school during the local plan period.



## Site 38

### Edgebury Primary School

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.

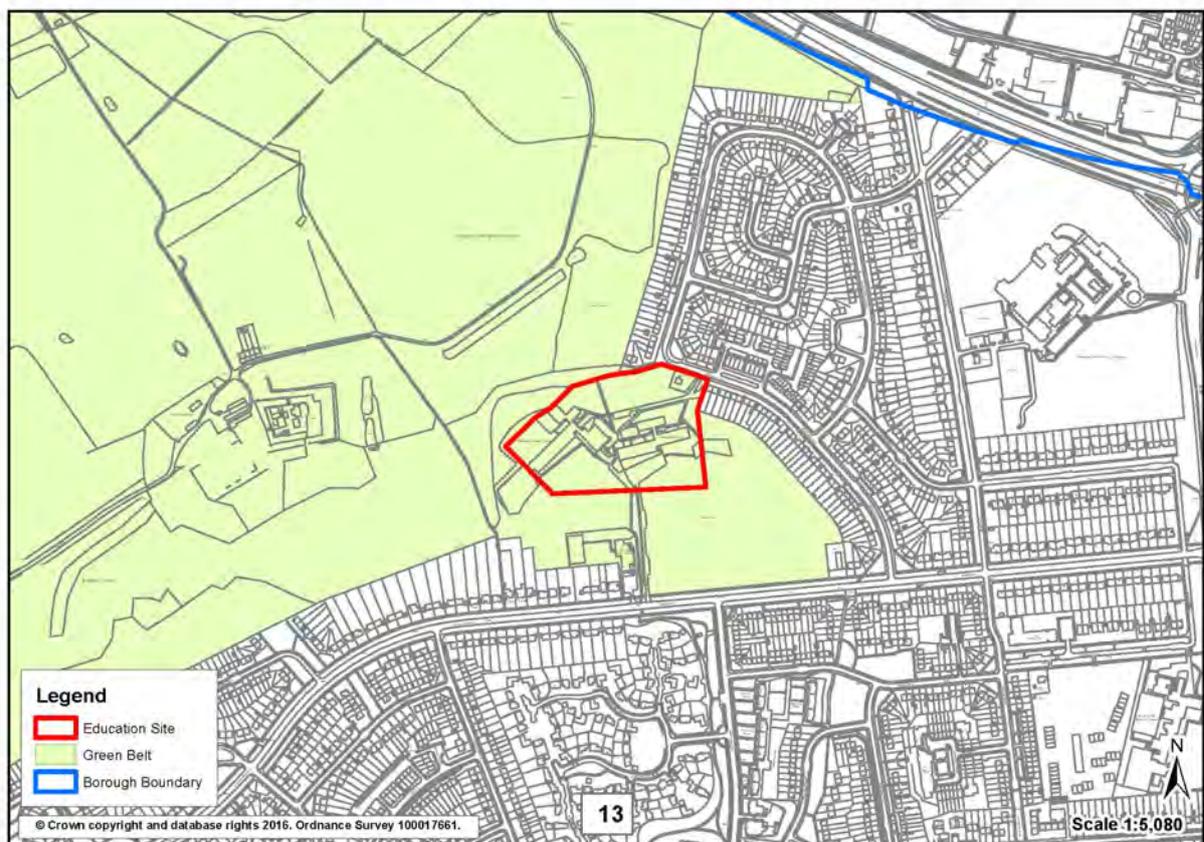


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## Site 39

**Midfield Site, Midfield Way (including primary school and alternative provision)**

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space and allocate for additional education development within the site during the local plan period.



**Site 40****St Mary Cray Primary School, High St. St Mary Cray**

Re-designate the area of Green Belt within this site from Green Belt to Urban Open Space and allocate for additional education development within the site during the local plan period.



**Site 41****Wickham Common Primary School, Gates Green Road**

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.



## Site 42

### Oaklands Primary, Norheads Lane

Re-designate this Green Belt fringe site from Green Belt to Urban Open Space to facilitate educational expansion opportunities to meet identified need during the plan period.





## 10.6 Areas of Special Residential Character

### Areas of Special Residential Character

The following areas, displayed on Map 1, are carried forward from the UDP as designated ASRCs in the Local Plan. They are shown on the Policies Map set Part 1.

- 1. Park Langley, Shortlands
- 2. Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part), Copers Cope
- 3. Petts Wood
- 4. Bickley
- 5. Bromley Common
- 6. Warren Wood Estate, Hayes
- 7. Sidney Road/Kendal Road, Beckenham
- 8. Holmwood (Homewood) Cottages, Rushmore Hill, Pratts Bottom
- 9. Orchard Road, Pratts Bottom

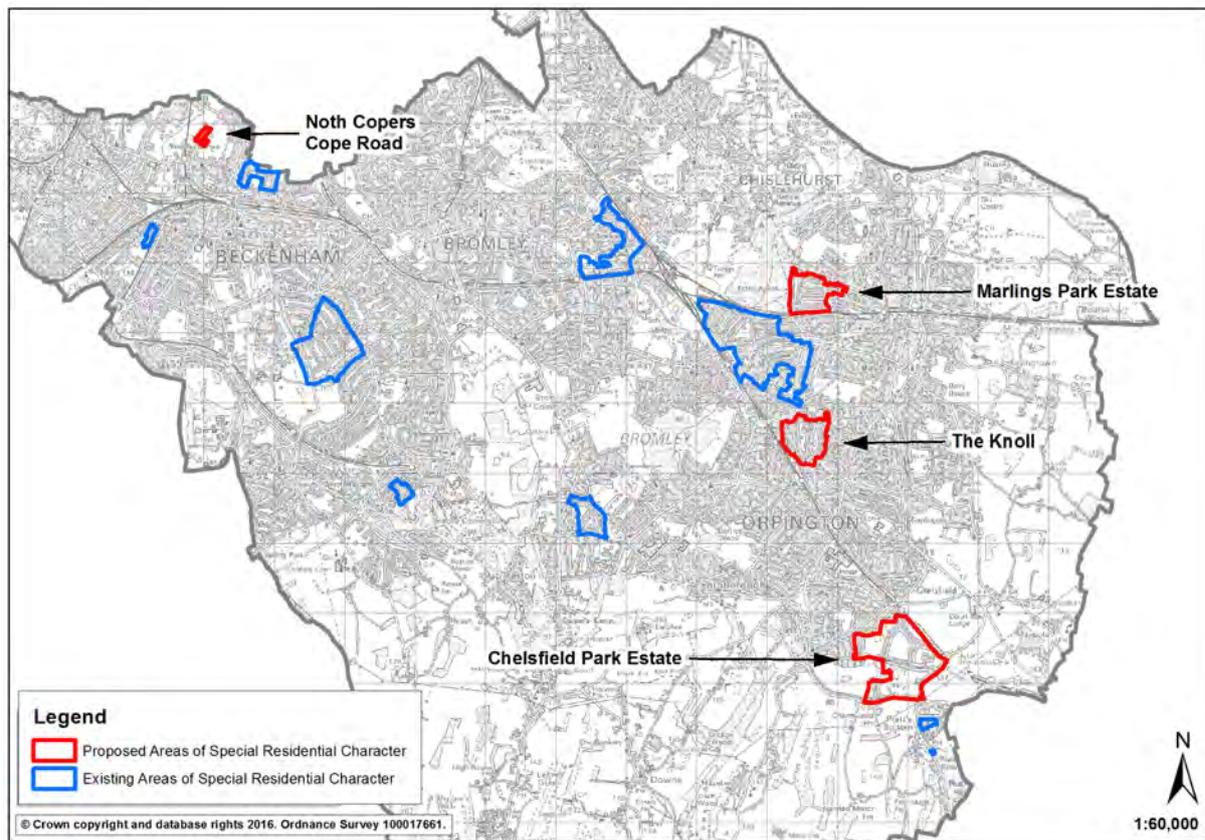
A description of these areas is included in [Section 1](#). The description of the Petts Wood ASRC has been amended from the UDP.

The following areas, displayed on maps included in the text below, are proposed to be designated as ASRCs in the Local Plan.

- 10. Chelsfield Park, Chelsfield
- 11. North Copers Cope Road, Copers Cope
- 12. Marlings Park Estate, Chislehurst
- 13. The Knoll, Orpington

Detailed boundaries and descriptions for these areas are included in [Section 2](#).

Guidelines for ASRCs are included in [Section 3](#).



**Map 1. Existing and Proposed ASRCs**

### **Section 1. Descriptions of Areas of Special Residential Character carried forward from the UDP**

**1. Park Langley** - The original Edwardian core of the Park Langley "garden suburb" is a Conservation Area. The remainder, built sporadically between the 1920's and 1950's, whilst not of the same exceptional standard, has the character of a garden estate given by the quality and appearance of the hedges, walls, fences, and front gardens. The area, which comprises almost exclusively large detached two storey family houses on generous plots, is bounded by Wickham Way to the west, by Barnfield Wood Road to the south, and by Hayes Lane to the north and east. It represents a coherent, continuous and easily identifiable area, which has maintained its character and unity intact.

#### **2. Beckenham Place Park, Foxgrove Avenue & Foxgrove Road (part) -**

Beckenham Place Park is a private road with a mixed character and may be considered to fall into two parts:

(i) The western end, a pleasant residential area comprising some post-war as well as substantial inter-war detached family houses of no particular architectural merit, but in a good setting with the statutorily listed lodges to Beckenham Place Park at the entrance from Southend Road.

(ii) The eastern end, where one of the original large Victorian Houses, St. Margaret's, survives amongst dense tree planting, together with more modern developments.

The adjacent open spaces and fine street trees provide most of the area's character of remoteness. Trees within the grounds of St Margaret's, are covered by a Tree Preservation Order. Two other Victorian houses on the north side of the road are included within the Beckenham Place Park Conservation Area (designated August 1993).

In the case of Foxgrove Avenue and Foxgrove Road, the properties are in the main inter/post-war and present a less expansive impression than other parts of this area. The rear gardens are spacious and in most cases provide an important and attractive backdrop to the surrounding open space.

**3. Petts Wood –** The area includes circa 1500 dwellings within detached and semi-detached properties on circa 112 ha of land. It is bounded by the railway to the north, Chislehurst Road Conservation Area to the north east, tree preservation orders and the railway to the north west and the west (excluding Urban Open Space, properties within Petts Wood Station Square Conservation area and other areas which include retail and carparking uses), part of St John's Road to the south west, the Chenies Conservation Area and residential areas considered to be of distinct character and/or standard to the south and west of Crofton Lane and east of Grosvenor Road.

The original plans for Petts Wood date from the late 1920s and the early 1930s. Whilst there have been some changes post war the prevailing design of the buildings is from the 1930s and remains largely intact. Some of the properties have been built by the distinguished designer Noel Rees who designed all of the building within the neighbouring Chenies Conservation area. Whilst houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern, following the garden suburb principle which largely remains intact today. The large plots which are spaciouly placed were originally designed following the garden suburb principle by developer Basil Scruby. The regularity of front building and rear building lines, the consistency in the front roof lines largely untouched by roof extensions or conversions and the symmetry between pairs and neighbouring pairs of houses are of importance in defining the character of the area. The Petts Wood ASRC has an open, suburban and semi-rural feel, predicated by low boundaries and visible front gardens set back from the road as well as the width of the separation between the houses which is of a particularly high standard. This allows many of the trees and greenery which prevail throughout the area to be seen from the street. Large rear gardens also provide the area with a high level of amenity. The plot sizes, the alignment of the houses to the Garden Suburb principle underline the character, rhythm, symmetry and spatial standards of the ASRC.

The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one

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of a clear detached and semi-detached nature. The front roof lines also enhance the character of the area being largely untouched by roof extensions and conversions at the front.

This allows many of the trees and greenery which prevail throughout the area to be seen from the street scene. Large rear gardens often in excess of 120ft are a feature of the ASRC and provide the area with a high level of amenity and contribute to nature conservation.

**4. Bickley** - This area stretches from the railway to the south of Bickley Park Road to Chislehurst Road in the north; from Pines Road in the west to Station Approach in the east. It includes the outlier of the enclave around Merlewood Drive. It excludes the 1960s redevelopment of what was formerly Bickley Hall and surrounds the Conservation Area in Woodlands Road. While some later development has taken place, the character of the area is essentially that of spacious inter-war residential development, with large houses in substantial plots adjacent to the Conservation Areas of Chislehurst and Bickley.

**5. Bromley Common** - This is a pleasant residential area of established detached and primarily semi-detached properties adjacent to the Hollydale Recreation Ground. The area includes properties in Hollydale Drive, Rowan Walk, Lakeside Drive and Beverley Road and the Hollydale Recreation Ground, which is designated Urban Open Space. The area is a link between the residential areas closer to Bromley and the spaciousness of the Farnborough and Keston Park Conservation Areas.

**6. Warren Wood Estate, Hayes** - This is a cohesive inter-war estate of detached and semi-detached properties on Holland Way, Sandiland Crescent and part of Westland Drive. The houses were built in a similar style by the same developer between 1929 and 1939. Details of the design and layout, such as windows, rooflines, materials and floor layouts were varied to give each property a distinctive character. The topography of the area affects the juxtaposition of some of the properties and also results in relatively small plot sizes. Few of the properties have been altered and, where they have, changes have usually been undertaken in the original style.

**7. Sidney Road/Kendal Road, Beckenham** - The area comprises substantial early Edwardian, semi-detached houses, some of which have been converted into flats. The properties have considerable character, with features such as decorated facades, bargeboards, and iron balconies and columns typical of the period. The properties have small gardens fronting the street, with a number of trees in both public and private areas.

The style of the houses is essentially uniform and although some houses were destroyed by bombing during the Second World War, they have been replaced by dwellings which are reasonably sympathetic to the character of the original. Numbers 1 and 2 Sydney Road are slightly different in design from the others but both contribute to the road's character. Number 1 is a more substantial dwelling, although it has many features in common with the other houses in the road. Number 2 incorporates an archway leading to a courtyard at the rear. Both individually and together, Sidney Road and Kendal Road have a pleasing unity of appearance.

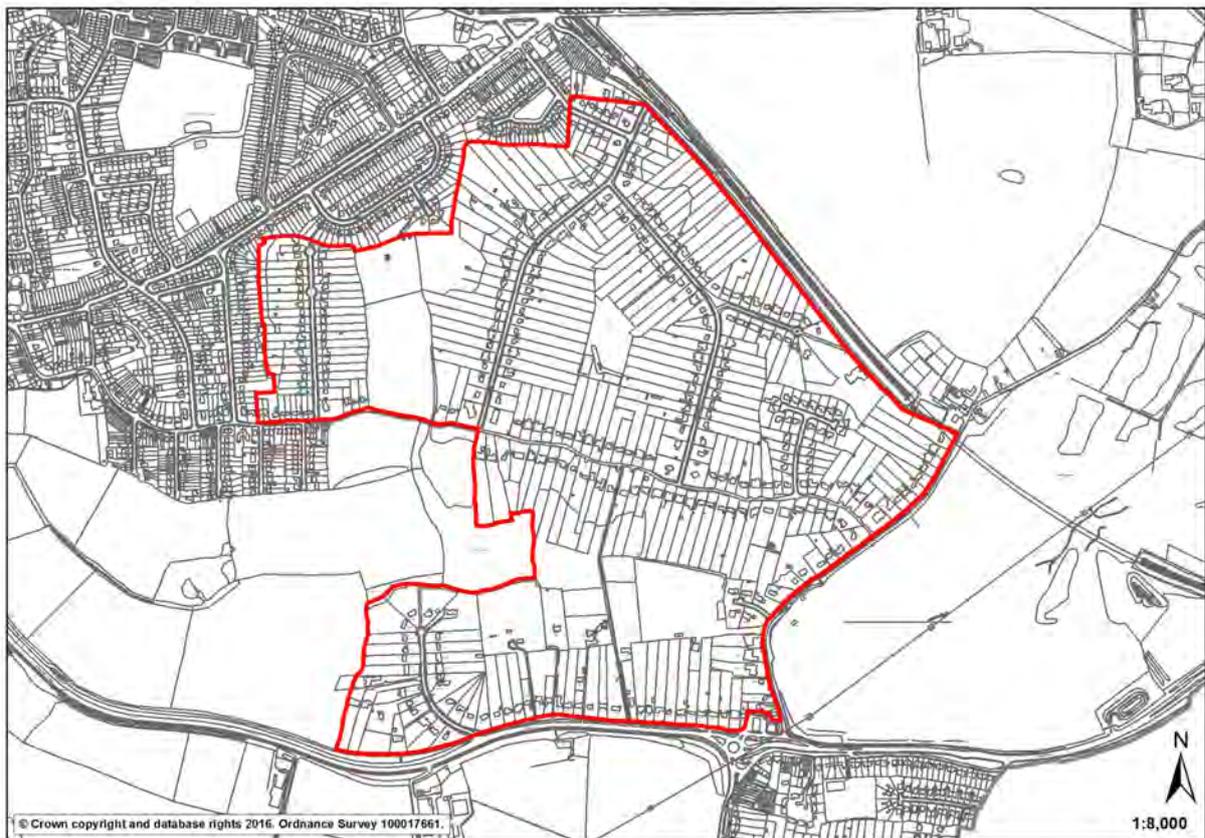
**8. Holmwood (Homewood) Cottages, Rushmore Hill, Pratts Bottom** - The properties are located on the eastern side of Rushmore Hill. The area encompasses a limited number of locally listed buildings which are of clapboard construction. They are attractive in appearance and form an area of distinctive character by virtue of the traditional materials used. While some changes have been made to the individual properties, they represent good examples of this form of construction, and the area is easily definable.

**9. Orchard Road, Pratts Bottom** - The overall impression of this area is one of a pleasant, semi-rural residential area, with individually designed, detached properties in very generous plots. Deep verges, large mature trees and planting contribute greatly to the area's attractive appearance. The area beyond the gardens of the properties is designated as Green Belt.

The houses are mainly inter-war and post-war, and, while varied in style, materials and construction, are all detached. The area has distinctive high spatial characteristics with properties set on large plots well back from the gravel road. The area is relatively small, encompassing only nine properties on the south side of Orchard Road. It is distinguishable from the nearby properties by the large plot sizes.

## **Section 2: Detailed Boundaries and Descriptions of Additional Areas Proposed for Designation as ASRCs in the Local Plan**

### **10. Chelsfield Park, Chelsfield and Pratts Bottom**



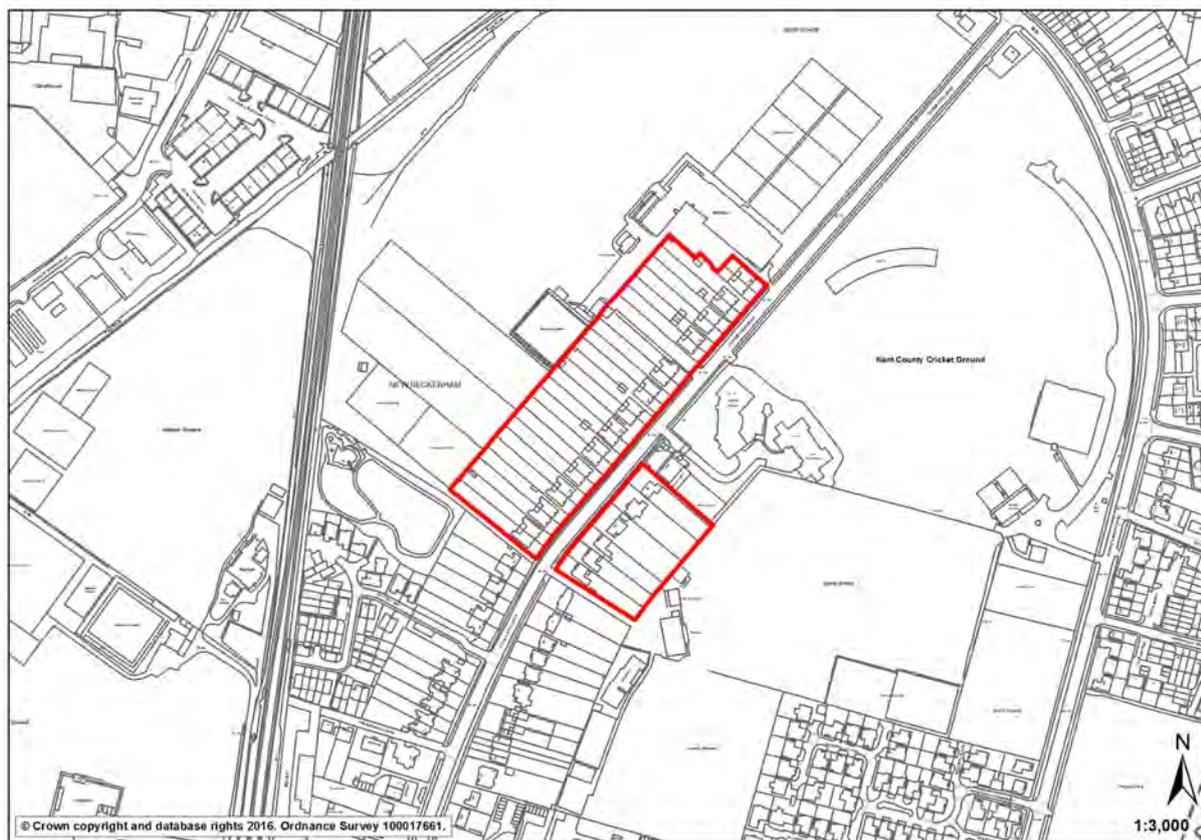
#### **Chelsfield Park ASRC**

##### **Area Description**

Chelsfield Park estate includes circa 370 dwellings on 81 ha of land. The area is bounded by the railway line and the A21 and mostly inset within Greenbelt land which provides it with robust and defensible boundaries and with a form of insularity which informs its character. The area was established from 1925 through to the 1930s onwards by Homestead following the Garden Suburb principles, with many of the houses designed by local architect George Rose. The road layout and the large plots specific to the estate are protected by a covenant. The area includes a mix of detached suburban properties, ranging from original Homestead chalets and cottage houses to a majority of large contemporary five to six bedrooms family houses built in a variety of styles. Most houses are set within very large plots laid out along long roads with far reaching perspectives, showcasing visible landscaped, often hedged front gardens and substantial rear gardens. Trees, including a large number of mature trees, predominate within the landscape in some parts obscuring the building line, they can be seen in the gaps between buildings and within the numerous hedges which define property boundaries and contribute to the area's rural feel. Whilst this is not the case everywhere due to the high number of

contemporary redevelopments there are still parts of the estate where the gaps between houses can range to 6 metres to an excess of 10 metres, which contributes to the area's leafy and rural character as trees tend to be planted in those gaps. Parts of the estate have an even stronger semi-rural character particularly where it adjoins greenbelt land; continuous tree lines and hedges can be found on roads such as on the western end of World's End Lane and on the eastern side of Chelsfield Hill. The estate also comprises areas of greenbelt which include woods and agricultural grazing land. These are partly designated as a Grade I Site of Interest for Nature Conservation which includes species rich grassland. The distinct character of Chelsfield Park results mostly from its spacious sylvan, landscaped and semi-rural setting combined with the wide variety in the styles, sizes and designs of houses.

### 11. North Copers Cope Road, Copers Cope



#### North Copers Cope Road ASRC

##### Area Description

The area forms a distinctive and coherent mostly Victorian and Edwardian enclave which provides a sense of entry into the residential part of Copers Cope Road. It includes 20 houses on 30 ha. It has a robust and defensible boundary being bounded by Metropolitan Open Land to the east and the west, by a 2/3 storey brick indoor recreational facility to

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the north west, contemporary three storey flatted development with a distinctive character to the north west, and by a mix of interwar, post-war and contemporary development interspersed with a few Victorian villas to the south.

### 119-169 Copers Cope Road

These are three storey semi-detached brick Victorian housing built in the early 1900s by local Beckenham builders Syme and Duncan in what would become known as the Edwardian style, featuring bay windows, ornate pitched wooden porches and decorative brickwork and plasterwork. These properties feature hip roofs with slate tiles and chimneys typical of the era. Some of the facades of these properties however have been rendered or pebble dashed.

Buildings are inset within long and narrow plots backing Metropolitan Open Land (New Beckenham Recreation Ground). Narrow gaps between buildings are often occupied by garage facilities yet allow glimpses into the vegetation of back gardens.

Properties have front gardens, some open, some bounded by low boundary walls or hedges. A significant proportion of these front gardens have been paved or tarmacked and are being used as parking spaces.

### 76- 80 Copers Cope Road

This is a set of three brick Edwardian houses built in the late 1900s, also by local Beckenham builders Syme and Duncan. The houses feature hip roofs with chimneys typical of the era, sculpted wooden porches over ground level balconies; a varied combination of patterned cased multi panelled windows and pitched roof front elevations with apparent decorative wood beams.

These properties are located close to one another with trees and side extensions preventing views into MOL at the back. They are fronted by paved driveways and grassed/green area on raised planters.

### 82-86 Copers Cope Road

These unremarkable interwar/postwar properties are aligned with the three Edwardian houses at 76-80 Copers Cope Road and share similar spatial standards in terms of their plot size and front and rear garden depth. They have been included in the ASRC to create a defensive boundary and encourage future development to reflect and enhance the positive features of nearby and adjacent Victorian and Edwardian properties.

## 12. Marlings Park Estate, Chislehurst



### Marlings Park Estate ASRC

#### Area Description

The area comprises a total of 279 residential properties developed from the 1930s to the 1970s. The area is bounded by the A208 and Greenbelt to the West, the railway to the south and by residential areas of a distinct character to the east and the north beyond Leeson Hill which all provide a defensible and robust boundary. It includes a majority of two storey detached properties set within plots regularly laid out onto long roads. Houses include good size back gardens and front gardens most of which remain open and many of which are landscaped with trees, shrubs and flower beds and/or fronted by low boundary walls. Properties on Orpington Road however are an exception as these feature gates, high boundary walls and hedges in keeping with the larger average size and footprint of houses which are set within larger and longer plots than in other parts of the area. Trees to the rear and in gaps between properties are visible from the street. The public realm is of a high quality with pavements featuring grassed verges and trees. Most houses are of a good quality Neo Tudor architectural or Arts and Craft design which gives pride of place to English vernacular features. Properties typically combine the use of materials such as the use of half timbering and weather boarding, hung tiling, plain or ornamental brickwork

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or render and are topped with various types of often multilevel roofs adding to their character, including mansard, hip, barn hip and gambrel roofs. Most windows are multi-panelled case and bow windows.

**13. The Knoll, inc. Dale Wood Road (part), Lynwood Grove, Mayfield Avenue, Broxbourne Road and the closes off them, Petts Wood and Knoll**



**The Knoll ASRC**

**Area Description**

The area brings together four streets (described separately) and the closes off them. The area has a defensible and robust boundary by virtue of the changes in the densities, pattern, and general qualities of the surrounding areas.

Dale Wood Road and Lynwood Grove are residential streets which include a majority of post-war detached (Dale Wood Road) and interwar semi-detached (Lynwood Grove) two storey properties inset in spacious plots and built with distinctive Arts and Crafts features. Dale Wood Grove comprises a homogeneous stretch of houses mostly rendered in white, featuring pitched roofed front elevations, bow windows at ground floor level and cased panelled windows inset in sizeable plots regularly lined up against the streets. Most properties are joined at the hip by pitch roofed garages. The gaps between buildings over garages allow views into the mature vegetation of rear gardens. Properties feature shared grassed and landscaped front gardens with mature vegetation and bounded by low stone or brick boundary walls, separated from one another by driveways. The resulting streetscape is enhanced by the rising slope northwards. A line delimited with slabs - sometimes large boulders - marks the beginning of patches of grass in the continuity of front gardens, which sometimes feature mature trees.

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Lynwood Grove features a majority of white rendered, quirky and asymmetrically composed houses featuring steep rooflines, arched porches and pitch-roofed front elevations. The design of some of the houses includes unusual features and detailing such as balconies, octagonal, full circle and cased diamond panelled windows with shutters. Properties feature a mix of open plan or landscaped front gardens delimited by low boundary walls or hedges. Creative use is often made of planted boundary walls and hedges to delimitate side boundaries and front gardens, as well as of paving materials for driveways. Variations in the topography of the streets allow for an. Gaps between houses combined with variations in roof shapes and the level of the street allow for interesting streetscape and perspectives as well as glimpses into rear gardens. The street features landscaped sidewalk verges lined up with the properties' front gardens with a variety of trees species, including mature trees. There is a landscaped roundabout at street mid-point.

Mayfield Avenue is a residential street which features typical detached two storey interwar housing inset within substantial plots, many of which in the neo-Tudor style, featuring hip roofs with front or side pitched roof elevations. The properties are fronted by regularly aligned, often open plan and grassed, sometimes paved and hedged front gardens. The public realm is good quality and features grassed verges aligned with or in the continuity of front gardens, also planted with a variety of tree species, including mature trees). There is an interwar church at the junction of Lynwood Grove, Knoll Rose and Mayfield Avenue flanked by a spacious lawn to the east which opens up the perspective to the north of the street. Regular gaps between buildings enable views into the vegetation of back gardens. To the south of Westholme, houses are mostly fronted by open plan grassed front- gardens. To the north, most properties' front gardens have been tarmacked, in use as parking areas, and are fronted by hedges.

Broxbourne Road is a residential street which includes distinctive examples of interwar brick housing featuring tiled hip roofs, decorative brickwork and decorative design features. The public realm is high quality with grassed verges aligned with front gardens, planted with a variety of tree species. The southern part of Broxbourne Road includes a number of two storey detached interwar properties typical of the northern section of the street and features the same high quality public realm, the pattern of development however has been disrupted by the intrusion of post-war development of a different scale including bungalows and semi-detached housing. A number of the landscaped front courtyards and gardens which enhance the properties to the north part of the road have been paved over and are losing their openness to high brick boundary wall.

### **Section 3. Guidelines for ASRCs**

When considering applications for new development in Areas of Special Residential Character (ASRCs), the Council, as well as applying the general housing policies, will pay particular regard to the policy on residential conversions and the following development control guidelines for such areas:

- i. Developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
- ii. Residential density shall accord with that existing in the area.
- iii. Spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
- iv. The general height of existing buildings in the area shall not be exceeded.
- v. The space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
- vi. Backland development will not be permitted.
- vii. New development will be required to take account of existing front and rear building lines.
- viii. Existing mature trees and landscaping shall be retained wherever possible.
- ix. Conversions, where appropriate, will only be acceptable where they do not adversely alter the external appearance of the building or the landscaping qualities of the area.
- x. Proposals, including conversions that are likely to significantly increase the proportion of hard surfacing in front of existing properties, will be resisted unless accompanied by satisfactory landscaping proposals.
- xi. Materials shall match or complement those in adjoining existing developments.
- xii. Areas of land indicated as Urban Open Space on the Proposals Map will not be developed for any purpose.

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### 10.7 Areas of Archaeological Significance

These sites relate to policy 46 in Chapter 5.

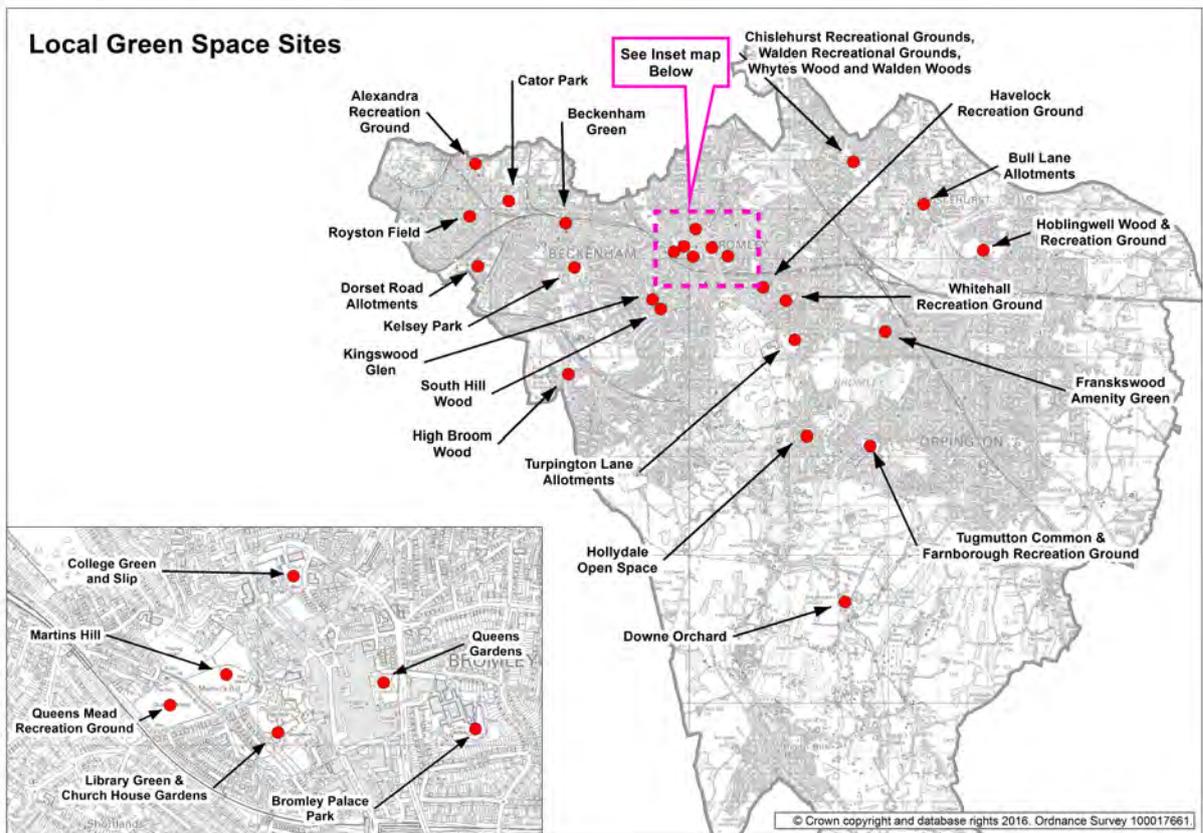
Location	Period
Baston Manor, Keston	Pre-historic/Roman
Area around Parkwood, Beckenham	Medieval/Post Medieval
Grounds of Bethlem Royal Hospital, Monks Orchard	Roman
Bolderwood Way, West Wickham	Roman
Bombers Farm	Medieval/Post Medieval
Chelsfield Village & surrounding area	Medieval/Post Medieval
Area near Civic Halls, Crofton Road	Roman Villa/Iron Age
Area containing Crystal Palace Park	Post Medieval
Cudham Village & surrounding area	Medieval/Post Medieval
Downe Court Farm	Medieval/Post Medieval
Downe Village & surrounding area	Medieval/Post Medieval
Fairtrough Farm	Medieval/Post Medieval
Farnborough Village	Roman/Saxon/Medieval/Post Medieval
Foxgrove Road & The Avenue, Beckenham	Medieval/Post Medieval
Hayes & West Wickham Commons	Pre-historic/Roman/Medieval
Holwood/Warbank, Keston	Pre-historic/Roman/Medieval
Hostye Farm	Medieval/Post Medieval
Norstead Manor, near Pratts Bottom	Medieval/Post Medieval
Area between North Pole Lane and Nash Lane, near West Wickham	Pre-historic/Roman/Medieval
Oakley & Bromley Common	Pre-historic/Roman
Old Beckenham	Medieval/Post Medieval

Old Bromley, including the Bishops Palace	Medieval/Post Medieval
Old Mottingham	Medieval/Post Medieval
Old Wickham	Pre-historic/Roman/Medieval/ Post Medieval
Upper Cray Valley	Pre-historic/Roman/Saxon/Medieval/Post Medieval
Area containing Scadbury Manor, Chislehurst	Medieval/Post Medieval
Sheepbarn Lane, Highams Hill, near Biggin Hill	Pre-historic/Roman
Fox Hill Shaw	Pre-historic/Roman

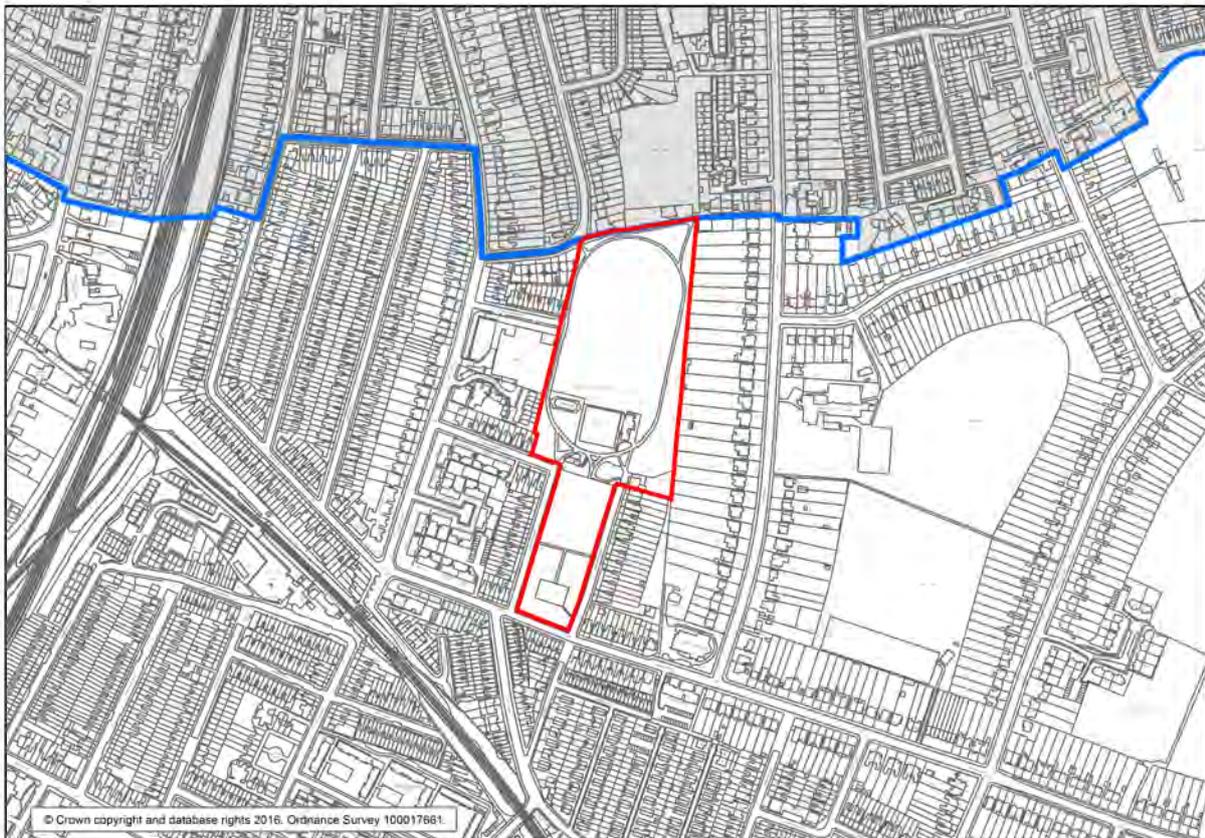
10.8 Local Green Space

**Local Green Space Site Boundaries and Statements of Significance**

This Appendix shows the boundaries and Statements of Significance of the 25 sites proposed for designation as Local Green Space in the Local Plan, in alphabetical order. These sites are displayed on the map below.



**Local Green Space Sites**

**Site 43****Alexandra Recreation Ground****Alexandra Recreation Ground****Alexandra Recreation Ground- Statement of Significance**

This local park was opened by the Council in 1891 and retains some of its original layout including the circular footpath and mature trees which closely follow the park's border. The original park area was north of Maitland Road, the southern part having been added in the early 20th century. A late 19th century locally listed granite drinking fountain erected in 1891 by the Metropolitan Drinking Fountain and Cattle Trough Association, stands in the footpath where the northern half of the park meets the southern green.

The park provides a range of recreational facilities including playing fields to the north (now used by Seymour Football Club), a centrally located 1930s bowling green and paddling pool (one of only two in the borough) with a picnic area and a wooded fenced off children's play area to the south. It is a link in the Green Chain and Capital Ring walks and is easily

## 10 Appendices

accessible through Bromley's local cycle network. The Friends of Cator Park and Alexandra Palace organise a number of community events in the park including bird walks, tree walks and gardening sessions.

There are views from the north east towards the Crystal Palace transmitting station to the west, the spire of the locally listed Holy Trinity Church on Lennard Road to the north and of the streets of Victorian properties on Maitland Road and Alexandra Road from the south. Benches scattered around the park enable enjoyment of these views and of the park's quietness, which provides a resting place away from the A213 to the east.

### Site 44

#### Beckenham Green



#### Beckenham Green

### 2. Beckenham Green- Statement of Significance

This local park was laid out in 1967 on a site derelict for years following significant Second World War bomb damage to this part of Beckenham Town Centre. An area of the park to the east, now in use by the children of Bromley Road Primary School, was safeguarded for pupils of adjacent schools at the time.

The park forms part of the approach to Beckenham High Street from the north providing a green which is relatively quiet to the adjacent high street as well as a resting place for visitors to the town centre. The green is contiguous to St George's Church's green to the south and there are views of the church's spires over its northern tree boundary. It softens the transition between the 19th century character of the town centre which includes the Church and shopping parades on the high street and more modern development on Rectory Road. The park includes lawns and flower beds with mature trees along its borders including a row of London Planes along its northern edge and a wilder area of woodlands on the southern boundary. It is regularly used by local business owners and residents to host community events including markets, concerts and performances which make use of its central stage, and also religious processions.

## Site 45

### Bromley Palace Park



### Bromley Palace Park

#### Bromley Palace Park - Statement of Significance

This park, which features a lake to the east, provides a striking setting to a number of historic assets. It includes the remains of the landscaped grounds of the former palace and official residence of the Bishop of Rochester (sold to Mr Coles Child, a merchant, in 1845). The lake forms part of the Saron moat dug by Saxons for their Norman conquerors. There are long views towards the landscaped forecourt of the Grade II Listed Bromley Palace building, erected in 1775 for Bishop John Thomas, across the lawned area to the west of the lake. The site of the former St Blaise well at the lake's northern tip is occupied by a modern fountain adjacent to a Grade II listed 19<sup>th</sup> century rockery created by James Pulham and Sons for Coles Child. There are views towards a fountain across the lake from this site. To the south of the lake and beside the Grade II Ice House is a second listed larger Pulhamite rockery. The low brick wall parallel to the footpath at the south end of the lake may be a 18<sup>th</sup> Century ha-ha or the work of James Pulham and Sons.

The site is a designated Site of Local Importance for Nature Conservation retaining mature ornamental trees alongside wilder areas and woodlands by the lake. Its key features are described in the 2009 SINCC citation. The park is a key stop on The Friends of Bromley Town Parks and Gardens heritage walk. It is used for leisure by local residents and as the setting for wedding parties. It provides a quiet space off Kentish Way to the west and Widmore Road to the north and is a valuable open space in an area of deficiency.

## Site 46

### Bull Lane Allotments



### Bull Lane Allotments

#### Bull Lane Allotments - Statement of Significance

Bull Lane allotments were laid out in 1884 to provide income for the rector and food and employment for the working families of Chislehurst. Continuous use as allotments has improved the fertility of the soil. The site provides a secluded and beautiful recreational space primarily enjoyed by the community of allotment holders for the benefits they provide in terms of relaxation, locally grown food and access to nature. Over 80 plots are laid out in a lawned area enclosed by high hedges and trees with views towards the eastern

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elevation of the Statutory Grade II Listed early 20<sup>th</sup> century Easden House which sits adjacent to its north-western boundary. The allotments provide a quiet space approximately 100m from Bromley Lane (the A22) to the north and Royal Parade (the A208) to the east. They are open to all sections of the community and include a plot for children of the local St Nicholas School in Chislehurst Common Road.

Some plots are used as a nursery to nurture native trees and shrubs destined for Chislehurst Common. There is also a small orchard and a small pond. The site's biodiversity benefits from its use as allotments and it has been documented to accommodate common shrews, frogs and toads as well as slow worms. The north western hedgerow includes a good mix of native species including common hawthorn and hazel, providing important shelter for birds, invertebrates, mammals and reptiles. Uncut areas of long grass provide an important habitat for invertebrates such as butterflies and caterpillars and the site includes a variety of nectar sources which can generally be considered to benefit pollinators.

**Site 47****Cator Park****Cator Park**

### **Cator Park - Statement of Significance**

The local park forms part of Aldersmead Road Conservation Area. Laid out in 1885-1889, it was formerly known as the Kent House Pleasure Gardens which formed part of the Cator Estate and remained enclosed for local frontagers until acquired by the Local Authority in 1932. There are important views towards the semi-detached Victorian properties on Aldersmead Road over the park's western hedge. The park retains much of its original layout together with some very old mature trees. Tree species include Corsican pines, pedunculated oaks, pines, narrow leaf ash and limes.

The park fulfils a range of recreational functions as it includes a children's playground to the east and sports fields to the north (now used by Langley Junior Football Club). It also serves as an important link for the Green Chain, Capital Ring walks and Bromley's local cycle network.

Pipistrelle and Daubenton's bats feed along the canalised Chaffinch and Brook rivers. The hedge on the south-eastern boundary has a mixture of oak, ash, field maple and traveller's joy providing cover for wildlife. The park also has areas of long vegetation, a good nectar source for pollinators. The Friends of Cator Park and Alexandra Recreation Ground organise a range of community events such as green chain walks, summer walks, bird walks, bat walks and tree walks.

**Site 48****Chislehurst Recreation Ground, Walden Recreation Ground, Whytes Woodlands and Walden Woods****Chislehurst Recreation Ground, Walden Recreation Ground, Whytes Woodlands and Whytes Woods****Chislehurst Recreation Ground, Walden Recreation Ground, Whytes Woodlands and Walden Woods - Statement of Significance**

This local park brings together (from North to South) Chislehurst Recreation Ground, Whytes Woodlands and the adjacent bird sanctuary, Walden Recreation Ground and Walden Woods.

Chislehurst Recreation Ground formed part of the manorial grounds of the Lord of Chislehurst. It was acquired by the Chislehurst and Sidcup District Council for use as a recreation ground in the early 20th century. Whytes Woodland was conveyed to the District Council in 1938 by owner Agnes Kay Whyte for the benefit of the local community. A part of the woodland was preserved as a bird sanctuary with no access. At that time Walden Recreation Ground was also sold to the UDC.

The combined sites are shielded from the A208 by residential properties and other development and are used for informal leisure activities by local residents. 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 which secured funding to improve the now floodlit football pitches, and Chislehurst Tennis Club. There also is a children's playground. The Friends Group are actively involved in maximising the site's health, recreational and educational benefits. They have raised money for a fitness trail and secured a community grant from to fund the provision of lighting to facilitate youth activities after dusk. They have also supported initiatives such as the national Walk for Health. The sites have also been used as outdoor classrooms by the pupils of Red Hill School and by scouts. The Friends Group organise events such as the music festival Chislehurst Rocks, and an annual fireworks in partnership with other stakeholders.

The Green Chain walk links the residential areas to the west and Red Hill to the south. It provides a shortcut for locals to local shops and facilities and to and from Elmstead Wood Station. Chainsaw wood carvings funded by local businesses were installed in 2013 on the footpath linking Chislehurst and Walden Recreation Grounds. There are views from Chislehurst Recreation Ground to Church of the Annunciation of the Blessed Virgin Mary on the high street.

**Site 49****College Green and Slip****College Green and Slip****College Green and Slip- Statement of Significance**

The College Green and the Slip were originally part of the Land of Bromley College's Almshouses. It was opened as a public park in 1985. The site is a setting to a number of historic assets. No. 11 College Slip is a prominent locally listed 19<sup>th</sup> century cottage to the north of the slip, the public footpath which links the upper end of Bromley's High Street to West Street. There is a listed telephone kiosk at the junction of the Slip and of the entrance to The Green. The Green also provides important rear views of Bromley and Sheppards College from and across the site from West Street.

The Green and the Slip's amenity and biodiversity values have been enhanced by Bromley's 'Green Gym', an initiative from Bromley's Conservation Volunteers which aims to improve mental and physical health through the undertaking of practical conservation activities in green spaces. They have also taken steps to make the site's historic relationships with the grounds of Bromley College more apparent. The volunteers planted an orchard of

fruit trees and an herb garden to reflect its former use by the kitchen of the almshouse. At the heart of College Green is an ancient mulberry tree which dates from the late 17<sup>th</sup>/early 18<sup>th</sup> century. A circular bed planted with plants from the 17<sup>th</sup> century Tradescant List including Solomon's seal and Lilly of the Valley currently surrounds the tree.

The Green includes seating areas used by local workers and visitors to Bromley Town Centre. Wooden benches have been designed and installed by the Green Gym volunteers. The volunteers have also built an insect hotel and beetle loggeries and planted a woodland area mixed with wildflowers featuring hazel, hawthorn and field maple, providing a good habitat for birds and a nectar source for pollinators. Raised beds have been planted with wild strawberries, poppies and geraniums. The Slip's verges have been planted with meadow seeds and feature a dead wood hedge designed to attract insects.

## Site 50

### Dorset Road Allotments



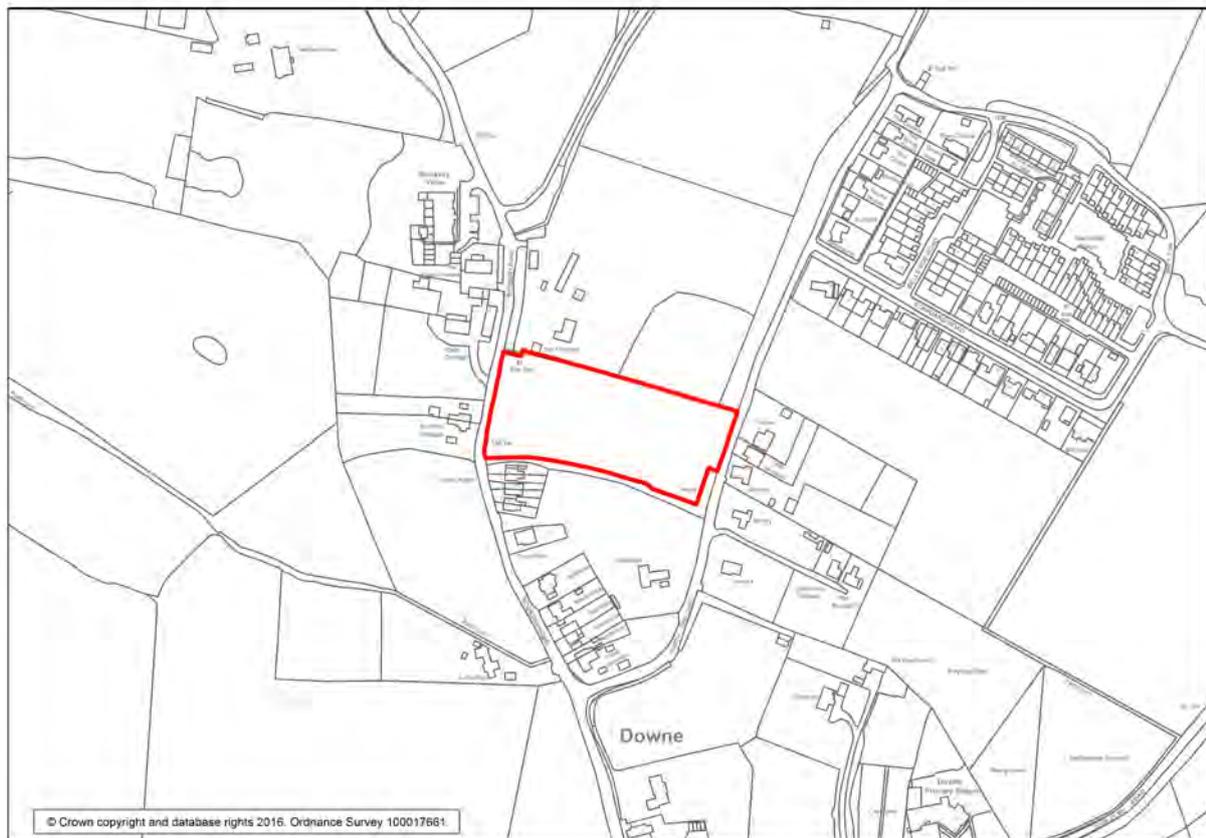
**Dorset Road Allotments**

### Dorset Road Allotments- Statement of Significance

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These allotments, (formerly known as the Churchfield Road Allotments), have been in use for over a hundred years and were granted a Green Flag Community Award by the DCLG for eleven consecutive years. The allotments are surrounded by woodlands and there are two streams running through the site with riverbanks rich in berries and flowers including bluebells. The wildlife garden (accessible by wheelchair), was funded by an 'Award for All' grant, secured by the Dorset Road Allotments and Leisure Gardens Association and features native hedges, a wildflower meadow and a pond with amphibians. Logpiles and a hibernaculum provide homes for slow worms and reptiles. There is a bee apiary and the allotments provide a habitat rich in nectar sources for the bees. Protected bird species including the lesser spotted woodpecker, house sparrows and song thrushes have been seen on site.

The allotments are open to the public during set times at the weekend and open community events such as bonfire nights and fundraising days are regularly held on site. They are regularly visited by local school and scout groups. Plot holders include the local Stewart Fleming Primary School on Witham Road and Chaffinch Brook School in Croydon. The site also includes a dog training area, a shop and clubhouse building and a picnic area.

**Site 51****Downe Orchard****Downe Orchard****Downe Orchard- Statement of Significance**

The publicly accessible orchard was planted in March 1992 by local residents on disused allotments land and features a wide variety of Kentish apples including Bascombe's Mystery, Cobham, Colonel Vaughn, Gooseberry Apple, Mabbotts Pearmain, Kentish Fillbasket and Tydeman's Orange. The site's biodiversity value is recognised by its proposed designation as a Borough Grade II Site of Importance for Nature Conservation. Key features are described in the 2011 citation. Local residents have enhanced the site's biodiversity by seeding the land with wildflower mix and planting mistletoe in the trees. 'Apple Day' is celebrated and there are pruning and mulching days. The site is also used for walks and for picking apples.

**Site 52****Frankswood Amenity Green****Frankswood Amenity Green****Frankswood Amenity Green – Statement of Significance**

The green was included as a key feature of the Morell Estate, a suburban development laid out in the 1930s following Garden Suburb principles. It marks the approach to the Petts Wood area. Mature trees prolong wooded vistas along Frankswood Avenue and Lakeswood Drive. The green is an important amenity for local residents including the local parishioners of the adjacent St James the Great Church, local scout groups and the wider community.

**Site 53****Havelock Recreation Ground****Havelock Recreation Ground****Havelock Recreation Ground- Statement of Significance**

Havelock Recreation Ground, locally known as “The Brickfield”, is accessed via a public footpath off Homesdale Road (the A222) where it provides a quiet and secluded green space shielded by the surrounding residential properties.

The site became an Asset of Community Value in 2015, having been nominated by the Friends of Havelock Recreation Ground. Existing brickworks were extended to this site by Coles Child, a merchant and Lord of the Manor, in Victorian times. The disused brickfield was converted into a recreation ground by Bromley Council in 1963. The grounds have been used by the 3<sup>rd</sup> Bromley Scouts Group since its opening for games and other scouting activities. It is also used by the local Raglan Primary School for outdoor activities and for general fitness and leisure activities by local residents. The Friends of Havelock Recreation

## 10 Appendices

Ground frequently organise local community events including picnics, hoedowns and Dog Olympics. Some of these events have been sponsored through donations of the Homesdale Road and Chatterton Road business communities.

The site's biodiversity, which is in an area known to be deficient in access to nature, has been enhanced and improved through activities organised by the Friends Group such as bulb and hedge planting. There are hedgerows of native species on the site, which provide a good habitat for birds; house sparrows, common black-headed gulls and starlings have been sighted. There are areas of long grass which are good for pollinators as well as mature specimen trees on the eastern corner. The site also hosts a population of stag beetles. The Friends Group have organised biodiversity-related fun or educational events such as bird box painting and bug hunting sessions for children and families.

### Site 54

#### Hollydale Open Space



#### Hollydale Open Space

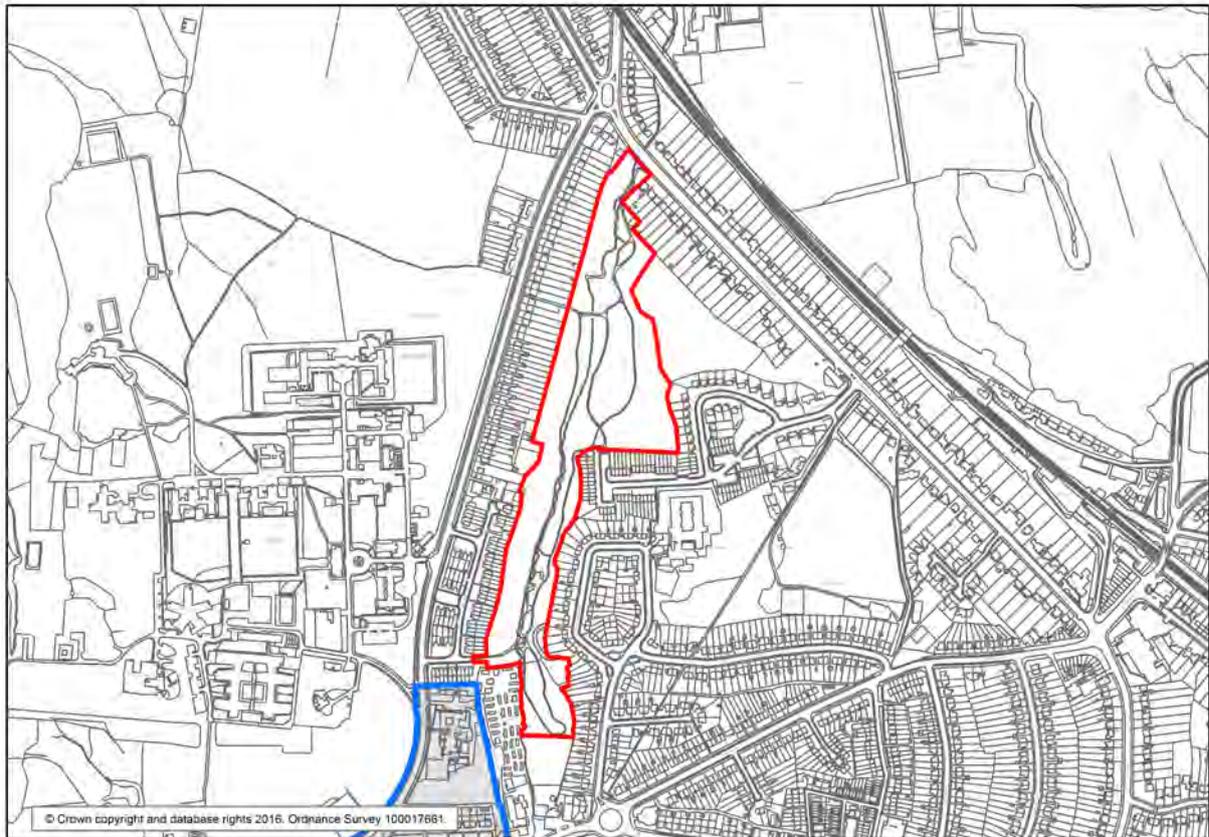
#### Hollydale Open Space - Statement of Significance

The local park provides a quiet spot at the heart of a residential area bounded by the busy Oakley Road (A233) to the West, Hastings Road (A21) to the East and Croydon Road (A232) to the south.

The park used to form part of the grounds of Hollydale House which belonged to the Fitzpatrick family in the mid-18th century. At that time, the grounds were landscaped and the river rising in Holwood was dammed to create two ornamental lakes. Following the house's demolition in the 1930s, the grounds were acquired by the Council. Parts were sold off to be developed and the surviving lakes and some woodlands were included as part of a public park. The stable blocks remain as private dwellings at 32 Croydon Road, nearby the site's southern entrance. It is cut off from the open space by parts of the former brick kitchen garden wall. The park still includes trees and shrub specimens brought back by members of the Fitzpatrick family who worked for the East India Company. Some of the trees in the park are over 150 years old. The site's lawned area to the north east features a gazebo moved from Crystal Palace Park. The Friends of Hollydale Open Space organise heritage walks.

The park has wheelchair friendly paths leading to the lake and to a children's playground improved through a grant from Award for All obtained by the Friends of Hollydale Open Space. It is enjoyed by local residents through a variety of informal leisure activities. A range of community events prompted by the Friends Group take place in the park including family days and Easter egg hunts.

The park has important biodiversity value recognised by its designation as a Site of Local Importance for Nature Conservation proposed to be extended to the north in 2011. The small oval island at the centre of the lake is a nature conservation area funded by a grant from Veolia's Environmental Trust secured by the Friends group. Common pippistrelle, soprano pippistrelle and Daubenton's bats forage in the park and there are kingfishers, woodpeckers and herons. Many areas have been planted to attract bees, butterflies and insects. The friends group have installed a stag beetle loggery. They organise events revolving around the park's wildlife including bat walks, tree walks and nature walks.

**Site 55****High Broom Wood****High Broom Wood****High Broom Wood- Statement of Significance**

High Broom Wood was part of the Monks Orchard Estate in the mid-19<sup>th</sup> century. The woods became distinct from the estate following the construction of Bethlem Hospital in 1928, Monks Orchard Road in 1931 and of residential areas to the east in the 1950s and 60s. There are still ornamental trees on the site including acacia robinia and pseudo acacias.

The woods are a recognised Site of Metropolitan Importance for Nature Conservation (SINC). The site features dense areas of woodland along the natural River Beck corridor. This stretch of the River Beck is one of the remaining few where banks are naturally formed and is the recognised border with Croydon and between Surrey and Kent.

The woods include an area of Semi-Natural Ancient Woodlands edged by mature oak and robinia, with key features described in the existing SINC quotation. These include veteran trees with species such as sweet chestnuts and oaks. Deadwood piles have been left by

the Friends Group to encourage insects that rely on decaying wood such as stag beetles. The rest of the woods include areas of mainly alder woodlands to the south east of the river and areas of younger woodlands to the North West which feature young ash, sycamore, cherry trees and alders. There are small areas of damp woodlands which include leaved golden saxifrage, kingcup, lady's smock, wavy bittercress and pendulous sedge, all regionally rare in London. Bird species sighted in the woods include, goldcrest, bullfinch and grey heron. The site is home to bats and other mammals.

In addition to actively seeking to enhance the site's biodiversity, the Friends of High Broom Wood play a key role in promoting it organising events including bat walks, lectures to senior citizens, school students and organisations such as the Soroptimist Society in Beckenham or West Wickham's Emmanuel Church Fellowship Group.

A 2011 grant from Transport for London led to the installation of chainsaw carved work and seating, wheelchair and pushchair friendly paths and interpretation boards. Bromley's 7<sup>th</sup> Scout Group use the site to obtain their nature badge. The Woods are used by local schools and cub groups for forest school, nature walks, plant/animals identification studies, country running and orienteering. It is part of the Beck Trail corridor route linking the Green Chain, Capital Ring and the London Loop walking routes and is easily accessible via the Council's local cycle network. The site is also regularly used by local residents. It is a particularly quiet area relative to the nearby South Eden Park Road and Wickham Road.

**Site 56****Hoblingwell Wood and Recreation Ground****Hoblingwell Wood and Recreation Ground****Hoblingwell Wood and Recreation Ground - Statements of Significance**

The name Hoblingwell derives from the reference in ancient folklore to the “well of the hoblinga”, hob’s people in anglo saxon otherwise known as hobgoblins. According to ancient legends, the woods have been the haunt of evil spirits, goblins and witches.

The extent of Hoblingwell Woods’ biodiversity and richness of wildlife is recognised though its designation as a Grade II Site of Borough Importance for Nature Conservation. The SINC area includes ancient semi-natural woodlands, meadows, fruit trees (including apple trees and blackberry bushes), a pond, wetland and a stream. It is home to over 120 species of birds including woodpeckers and tree creepers. A 2015 survey evidenced that palmate newts and common frogs use the pond. The woods form a vital foraging area for pipistrelle bats which feed over the wet areas on their way to the Cray Valley. The Friends of Hoblingwell Woods and Recreation Ground have promoted the site’s nature conservation value as an educational resource by organising nature walks and photography courses

for staff and students of the local Cotmandene Community Centre in Orpington, through bat walks and getting students of Bromley College's Prince's Trust Programme to partake in nature conservation activities and improve the park's access and paths. This educational function is particularly important in an area which suffers from particularly high levels of deprivation particularly when it comes to income, employment, health and disability and skills and training.

Hoblingwell Recreation Ground includes important local recreational infrastructure. It has five football and rugby sports pitches which have been used by Orpington Rugby Club and the River Cray Football Club since the 1970s and by the Kent Exiles Football Club for 15 years. The Orpington Rugby Club have funded the provision for floodlights on the pitches. There is also a children's play area adjacent to a basketball court. There are panoramic views of St Mary Cray from the south and of Bexleyheath and Dartford from the north east of the site

### Site 57

#### Kelsey Park



**Kelsey Park**

### **Kelsey Park- Statement of Significance**

This local park is a quiet space within walking distance of the heart of Beckenham Town Centre to the south, and accessible from the local cycle network on Manor Way.

The park opened in 1913 on the grounds of the former Kelsey Estate. The estate was gradually landscaped by the Burell family following its acquisition by Peter Burell I, a London merchant, in 1690. It is believed that Humphrey Repton (1752-1818) was responsible for redesigning the landscape, adding the upper lake with the waterfall to the existing lower lake. Some trees and the locally listed ice well to the south may also date from that time. The park was acquired by Beckenham District Council in 1912 following a local campaign. A lodge, still standing, was built on the High Street entrance.

The park today features two intertwining lakes with a rockwork cascade to the northern end, as well as serpentine walks, formal gardens and lawns backed by specimen trees including cedars and wellingtonia, wilder areas and woodlands.

To the south are a range of recreational facilities including a children's playground, a cafe, tennis courts and a golf course. An information and education centre run by The Friends of Kelsey Park is accessible via the park's main entrance. The park is the starting point of a weekly walk which takes place as part of the national Walking for Health scheme.

The site's biodiversity value and richness of wildlife are recognised through its designation as a Grade II Site of Borough Importance for Nature Conservation, with a description provided in the 2009 SINC citation. The lake serves as a feeding area to common pipistrelles, soprano, daubenton and leisler bats and there is a heron island in the park. Sighted bird species include a kingfisher, grey herons, a dunnock and black headed gulls.

The park's woodlands, herbaceous borders and wilder areas provide important breeding grounds and nectar sources for insects and bees. The Friends Group promotes the park as an educational resource and publishes nature and historic guides for children. The group organise wildlife related activities such as bird watches, including a heron watch organised in partnership with the Royal Society for the Protection of Birds, bat walks and moth watches. They also organise other community events, such as an Easter Egg Hunt and musical afternoons.

**Site 58****Kingswood Glen****Kingswood Glen****Kingswood Glen- Statement of Significance**

The site was bequeathed to the borough of Beckenham as a deed of gift by two local women in 1962 to be preserved for the benefit of the community. It is a small publicly accessible open space on a hill, once the site of an Iron Age hill fort and Roman camp.

Kingswood Glen is traversed by a dual pedestrian/cycle way which is a link in the Borough's Local Cycle network. This is utilised by local residents and pupils on their way to Bromley town centre and Highfields Primary School on South Hill Road.

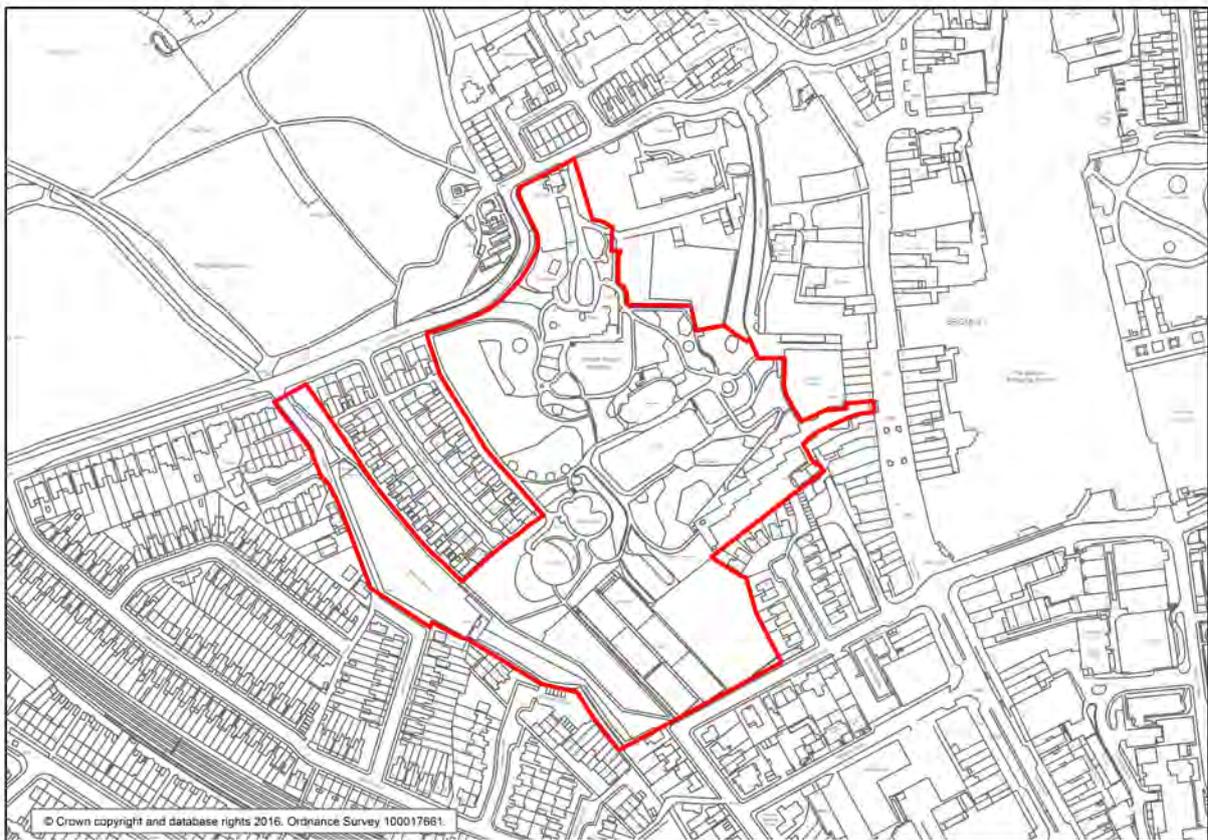
It is a designated Grade II Site of Borough Importance for Nature Conservation with key features described in the SINC citation. It features ancient semi-natural woodlands. The site includes four ponds which have developed in the ramparts of the Iron Age hill fort and support important wildlife including several species of British amphibians. The larger pond, funded by the Veolia Group improved the variety of wildlife. The Friends of South Hill Wood and Kingswood Glen organise monthly work days attended by volunteers to preserve

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the growth of the woodland and flora and support the biodiversity. The site features information boards providing information about the local wildlife. The space is one of only two open spaces in Shortlands Ward, much of which is deficient in local parks.

### Site 59

#### Library Green and Church House Gardens



#### Library Green and Church House Gardens

##### Library Green and Church House Gardens- Statement of Significance

The Church House Gardens were landscaped by Abel Moysey, who leased the land from the Bishop of Rochester's agent in 1832 and created lawns, shrubberies, and fishponds. Library Gardens was bequeathed to the Council in 1900 and opened to the public in 1906. Church House Gardens were bought by the Council, connected to the library gardens and opened to the public in 1927.

The Lodge by the Glassmill Lane entrance to the park is a late Victorian park keeper's house in the arts and craft style. The park's steep slopes, planted with azaleas and rhododendrons, descend towards a lake to the south which brings together two spring

ponds. There is balustrading on the edge of the steep terrace to the north which remains from the original private gardens and there are views towards Shortland's skyline from this spot. The rockery below was made from stones reclaimed from the bombed parish church. There is also a section of Tudor wall thought to be from the kitchen garden wall of the 'Grete House' demolished in the early 19<sup>th</sup> century. Concrete seating by the lake was designed as an amphitheatre in the 1920s as a job creation project and was remodelled in 2008 to include a stage area. It faces a stage area on the other side of the lake which dates from the late 1970s. A mill was recorded at the site of the millpond from the early 11th century. The pond was reconfigured in the 1950s as part of the Ravensbourne flood prevention scheme. There are views of 19 Glass Mill Lane, a picturesque 19th century weather-boarded cottage, from the footpath adjacent to the pond.

The combined sites have important local recreational value. Church House Gardens has locally unique skateboarding facilities, tennis and volleyball facilities, a five-a-side sports court, basketball courts, a sand and water play area and a playground. The amphitheatre by the lake is used for local performances. The sites are in close proximity to Bromley town centre and widely used by local residents, workers and shoppers for informal leisure activities. They form part of the informal scenic route which links Bromley town centre to Shortlands Station passing through Martin's Hill and Queens Mead further south.

Most of Church House Gardens and the millpond is a Site of Local Importance for Nature Conservation, a designation which recognises its biodiversity value and richness of wildlife.

**Site 60****Royston Field****Royston Field****Royston Field - Statement of Significance**

The site was acquired by Penge Council as a school playing field for the local Royston School in 1927 and safeguarded as a public park which opened in 1990 after the school moved.

This open space provides a small albeit valuable recreational spaces in close proximity to Penge town centre in an area which is scarce in publicly accessible green spaces. The goalposts on the site enable young local people trained by staff from Penge's Christ Central Church and the local Gambian and Sierra Leonean team to play football regularly. The site is also used for other informal leisure activities, particularly by local children. The park has been used as a focal point for events organised by the Friends of Royston Field including the Penge Festival Fete, the Pengeleum Youth Music Festival, Art in the Park and Jazz in the Park etc.

A dual use pedestrian/cycle path goes through the space. It is used as a shortcut between the surrounding residential areas and Penge's high-street. The park is in an area where there is a deficiency in access to nature however, the Friends Group, helped by scouts and cubs from the local Christ Central Church, have been improving its biodiversity by planting native hedges, bulbs and oak trees. The Penge Congregational Church has also planted trees there for its centenary.

### Site 61

#### Martins Hill



#### Martins Hill

#### Martins Hill- Statement of Significance

This local park, formerly in the grounds of the Manor of the Bishop of Rochester was bought by the Bromley Local Board in 1878 and established as Bromley's first public park. It retains some of the open-fields/semi-rural character which was typical of the area up until the end of the 19<sup>th</sup> century. The Church Road entrance features a Grade II Listed War

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Memorial, used for annual remembrance services, which stands on a lawn ornamented with flower beds and gated by ornate iron railings, as well as an altered Victorian lodge which retains some of its original layout and features.

The hill slopes down towards the Ravensbourne River offering extensive views across to Crystal Palace's transmission tower and the Sydenham Ridge, to Shortlands and the Grade II listed historic pumping station's chimney on Queens Mead Road and Addington. It is used by local residents for various informal leisure activities – including tobogganing on its slopes in the winter, for respite by visitors to Bromley town centre and by commuters and residents as a link in the scenic route between Shortlands train station and the town centre. The site also features a large children's playground.

Martin's Hill biodiversity value is recognised by its designation as a Site of Local Importance for Nature Conservation particularly valuable in this part of Bromley which is recognised for being deficient in access to nature. It is acid grassland with woodland on the northern boundary which includes mature specimens and much holly. The Slopes are home to the Common Broom from which Bromley's name is derived from (Bromleag). The site's biodiversity is partly looked after and enhanced by the Friends of Bromley Town Parks and Gardens.

**Site 62****Queens Gardens****Queens Gardens****Queens Gardens- Statement of Significance**

White Hart Field which formed part of Bromley Palace farm land was donated to the town in 1897 by the merchant Coles Child, Lord of the Manor. Bromley's first homeopathic hospital was built on part of the site whilst the remainder was laid out as a recreation ground in 1900 and named Victoria Gardens in celebration of Queen Victoria's Diamond Jubilee. The local park is now known as Queens Gardens. The fine iron ornamental gates to the south of the gardens date from the 1850s. They were donated by Lord Kinnaid, a close friend of Coles Child and moved from Plaistow Lodge, his private residence on London Lane.

The original White Hart Field was traversed by a diagonal slip leading to Market Square. Queens Gardens retains public footpaths and remains an important link in one of the routes between the Civic Centre to the west of Kentish Way and the High Street. Its lawns and seating are popular with local residents, workers and shoppers, primarily for relaxation

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purposes, especially as it is particularly tranquil in relation to the busy adjacent town centre and to Kentish Way (the A21). The Gardens are also easily accessible via the Borough's local cycle network which goes through nearby major roads including Kentish Way.

The gardens provide an important open visual break from the multi-storey shopping centre. They also retain their original layout in terms of the position of its lawns and footpaths. They include mature and semi-mature ornamental trees including fine copper beeches.

### Site 63

#### Queens Mead Recreation Ground



#### Queens Mead Recreation Ground

#### Queens Mead Recreation Ground - Statement of Significance

Queen's Mead Recreation Ground was purchased by Bromley's Local Board in 1897 to celebrate the reign of Queen Victoria and set aside for recreational use. There are significant views from this local park towards Martins Hill, the statutory listed St Peter and St Paul Parish Church on Church Lane in Bromley to the north and of the statutory listed

historic pumping station's chimney on Queens Mead Road, in Shortlands, to the south. There is a locally listed Victorian drinking fountain close to the sports pavilion north-west of the site.

The recreation ground is used by Queensmead Football Academy on a regular basis and by local residents for informal leisure activities. The site is accessible via the local cycle network which goes through Queens Mead Road to the north. The site forms part of the scenic walking route between Bromley Town Centre and Shortlands Station which includes St Martins Hill, Church House Gardens and Library Gardens.

## Site 64

### South Hill Wood



### South Hill Wood

#### South Hill Wood - Statement of Significance

In 1876 the site of Tootes Wood was acquired by Sir Thomas Charles Dewey, Charter Mayor of Bromley and a renowned local benefactor. He was made Baronet Dewey of South Hill Wood as a reward for his patriotic duty in his role as a member of the War

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Expenditure Committee in the Cabinet Office. He commissioned architect Evelyn Helicar to transform the site into a garden for his house, which stands adjacent to the site's eastern boundary at 1 South Hill Road and is now on the Council's Local List.

The Victorian villa and the park do retain a relationship as there are views towards the rear of the villa from the park's eastern entrance. Sir Dewey used the music pavilion then on site as a makeshift hospital for the wounded during WW1. The perimeter wall on Tootswood Road features bricks saved from the original garden walls which display marks and graffiti left by Canadian soldiers billeted in the area during the two World Wars.

The garden was compulsorily purchased by the Council then established as a public park in 1959. Features of Dewey's original garden including the original Helicar fountain, remnants of the sunken gardens and of the original flora – such as a giant sequoia tree planted by Dewey, remain in the Local Park to this day. The entrance gates to the park are coronation gates originally intended for the Harrington Estate. The site includes locally important recreational facilities including a bowling green on the site and a privately owned tennis club used by the local Highfield Junior School on South Hill Road. The park has wheelchair accessible paths and is used for informal leisure activities by local residents. It is also used as a shortcut to local shops on Westmoreland Road and other facilities, including the Highfield Junior School on South Hill Road. The School also uses the park for cross country club activities. The park's recreational facilities are particularly important locally as most of Shortlands Ward is recognised as having a deficiency in local parks.

The site's biodiversity value is recognised through its designation as a Site of Local Importance for Nature Conservation but more recent surveys have been conducted since the site was designated, indicating the presence of further important habitats and species for Bromley. The site is an important foraging site for pipistrelle bats. The blackheaded gull, the European green woodpecker and the goldcrest have been recorded on the site. The site is mainly oak and ash and includes remnants of ancient woodlands indicated by the presence of species such as wood anemones, English bluebell, and solomon's seal. The white admiral butterfly species has been spotted. The Friends Group have made improvements to the local biodiversity including planting trees and woodland plants and building bird, bat and insect homes. The park is used also by the Highfield School for nature walks. The banks of the ancient green lanes that allowed people to travel from Bromley to Beckenham can still be found in the woodland.

The site provides tranquillity some distance away from Westmoreland Road and Hayes Lane and can be enjoyed by local residents using benches located at quiet points within the park.

**Site 65****Turpington Lane Allotments****Turpington lane Allotments****Turpington Lane Allotments- Statement of Significance**

These allotments established in 1926 and laid out by local people, are site with the largest capacity within a one kilometre radius. A committee room and trading store (still in operation), were built by the allotment holders and opened by the Mayor Alderman J L Hunt in 1963. The allotments were used to provide food during Second World War rationing. They support the objectives of the Bromley Common Allotment Gardens Association including the provision of facilities at an affordable rent, encouraging the residents of Bromley to further their interest in horticulture and foster cordial relations with the allotments community and particularly the residents of Bromley Common.

The allotments are open to the public at set times during the weekend together with the viable trading store, one of the few still functioning in the borough. The store's social room offers a physical space for networking and sharing ideas. They support a range of social and community events such as the yearly horticultural competition organised by the Bromley

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Allotments and Leisure Gardens Federation, in house scarecrow, sunflower and pumpkin competitions as well as barbecues. The allotments feature a range of facilities particularly suited to the elderly including the trading store and social room, car parking, stock storage and lock-up facilities, toilets and resting benches. It is a quiet area a short distance to the east of the A21. It also provides a secure play area for children. The Allotments Association delivers compost to local elderly neighbours. The allotments are valued by their users for the benefits they provide in terms of relaxation, growing food locally and access to nature.

### Site 66

#### Tugmutton Common and Farnborough Recreation Ground



#### Tugmutton Common and Farnborough Recreation Ground

#### Tugmutton Common and Farnborough Recreation Ground - Statement of Significance

This local park brings together a range of recreational facilities and amenities including Tugmutton Common which is a grassed area to the north east, private local tennis and cricket facilities, a children's playground, football goalposts and one of the borough's only two green gyms. Local residents also use the site for informal leisure activities.

The site's overall biodiversity is recognised by the existing designation of an area around the river as a Site of Local Importance for Nature Conservation and its proposed extension to most of the site. In partnership with the London Borough of Bromley, the Friends of Tugmutton Common have developed a wildlife area east of the stream which includes meadows, woodlands, hedgerows, bee-friendly wildflower plots, areas of long grass attractive to invertebrates and a living hedge. Paths and rustic benches have been laid on the footpaths of the wildlife area accessible via a wooden bridge crossing the stream. Interpretation boards have been placed at the area's entrance. The following declining higher plants have been evidenced on the site: native bluebells and upright chickweed.

### Site 67

#### Whitehall Recreation Ground



#### Whitehall Recreation Ground

#### Whitehall Recreation Ground- Statement of Significance

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Whitehall Recreation Ground opened as a public park in 1905 after local fields were purchased by Bromley's Urban District Council for the inhabitants of Bromley Common and Bickley. David Bowie grew up local to the area and the park features in the video clip made for the song Buddha of Suburbia, produced in 1993.

Whitehall Recreation Ground features a bowling green, football pitches, a sports pavilion, a children's playground, and a picnic area. The park is used by Raglan Primary School on Raglan Road for a range of events including sports days, running sessions and a carnival. It is also used by the 5<sup>th</sup> Bromley Scout Group for various sporting and outdoor activities and by Bromley FC Rooks Under 12 team. It is the starting point of the Bromley Walk to School scheme. The Friends of Whitehall Recreation Ground regularly organise community events such as a yearly Easter Egg Hunt, Family Fun Day, Beer Festival, Apple Day and a Halloween story telling day. Local businesses in Chatterton Village have contributed to sponsoring these events.

The park's visual amenities includes views of the spires of Bickley's St Luke Church to the south-east and St George's Church to the east, avenues of mature chestnut and lime trees to the north and the south and the footpath laid out diagonally across the park which leads to a quiet central island featuring a tree, ornamental beds and seating. The site's picnic area by the orchard is also a particularly peaceful spot.

Whitehall Recreation Ground is in a recognised area of deficiency in access to nature. The site's biodiversity has however steadily improved over the years. There is a wildlife area with neutral grassland meadow featuring native wildflowers, an orchard, herbaceous borders with nectar rich plants (including small leaved lime, rock rose and mistletoe) and hedgerows with mixed native species which all provide important food sources for moths, butterflies and bees. Common frogs use the pond and the area of scrubs around the pond and at the back of the fenced wildlife area provides a good habitat for invertebrates, nesting birds, and hibernating amphibians. Bird boxes decorated by local children and bat boxes, some used by pipistrelle bats have been placed in the trees. Starlings and black headed gulls have been seen foraging on the site. There is also a stag beetle loggery. 2005 BBC Breathing Spaces funding has been instrumental in funding some of the improvements. Bromley's Conservation Volunteers, through their "Green Gym" which brings together volunteers looking to improve their well-being by working in green spaces, have also been involved in improving the park's biodiversity and accessibility. In addition to seeking grants and being involved in improving the site's biodiversity and wildlife, the Friends Group organise events such as pond dipping and bird, bat and tree walks.

## 10.9 Town Centre Shopping Frontages

### Shopping Frontages

The primary and secondary shopping frontages detailed below relate to Policies 92 to 96 in Section 6.2 Town Centres

The Council considers these frontages to be "Key Shopping Areas" within the Borough.

	Primary Frontage	Secondary Frontage
<b>Metropolitan Town Centre</b>		
Bromley Town Centre	<p>Bromley Shopping Centre (formally the Glades)</p> <p>East Street 1, 3</p> <p>High Street 44-48(e), 52-70(e), 72-184(e), 93-167(o), 157a, 53-81</p> <p>Market Square 1-6(c), 8, 12-36(c)</p> <p>White Hart Slip</p> <p>Widmore Road 2-10(e),</p>	<p>East Street 2, 2a, 4, 4a, 6-48(e), 19, 19a, 19b, 21a, 23, 29-39(o), 39a, 41a, 41b, 43, 45,</p> <p>Market Parade 2-6 East Street</p> <p>Elmfield Road 1, 3, 10, 12, 14</p> <p>High Street - north 171-241(o), 181b, 194- 262(e)</p> <p>High Street - south 1-51, 2-40(e), 40a, 42,</p> <p>Ravensbourne Road</p> <p>The Mall 1-34</p> <p>Westmoreland Place</p> <p>Widmore Road 1-37(o), 23a, 25a,</p> <p>9, Market Square</p>
<b>Major Town Centre</b>		
Orpington	<p>High Street 115-123(o), 135-179(o),</p> <p>187-205(o), 209-231(o), 235-249(o), 253-277(o), 136, 142-290(e), 190a, 322a, 138, 140</p> <p>Homefield Rise Sainsburys</p> <p>The Walnuts 1-89(c)</p>	<p>Chislehurst Road 1-9(o)</p> <p>High Street 73-83 (o), 91a, 85-97(o), 99-107(o), 111-113(o), 279-311(o), 86-90(e), 92-108(e), 112-122(e), 120a, 124, 126-134(e), 292-352(e)</p> <p>Tesco Stores (Augustus Lane)</p>
<b>District Centres</b>		
Beckenham	<p>High Street 94-110(e), 112-134(e), 138-158(e), 162-174(e), 176-182(e), 182a, 184-242(e), 242a, 244-272(e), 276-294(e), 115-141(o), 145-153(o), 157, 159-169(o)</p>	<p>Beckenham Road 3</p> <p>Bromley Road 2</p> <p>Croydon Road 399-425(o), 433-439(o),</p>

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	Primary Frontage	Secondary Frontage
		<p>404, 408-420, 426-436(e)</p> <p>1-11 Albemarle Road</p> <p>High Street 1-9, 41-71(o), r/o 71, 73-77(o), 81-83(o), 87-103(o), 111, 171-195(o), 199-215(o), 221, 223, 231-241(o), 243-251(o), 18-42(e), 42a, 44-90(e), Cinema</p> <p>High St 2a, 2-4, 6-12</p> <p>Kelsey Park Road 1-9(o)</p> <p>Rectory Road 1-11(o)</p> <p>Village Way 2-8(e), 1-7(o)</p> <p>1-4 Station Buildings, Southend Rd</p>
Penge	<p>Croydon Road Goldsmiths Arms, 5</p> <p>High Street 94-128(e), 130, 130a, 130b, 132-156(e), 158-162(e), 177-195(o), 99-115(o), 117-173(o)</p> <p>1-12 Central Parade High St Penge</p> <p>Coleman House 1-6(c), The Blenheim Centre 1-12(c)</p>	<p>Croydon Road 2-10(e)</p> <p>Green Lane 1-3(c), 42-45(c)</p> <p>High Street 68a, 68-92(e), 164-166(e), 197-219(o)</p> <p>Maple Road 128-192(e), 195-207(o)</p> <p>46 Green Lane</p>
Petts Wood	<p>Chatsworth Parade 1-28(e), 31, 34, 37, 38</p> <p>Fairway 2, 4, 4a</p> <p>Station Square The Yard, 1-23(o), 2-26(e), 30-36(e), 27, 27a, 29, 31-35(o)</p> <p>Queensway 56-70(e), 75-129(o)</p> <p>West Approach 1-4(c)</p>	<p>Fairway 1-17(o), 6 Fairway (Victoria Works)</p> <p>Petts Wood Road 170-198(e), 179-217(o)</p> <p>Rice Parade 1, 4, 5, 8</p> <p>Station Square Central Island</p> <p>Queensway 55-73(o), 52, The Royal British Legion Club</p>
West Wickham	<p>Bell Parade 1-6(c)</p> <p>Glebe Way 2-4, Lidl</p> <p>High Street 1-107(o), 6-62(e), 66-100(e), The Swan Public House</p> <p>Station Road 76-96(e)</p>	<p>Glebe Way 32-62(e), The Library</p> <p>High Street 102-140(e), 109-127(o), 131-171(o)</p> <p>Station Road 75-115(o)</p> <p>Wickham Court Road Garage</p>
Crystal Palace		<p>Anerley Hill 2a, 2</p> <p>Church Road 3-25(o), 37-41(o), 69-93(o), The Alma Public House</p> <p>Belvedere Road 1-3(o)</p>

Shopping Frontages	
<b>Local centres</b>	
Biggin Hill	Main Road 124-198(e), 144a, 148a, 152a, 154a, 214-228(e)
Chislehurst	High Street 2-30(e), 30a, 30b, 58-72(e), 72a, 1, 5, 7, 7a, 9-23(o), 23b, 25-37(o), 37a, 39-57(o), 57a, 59-65(o), 65a, 67, 69, 71-75(o), 85, 89-113(o)
Hayes	Bourne Way 2-12(e), 10a  Pickhurst Lane 29  Station Approach 1-7(o), 7a, 9-15(o), 17a, 17b, 19-59(o), 2-58(e), 66-72(e), Railway Buildings 1, 2, 3, 4
Locksbottom	Bromley Road White Lion Public House  Crofton Road 318-342(e), 344a, 344-368(e), 363-375(o), 391, 399-405 (o), 409, 411, 413a, 413b, 415, 417, 419a, 421a, 423-429, 1-4(c) Locks Court, 1-10 (c) Princess Parade
Mottingham	Mottingham Road 37-75(o), 21, 29, 31, 16-20(e), 28, 24, Petrol Station

Shopping Frontages	
<b>Neighbourhood centres and parades</b>	
Addington Road, West Wickham	10-24 (e)
Anerley Hill, SE 19	Anerley Hill 40-52(e)  Anerley Road 23-37(o), 41-69(o), 72-120(o), 120a, 122-144(e)
Anerley Road (2) and Anerley Station Road, SE 20	Anerley Road 111-115(o), 115a, 115b, 117, 117a, 119, 119a, 121-135(o), 135a, 137a, 137, 139-151(o)  Roadside Road 2a&b
Beckenham Lane, Shortlands	34-42(e),56-60(e), 80-82(e), 94-114(e), 51-57 (o), 75-87(o), 87a,b & c,89-93a(o), 95-99(o),  Martins Road 98-102(e)
Beckenham Road, Beckenham	49-75(o), 149-167(o), 52-78(e), 100-118(e)
Bromley Road, Beckenham	9-13(o), 13b, 15-17(o), 72-86(e), 90-102(e), 102a
Burnt Ash Lane	71-77(o), 77a, 79-129(o)
Carlton Parade, Orpington	7-25(c), 27-29(o)
Chatterton Road, Bromley	Chatterton Road 1-3(o), 3a-c, 5-15(o), 15a, 35-43(o), 47-49(o), 49a-b, 51-69(o), 85a&b, 89-93(o), 2, 2a, 4-12(e), 24-54(e)  Mosslea Road 34-38(e)  Addison Road 45a

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Shopping Frontages	
Chilham Way, Hayes	10-24(e)
Chipperfield Road/Sayes Court Road, St Mary Cray	Sayes Court Road 62-72(e) Chipperfield Road 351-365(o)
College Road, Bromley	27-33(o), 45-57(o), 97, 62-64(e), 74-76(e), 76a, 78-82(e)
Cotmandene Crescent, St Pauls Cray	59-129(o), 52-90(e)
Court Road, Orpington	312-330(e)
Crescent Way, Green Street Green	Crescent Way 1-22(c) Pinewood Drive The Buff Public House
Crofton Lane, Orpington	Place Farm Avenue 1, 1a & 1b Crofton Lane 86-98(e)
Croydon Road, Beckenham	239-275(o), 302-318(e), 318(e), 320-324(e)
Croydon Road, Coney Hall	Croydon Road 37-47(o), 38, 42-88(e), Coney Hall Parade 1-6(c) Kingsway 4-24(e) Glebe Way The Manor House
Croydon Road, Elmers End	Croydon Road 70-76(e), 82-94(e), William IV Public House, 118-124(e), 162-174(e), 35-57(o), 63, 83-85(o), 89 (o) Upper Elmers End Road 35-37(o), 41 Goodwood Parade 1-10(c) Croydon Road 111-153(o), 149a-b, Eden Park Avenue 2-10(e)
Edgehill Road, Chislehurst	58, 62, 68, 72, 76, 80, 86, 90, 94, 98, 106, 108
25-39(o), 45-47(o), 53-55(o), 61-63(o)	25-39(o), 45-47(o), 53-55(o), 61-63(o)
Elmers End Road, Beckenham	Elmers End Road 70-82(e), 86-94(e), 69-81(o), 85a, 85-125(o) Marlow Road 2a
Eldred Drive, Orpington	25-39(o), 45-47(o), 53-55(o), 61-63(o)
Fordwich Close, Orpington	1-7(o)

Shopping Frontages	
Green Lane, Chislehurst	Park Road 1, 1a, 2 Green Lane, 50-54(e), Belmont Parade 1-14(c)
Grovelands Road, St Paul's Cray	66-80(e)
Hastings Road, Bromley Common	129-149(o), 153
Hayes Street, Hayes	18-56(e)
Hazel Walk, Bromley	25-30
Heathfield Road, Keston Village	Heathfield Road 13-19(o), 4 Fox Hill The Fox Public House
High Street, Down Village	7-11(o), 24-26
High Street, Farnborough Village	113-149(o)
High Street, Green Street Green	Brittenden Parade 1-5(c) High Street 1-11(o), 15-19(o), 23-33(o), 33a, 35, 37, 37a, 39-61(o), The Queen's Head Public House, 38-40 (e), 44-48(o), 52, 76, Worlds End Lane, 3-7 (o)
High Street, St Mary Cray	13-15(o), 23-35(o), 36-50(e), 43-61(o), 66-70(e), 71, 85-87(o), 95-97(o)
Homesdale Road	20-48(e), 52, 49-51(o), 51a, 53, 53a, 57-63(o), 63a
Kelvin Parade, Orpington	1-7(c)
Kent House Road, Penge	Kent House Road 196-208(e), The Kent House Tavern Thesiger Road 1-3(o)
Kent Road, St Mary Cray	24-28(e)
Kimmeridge Cross, Mottingham	Beaconsfield Parade 1-17(c) Cranley Parade 1-13(c) Kimmeridge Road 60-70(e), 70a
Leith Hill, St Pauls Cray	25-39(o)
Letchworth Drive, Hayes	12-38(e)
London Road, Bromley	16-38(e)

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Shopping Frontages	
Main Road, Biggin Hill	10a-d
Main Road, St Pauls Cray	1, 2, 4-10(c)
Maple Road, Penge	83-101 (excluding residential units)
Marion Crescent, St Mary Cray	Poverest Road 12 Marion Crescent 2-12(e), 12a, 14-16(e), 20-38(e), 38a, Stanley Road 1-19(o)
Masons Hill, Bromley	Masons Hill 113-131(o), 135-149(o), 149a, 149b, 151, 161, 163, 163a, 165, 167-169(o) Homesdale Road 5-9(o)
Mountfield Way, St Mary Cray	3-11(o)
Newlands Park	Station Parade 1a-1b 1-7 (o) Newlands Park 226 Venner Road
Old Hill, Chislehurst	49-65(o)
Parish Lane, Penge	Parish Lane 1,2, 4, 5, 53-55(c), The Alexandra Public House Penge Lane 17, 18, 21, 22, 163a
Plaistow Lane, Bromley	Plaistow Lane 2, Miavenezia, 9, 11, 10-34(e) Sundridge Parade 1-12(c), 46
Red Lodge Road, West Wickham	Red Lodge Road 1-14(c), The Railway Public House Station Road 16-20(e) Ravenswood Crescent 1-15(o), 4-10 (e), 21-25(o) Beckenham Road 1-5(o), 9-11(o)
Rosehill, Biggin Hill	6-18(e)
Roundway, Biggin Hill	9-17(c), 12a
Royal Parade, Chislehurst	Church Row 2a & 3 Royal Parade 1-4(c), 4a, 5, 5a, 6-12(c), 14-18(c), The Bulls Head Public House Donna Alexandra Mews 1-6(c)

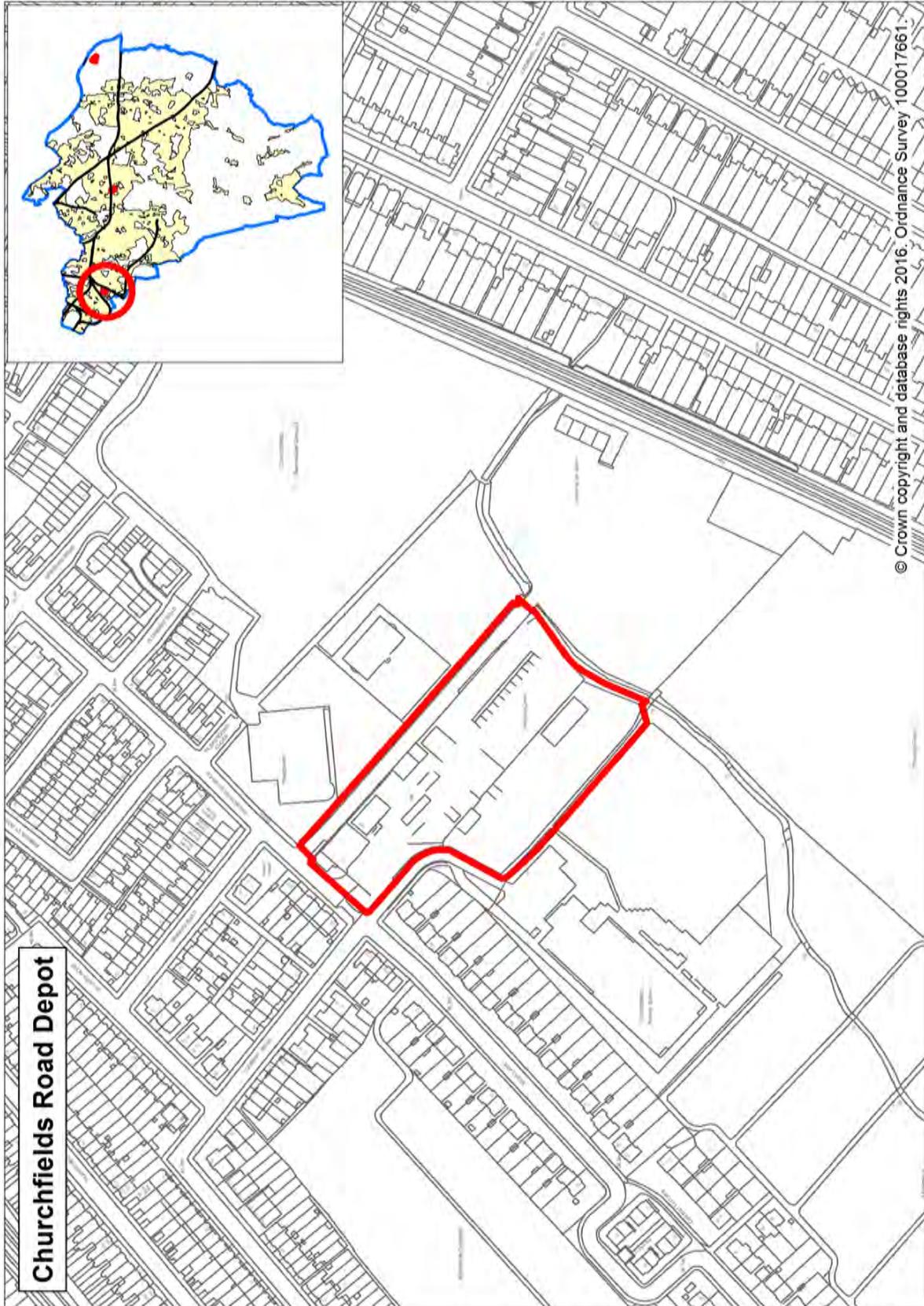
Shopping Frontages	
Sevenoaks Road, Pratts Bottom	1-5(c), 7
Southborough Lane, Bickley	187-231(o)
Southborough Lane, Bromley Common	Southborough Lane 121-123(o), 123a Salisbury 2-4(e)
Southborough Road, Bickley	12-20(e), 18b
The Pantiles, Main Road, Biggin Hill	161-167(o), 171-179(o)
Tile Farm Road, Orpington	2A-2F
Tillingbourne Green, St Mary Cray	Tillingbourne Green 15, 19, 23, 27, 31 Ranmore Path 4, 8, 12, 16, 20
Upper Elmers End Road, Beckenham	293-315(o), 321-331(o), 166-168(e), 168a, 170-176(e), 515-529(o), 531a, 404-414(e), 414a, 416-450(e)
Walden Road, Chislehurst	1-8(c)
Westmoreland Road, Bromley	Westmoreland Road 115-129(o), 143-161(o) Pickhurst Lane 312-318(e)
White Horse Hill, Chislehurst	1-11(o), 38-46(e), 46a
Wickham Road, Beckenham	90-106(e)
Widmore Green, Bromley	167-179(o), 179b, 187b, 187c, 189-197(o), 206-216(e)
Windsor Drive, Chelsfield	1-51(o)

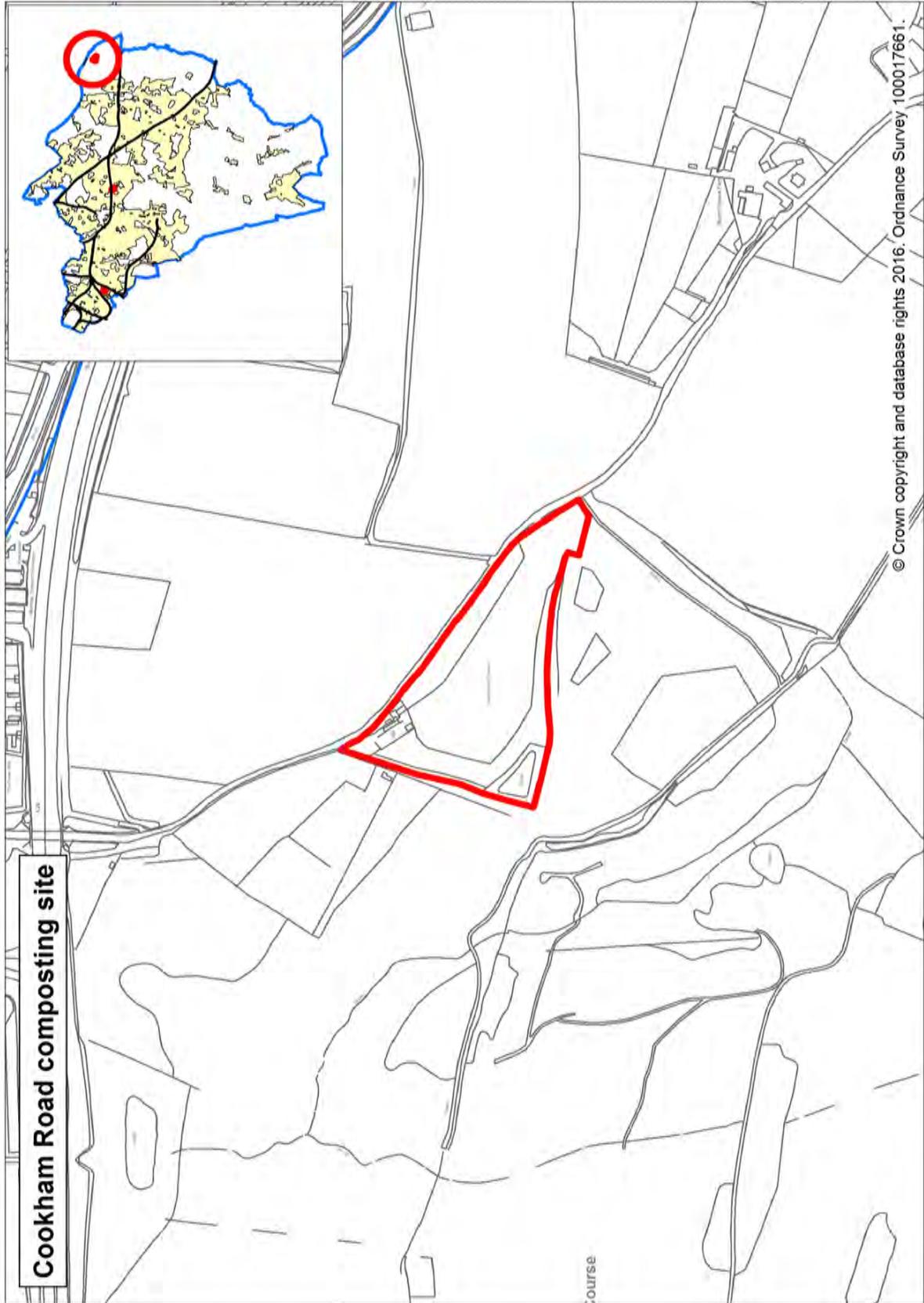
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10.10 Waste site allocations



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## 10 Appendices

### 10.11 Implementation and Monitoring Framework

#### **Proposed Monitoring Framework**

The proposed monitoring framework for the Local Plan is set out below. It is set out by Local Plan Objectives, targets, and the key policies contributing to the indicator that is being measured. Each target has been developed to be specific, measurable, attainable, realistic and timely, in line with the SMART approach to target setting. The reporting on success against these targets will be presented in the Authority Monitoring Report (AMR), which is to be published online each year. The monitoring framework itself will be kept under regular review through this process to ensure the indicators remain relevant and relate to data which is available to the local authority.

	Objective	IND	Indicator	Target	Target period	Key policies
1	<b>Open Space and the Natural Environment:</b> To manage, protect, and enhance the natural environment by improving the quality of open space and encouraging provision in areas of deficiency and new development.	1.1	Change in Green Belt land (ha)	No loss of land for inappropriate development	Annual	Green Belt (GB)
		1.2	Change in Metropolitan Open Land (ha)	No loss of land for inappropriate development	Annual	Metropolitan Open Land (MOL)
		1.3	Change in Urban Open Space (ha)	No development contrary to policy	Annual	Urban Open Space (UOS)
		1.4	Change in Local Green Space	No loss of land for inappropriate development	Annual	Local Green Space (LGS)
2	<b>Health and Wellbeing:</b> Produce healthier environments and infrastructure to support people in living fuller, longer, healthier and more sustainable lives, and to ensure that new community facilities are appropriately located to provide accessible, effective, and modern services.	2.1	% of residential applications where contributions are sought successfully	All relevant applications	Annual	Health and Wellbeing
		2.2	Net additional/improved sport and recreation facilities (School provision and public accessible)	All school development	Annual	Opportunities for Community Facilities Education Facilities

	Objective	IND	Indicator	Target	Target period	Key policies
3	<p><b>Homes:</b> Ensure that there is an appropriate supply of homes to meet the varied needs of the local population and ensure new homes are designed to minimize environmental impacts and are supported by appropriate social and environmental infrastructure</p>	3.1	Provision of new homes	Minimum 641 per annum	Annual	Housing Supply
		3.2	Number of affordable homes	35% on sites of 11 units or more	Annual	Provision of Affordable Housing
		3.3	Number of units of specialist housing for older people	London Plan Annex 5	Annual	Specialist and Older Persons Accommodation
		3.4	Number of developments demonstrating economic, social or environmental benefits	All major developments in/adjacent to renewal areas	Annual	Renewal Areas
		3.5	Number of Traveller pitches/plots	To meet identified need		Travellers Accommodation
4	<p><b>Business, Employment, and the Local Economy:</b> Ensure that there is an appropriate supply of commercial land and range of flexible quality business premises across the borough, and limit the loss of B-class floorspace in designated areas.</p>	4.1	Change in B-Class floorspace in Strategic Industrial Locations (sqm)	No loss of B-Class floorspace	Annual	Strategic Industrial Locations (SIL)
		4.2	Change in B Class floorspace within locally significant industrial sites (sqm)	No net loss of employment floorspace capacity	Annual	Locally Significant Industrial Sites (LSIS)

Objective	IND	Indicator	Target	Target period	Key policies
Appropriate provision of facilities to deliver high quality education and training must also be supported	4.3	Employment floorspace on previously developed land (sqm)	100%	Annual	Non-Designated Employment Land
	4.4	Change in B1(a) floorspace in Office Clusters (sqm)	No loss of B1(a) floorspace	Annual	Office Clusters (OC)
	4.5	% of residential applications where education contributions are sought successfully	All relevant applications	Annual	Education Facilities Health and Wellbeing
	4.6	New permanent "Forms of Entry" provided	All FE with permanent permission	Annual	Education Facilities
	5.1	Completion of public realm projects	All projects completed to a high quality standard	Plan Period	General Design of Development
5	<b>Design and Public Realm:</b> To ensure that new development of all kinds is well designed, safe, energy efficient and complements its surroundings, respecting the existing scale and layout. Road and streets are clean but uncluttered, with street trees and verges improving their appearance.				

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	Objective	IND	Indicator	Target	Target period	Key policies
6	<b>Town Centres:</b> Encourage safe town centres and a prosperous economy by maintaining and improving neighbourhood centres and parades.	6.1	Number of vacant retail units (by centre)	Reduction in number of vacant units	Annual	Metropolitan and Major Town Centres District Centres Local Centres
		6.2	Footfall (by centre)	Maintain or improve	Annual	Bromley, Orpington and Beckenham
7	<b>Built Heritage:</b> To conserve and enhance locally and nationally significant heritage assets and encourage a proactive response to the protection and enhancement of heritage assets.	7.1	Number of listed buildings demolished/part demolished	Nil	Annual	Listed Buildings

	Objective	IND	Indicator	Target	Target period	Key policies
8	<p><b>Transport:</b> To promote and facilitate improvements to public transport links, walking, and cycling that reduces the need to travel by private vehicle and promotes public safety. Improve the management of transport infrastructure to manage the existing transport network and reduce commuting times.</p>	8.1	Completion of transport projects (as outlined in IDP)	Complete projects formally named in the IDP document	Plan Period	Safeguarding Land for Transport Improvements
9	<p><b>Environmental Challenges:</b> To encourage energy efficiency and promote environmentally acceptable energy generation and use.</p>	9.1	Amount of municipal waste arising and managed by type	Reduction in quantity of waste going to landfill, and an increase in household recycling rates	Annual	Planning for Sustainable Waste Management
		9.2	Major applications with Sustainable Urban Drainage Systems, and S106 agreements for drainage and flood risk infrastructure	Improved resilience of infrastructure to cope with potential flooding events	Annual	Reducing Flood Risk

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Objective	IND	Indicator	Target	Target period	Key policies
	9.3	Number of applications approved for development of contaminated land	Contaminated land remediated	Annual	Contaminated Land
	9.4	Major developments meeting and exceeding carbon reduction targets, and monies from the carbon off-setting fund spent on local projects	Reduction in carbon dioxide from new development	Annual	Carbon Reduction
	9.5	Capacity of renewable energy installations incorporated into major developments	Increase in renewable energy generation	Annual	Carbon Reduction
	9.6	Increased use of decentralised energy networks	Applications creating new decentralised energy networks or connecting to existing networks	Annual	Carbon Reduction

## **10.12 Infrastructure Delivery Plan Schedule**

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## Infrastructure Delivery Plan (IDP) Schedule

## Transport Infrastructure

## Roads

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Beckenham Road (A234), between Croydon Road and Kent House Road	Penge and Cator	Carry out corridor study	31	Congestion issues	LBB	£40K	LBB			2016-20	LIP2/3 Congestion Relief programme
Rail over road bridge pinch points	Shortlands Orpington	Rail over road bridge pinch points Shortlands and Orpington	31	Congestion issues	TBC	£10m+ per scheme	Network Rail	Network Rail and TfL		2020	LIP2/3
A222 between Croydon Road and A20	Various	Multi-year congestion relief scheme	31	Current levels of congestion	LBB	£450k	LBB	TfL		2016-20	LIP2/3
Oakley Road/Bromley Common	Bromley Common and Keston	Realignment of junction	31	Congestion relief	TfL	£1m	TfL	TfL	Funding and feasibility	2016-20	LIP2/3
A21, Mason's Hill, between Kentish Way and B265 intersection with Hayes Lane and Homesdale Road	Bromley Town	Provision of additional road capacity on the A21 between junction with Westmoreland Road and junction with Crown Lane	36	To assist with release of development sites in town centre	TfL/ Developer s106 Planning Obligations /CIL	£21m	TfL	TfL LBB	Feasibility study and business case	2018-22	LIP2/3

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Bromley, Masons Hill/High Street / Westmoreland Road	Bromley Town	Junction capacity improvements with localised widening to facilitate change of priority between Masons Hill and Westmoreland Road	36 BTC23 AAP	To assist with release of development in town centre	TfL/ Developer s106 Planning Obligations/ CIL/s278	£2.9m	TfL	LBB	Feasibility and business case	2018-22	LIP2/3
Crofton Road (A21/A232) / Farnborough Common (A21)	Farnborough and Crofton	Junction improvements	31	Highway network pinch point	TfL	£5m	TfL	LBB	Planning	2016-20	LIP2/3
Keston to Biggin Hill accessibility scheme (includes proposed schemes at A233/A232, Keston Mark and A233 Leaves Green Road / Downe Road to Blackness Lane, Keston)	Darwin	Junction and on-line improvements	36	Support the growth strategy for Biggin Hill Airport	TfL		LBB		Planning	2016-20	LIP2/3, URS- Biggin Hill study
Crystal Palace / Anerley Hill feasibility	Crystal Palace	Route and junction improvements	32	Capacity and safety issues	TfL		LBB		Feasibility, underground services, and support	2016-20	LIP2/3 Congestion Relief programme
Chislehurst congestion relief scheme	Chislehurst	Chislehurst congestion relief scheme	31	Congestion relief	LBB	TBC	LBB	LBB / Commons Conservators	Feasibility, underground	2016-20	LIP2/3 Congestion

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
									services, and support from the Commons Conservators		Relief Programme

**Parking**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
New car park at Locksbottom	Farnborough and Crofton	Provision of increased parking capacity at the Princess Royal University Hospital site	30	Parking capacity deficit at Princess Royal University Hospital	NHS/Bromley/ TfL/developer contributions	£3m	TBC	TBC	Negotiations with South London NHS Trust have begun	2018-20	LIP2/3

**Cycling and walking**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Cycle Hubs	Various	Orpington Station, Beckenham Junction, Crystal Palace Station	31/33	Encourage new cyclists onto the road network. Health benefits, air quality / environment benefits, reduced traffic congestion	LBB	£80k	LBB	TfL, South Eastern	Stakeholder negotiations	2016-18	TfL Borough Cycling Programme/ LBB Cycling Strategy

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Quietways	Various	Network of two Quietway cycle routes	31/33	Encourage new cyclists onto the road network.  Health benefits, air quality / environment benefits, reduced traffic congestion	TfL	Approx £864k	TfL/Sustrans	LBB, neighbouring boroughs	Funding, feasibility, and support	2016-18	TfL Quietways programme
Petts Wood Cycle Bridge	Petts Wood and Knoll	Replacement of footbridge with Cycle / Foot bridge at Petts Wood	31/33	Encourage new cyclists onto the road network. Health benefits, air quality / environment benefits, reduced traffic congestion	LBB	£1.3m	TfL/ Network Rail	TBC	Funding	2019-2021	LBB Cycling Strategy
TfL cycle safety review of junctions (covered under TfL better junctions programme)	Bromley Town, Chelsfield and Pratts Bottom	Schemes to improve safety at A21 Farnborough Way, 100m north of Green Street Green.	32	Cycle safety issues identified at junctions	TfL	TBC	TfL/ LBB	TBC	Feasibility studies and identification of budget	TBC	TfL Better Junctions Programme

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
BMX track	Bromley Common and Keston	BMX track built in Norman Park	20/58	Increase use of the bicycle for all trips. Increase activity levels in children.	Access Sport, British Cycling, GLA Sport Fund	£300k	TBC	Access Sport, British Cycling, GLA Sport Fund Funding	Funding	2018-2020	TBC
Cycle Superhighway (CS6)	Penge and Cator	Extension of Route 6 (Penge to City via Elephant & Castle)	33	TfL target to increase cycling by 400% from 2001 baseline by 2026	TfL	TBC	LBB	TfL BP	Outcome of consultation	2017-2021	TfL BP 2011-2015

**Car Clubs**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Car clubs	Various	To work with car club operators to develop a network of car clubs in appropriate locations in the Borough	30	Car club promotion to reduce congestion	LBB / s106 Planning Obligations	N/A	LBB	TfL / Car Club operators	Car Club operators choice of locations	On-going	LIP2

**Buses**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Measures to reduce bus journey times between Bromley and Canary Wharf, and Bromley and Croydon	Various	None available at present	35	Improve bus services from Bromley, encourage mode shift to bus	Developer s106 Planning obligations	TBC	TfL	TBC	Feasibility study, business case	TBC	TfL South SRTP
Bus route improvements between Biggin Hill and the rest of the borough	Various	Investigate the possibility of an express bus to improve link	35	To support the sustainable growth strategy of Biggin Hill Airport	s106 Planning obligations		LBB	TfL	Future funding	In line with phased expansion of Biggin Hill Airport	URS- Biggin Hill study

**Rail accessibility and station improvement**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Petts Wood 'Access for All'	Petts Wood and Knoll	Provision of step-free access at station	33	Access For All programme allocated based on DfT assessment criteria	Network Rail/ DfT	TBC	Network Rail	Network Rail	N/A	2017/2019	DfT
Shortlands 'Access for All'	Bromley Town	Provision of step-free access at station	33	Access For All programme allocated based on DfT assessment criteria	Network Rail/ DfT	TBC	Network Rail	Network Rail	N/A	2017-19	DfT

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
St Mary Cray 'Access for All'	Cray Valley West	Provision of step-free access at station	33	Access For All programme allocated based on DfT assessment criteria	Network Rail/ DfT	TBC	Network Rail	Network Rail	N/A	2017-19	DfT

## Rail Infrastructure

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Additional capacity on Elmers End Tramlink branch	Kelsey and Eden park	Construction of stabling and a second platform for trams at Elmers End to allow more trams to run to Croydon town centre	35	Allowing more trams to run to Croydon town centre from the Elmers End branch, thus adding capacity	TfL	£39m	TfL	TfL and Network Rail	Funding / Tramlink Dingwall Road Loop extension consultation	2020-30	TfL Tram 2030 Strategy
Additional capacity on Beckenham Junction Tramlink branch	Copers Cope	Double tracking or additional loops on the Beckenham Junction branch	35	Allowing more trams to run on the Beckenham Junction Tramlink Branch	TfL	£28m	TfL	TfL and Network Rail	Funding Scheme detail Tramlink Dingwall Road Loop extension consultation	2020-30	TfL Tram 2030 Strategy
Extension of Tramlink from Beckenham Junction to Bromley town centre	Copers Cope, Shortlands, Bromley Town	Extension of existing Tramlink alignment terminating at Beckenham Junction to Bromley town centre, potentially	36	Demand for Outer London orbital PT capacity enhancements	TBC	£100m	TBC	Network Rail (depends on route alignment)	Engineering feasibility study, organisation of rail services and use of tracks serving Bromley South	2022-30	LIP2

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
		utilising existing rail tracks						Not something included within TfL's current strategy.			
Extension of Tramlink to Crystal Palace	Crystal Palace	Extension of Tramlink services to Crystal Palace and the removal of all heavy rail services on the Birkbeck route	36	Demand for Outer London orbital PT capacity enhancements	TBC	TBC	TBC	Network Rail (depends on route alignment)  Not something included within TfL's current strategy	New turnback facility required at Norwood junction to allow necessary level of service on Gipsy Hill route to be retained	TBC, but long term, beyond 2020.	L&SE RUS (July 2011)
DLR extension from Lewisham to Bromley North station	Bromley Town	Use of existing rail route from Bromley North to Grove Park for DLR services extended from Lewisham	36	Demand for public transport corridor between Bromley and Canary Wharf	TfL	Unknown	Scheme not included in TfL's current strategy	TfL and Network Rail (depends on route alignment)	Engineering feasibility study and business case	2022-30	LIP2
Bromley South to Victoria additional capacity enhancements	Bromley Town	Shoulder peak lengthening, additional fast services, 12-car outers and additional fast services, grade separation at Herne Hill,	35	More capacity needed to avoid worsening – growth likely to be especially	Network Rail	TBC	TBC	TBC	Funding and feasibility	TBC but post 2016	TfL South SRTP

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Bakerloo line southern extension/ Metroisation	Hayes and Coney Hall	Conversion of Hayes branch for use by LUL services from Elephant & Castle via Lewisham - option to Beckenham Junction also under consideration	Beyond 2030	strong serving Bromley town centre  Alleviate pressure on routes via London Bridge; provide additional capacity in inner South London; possible capacity relief for Elephant & Castle corridor to Blackfriars	TfL	£3bn confirmed cost for the southern line extension which remains an option for TfL	TfL	Possibly Network Rail (depending on route alignment)/A future phase of the Bakerloo extension could see the line extended but the current TfL focus is to Lewisham. Metroisation of services may influence any future phase.	Funding and physical constraints on converting line for use by LUL	TBC, but long term, beyond 2030	L&SE RUS (July 2011)

## Education New Primary Schools

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Langley Park Primary	Kelsey and Eden Park	New Primary School – 2FE – Currently open in temporary accommodation	27/28/29	Need for school places	Free School	-	Education Funding Agency (EFA)	EFA/Langley Park Academies/ LPSB	-	2016-	-
Busheil Way	Chislehurst	New Primary School – 2FE	27/28/29	Need for school places	Free School	-	Education Funding Agency (EFA)	-	-	-	-

## Primary School Expansions

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
St John's CE Primary	Penge and Cator	1.5 to 2FE First bulge class September 2016 – Feasibility stage	27	Need for school places	DfE Basic Need Capital/S106	£2.182m	LBB	Aquinas MAT	-	2016-?	-
Stewart Fleming (Pioneer)	Clock House	2 to 3 FE expansion. 2 bulge classes admitted - Construction	27	Need for school places	DfE Basic Need Capital/S106	£9.006m	LBB	The Pioneer Academy Trust	-	2018	-
Churchfields	Clock House	1 to 2FE Expansion - Construction	27	Need for school places	DfE Basic Need Capital/S106	£1.367m	LBB	-	-	2016	-
James Dixon	Crystal Palace	Possible permanent expansion 2 to 3FE. 2 bulge classes admitted - Feasibility (on hold)	27/29	Need for school places	DfE Basic Need Capital/S106	£0.740m (to date)	LBB	-	-	?	-

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Marian Vian	Kelsey and Eden Park	1 bulge class admitted 2015, 2nd in September 2016. Expansion 3 to 4FE - feasibility	27	Need for school places	DfE Basic Need Capital/S106	£3.009m	LBB	Compass Academy Trust	-	TBC	-
Wickham Common	Hayes and Coney Hall	1FE Expansion	27/29	Need for school places	DfE Basic Need Capital/S106	-	LBB	-	-	TBC	-
Scotts Park	Bickley	4 additional classes admitted – planning stage	27/29	Need for school places	DfE Basic Need Capital/S106	£3.468m	LBB	E21	-	2017	-
St Georges	Bickley	Now Permanently expanded 1.5 to 2FE – construction	27	Need for school places	DfE Basic Need Capital/S106	£2.192m	LBB	-	-	2017	-
Parish	Plaiستow and Sundridge	Now Permanently expanded 2 to 3FE– construction	27	Need for school places	DfE Basic Need Capital/S106	£3.950m	LBB	Aquinas MAT	-	2016	-
Farnborough	Farnborough and Crofton	Bulge class 2015 and 2016. Permanently expanding 1 to 2FE – Planning stage	27	Need for school places	Basic Need/S106	£5.093m	LBB	Nexus Education Trust	-	2017	-
Trinity (Princes Plain)	Bromley Common and Keston	3 bulge classes. Phased expansion from 2FE to 3FE and then 4FE – Construction	27	Need for school places	DfE Basic Need/S106/EFA	£6.537m	LBB	Aquinas MAT/EFA	-	2016-	-
Edgebury	Chislehurst	Permanently expanded 1 to 2FE from September 2016 - Construction	27/29	Need for school places	Basic Need	£4.536m	LBB	-	-	2016	-
Castlecombe	Mottingham and Chislehurst North	To expand 1 to 2FE in KS2 from 2017 – planning stage	27/29	Need for school places	Basic Need	£3.862m	LBB	Spring Partnership	-	2017	-

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Leesons	Cray Valley West	Has taken 2 bulge classes. Proposed to expand 1 to 2FE – Planning stage	27	Need for school places	DfE Basic Need & 2 Year old Capital	£3.803m	LBB	William Willett Trust	-	2017	-
Midfield Site	Cray Valley West	Permanently expanded 1 to 2FE - Construction	27	Need for school places	DfE Basic Need	£1.703m	LBB	-	-	2017	-
Poverest	Cray Valley West	Has taken 2 bulge classes. Proposed to expand 1 to 2FE – Planning stage	27	Need for school places	DfE Basic Need	£4.772m	LBB	-	-	2017	-
Oaklands	Cray Valley West	Permanently expanded 1 to 2FE - Construction	27/29	Need for school places	DfE Basic Need	£2.970m	LBB	Spring Partnership	-	TBC	-
Blenheim	Orpington	Proposed 1 to 2FE expansion – Feasibility stage	27	Need for school places	DfE Basic Need	£2.972m	LBB	-	-	TBC	-
Oaklands	Biggin Hill	Development to meet PAN - construction stage	27/29	Suitability and Condition	DfE Basic Need/CIF?	£7.334m	LBB	-	-	2016 -	-

### New Secondary Schools

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Eden Park High School	TBC	New Secondary School – 8FE Pre opening	28/29	Need for school places	Free School Capital		EFA	EFA/E21	-	-	-

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Bullers Wood School for Boys - St Hugh's Playing Field	Bickley	6FE – Pre-opening stage	28/29	Need for school places	Free School Capital		EFA	EFA/Bullers Wood School	-	2017	-
Bromley UTC - 1 Westmoreland Road (SHaW)	Shortlands	6FE – Pre-opening stage	28/29	Need for school places/Diversity of choice	UTC Capital		EFA	EFA, Bromley College, Canterbury Christ Church University, King's College Hospital NHS Trust, Mytime Active, Nuffield Health, Oxleas NHS Foundation Trust of Further & Higher Education	-	2018	-
Kentwood Site	Penge and Cator	Potential 4FE	27/28/29	Need for school places	EFA	-	-	-	-	-	-
Turpington Lane Allotments	Bromley Common and Keston	Potential 6-8 FE	27/28/29	Need for school places	EFA	-	-	-	-	-	-
BET Hayes Lane	Bromley Town	Potential for Primary or secondary	27/28/29	Need for school places	EFA	-	-	-	-	-	-
Land adjacent to Edgebury Primary	Chislehurst	Potential 8FE	27/28/29	Need for school places	EFA	-	-	-	-	-	-

### Secondary School Expansions

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Chislehurst School for Girls	Chislehurst	Secondary School Expansion	27	Need for school places	-	-	-	-	-	-	-
Bishop Justus	Bromley Common and Keston	Secondary School expansion – 6 to 8FE – Construction (phase 1)	27	Need for school places	Basic Need Capital	-	LBB	Aquinas MAT	-	2016-19	-
Ravens Wood	Bromley Common and Keston	Secondary School expansion – Feasibility stage	27	Need for school places	TBC	TBC	LBB/ School	-	-	-	-
Darrick Wood	Famborough and Crofton	Secondary School expansion	27	Need for school places	-	-	-	-	-	-	-

### Special Education Facilities

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
BET Hayes Lane	Bromley Town	Special Education Facilities	27/28/29	Future need	-	-	-	-	-	-	-
Midfield Site	Cray Valley West	Special Education Facilities	27/28/29	Future need	-	-	-	-	-	-	-
Burwood	Orpington	Special Education Facilities – 1FE Need at KS2 – Planning stage	27	Need for places	DFE Basic Need + SEN?	£3.125m	LBB	Beacon Academy Trust/Bromley College	-	2016 - 18	-

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Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Marjorie McClure	Chislehurst	Special Education Facilities – Suitability and Condition – Pre-feasibility stage	27	Suitability and Condition	Priority Schools Building Programme (PSBP)	-	EFA	EFA	-	Post 2016	-

## Health

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Health facilities	Bromley Town and various other locations	Bromley Health and Well-being Centre (Capital cost of new health facilities)	23 BTC.AAP BTC1	Any costs would cover the three year gap in funding for additional population, before central government funding is triggered	TBC	Estimated £8.5m	-	Central Government NHS Bromley Budget S106 Planning Obligations/ CIL)	-	Post 2018-19 (Within 5 years)	Healthy Urban development Unit (HUDU model) Bromley CCG

## Open Space, Parks and Gardens, Sports

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Upgrading of park playground facilities	Borough wide	Children's playground	57/58	Lack of play facilities in certain parts of the borough	TBC -Plus s106 Planning Obligations	-	TLG/LBB	-	Stakeholder support required Developer contributions	TBC	-

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**Leisure**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Cotmandene Regeneration	St. Pauls Cray	New leisure hub offer. Supporting Residential development	17/20	Regeneration	Capital	£5.5m	LBB	Development partner	Value of capital asset	2016 -2019	-
Chislehurst Library	Chislehurst	Replacement Library as part of new mixed use development.	20	Regeneration	Capital	Est £1m	Milingate	Milingate	N/A	2016/2019	-

**Heritage**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Biggin Hill Heritage Centre	Biggin Hill	New Heritage Centre	40	Commemorative  Detailed design stage/business planning	S106  Capital HLF Treasury	£4.5m	LBB/  Heritage Trust	Heritage Trust  HLF	Outcome of Lottery Bid/Libor grant application	2016/2018	-
Crystal Palace Park	Crystal Palace	Capital works	15/45	Regeneration  In Train	LBB  GLA HLF	£2.4m	LBB	LBB / GLA / HLF / Historic England	N/A	2016 onwards	-

## Public Realm

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Beckenham Town Centre Public realm Improvements	Beckenham Town Centre	Public Realm Improvements, Wayfinding and legibility Improvements to Beckenham High Street	33/37	Transformational project of the public realm to support the local economy and attract new investment and improvement community safety- Ongoing	TfL/LBB	£4.44m	LBB	TfL / LBB	N/A	2012-2018	
Bromley Central High Street Improvements	Bromley Town	Public Realm Improvements	BTC AAP	Phase two of the Bromley High Street Improvement programme to encourage footfall and reconfiguring the role of the high street.  Concept Design Stage	LBB	£3.8m	LBB	N/A	Project viability	2015-2018	LBB
Penge Town Centre Public Realm Improvements and Business Support	Penge and Cator	Public Realm Improvements, Improved Wayfinding and legibility, Business Support Programme and	15/33/37	Improving the quality of the current public realm with a focus on community spaces, providing support to existing business in the town centre	New Homes Bonus top-slice funding	£945K	LBB	N/A	N/A	2015-2017	LEP New Homes Bonus

## 10 Appendices

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
		shopfront improvement scheme			Committed						
Orpington Town Centre Public Realm Improvements and Business Support	Orpington	Public Realm Improvements, Business Support	33/37	Improving the quality of the public realm and providing market infrastructure in New Homes Bonus and High Street Fund Committed the public square and areas within the Walnuts Shopping Centre, and supporting the market and Orpington First BID company	New Homes Bonus and High Street Fund  Committed	£731,000	LBB	Orpington First BID Co	N/A	2015-2018	LEP New Homes Bonus and GLA

## Low Carbon

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Carbon Offsetting Fund	Various	Carbon Offsetting 124Fund (to reduce carbon which developers can't reduce on-site)	124	-	S106 Planning Obligations	-	TBC	-	-	TBC	-

## Energy

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Combined Heat and Power facilities	Various	Creation of energy networks	124	Development of energy networks which both new and existing developments can connect to and expand	S106 Planning Obligations	-	TBC	LBB / Developers	N/A	TBC	-

## Waste and Recycling facilities

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Waste/recycling facilities	Borough wide / where appropriate	Waste / recycling infrastructure	114	Compliance with EU and London Plan policy	TBC	TBC	TBC	LBB / Contractor at time of delivery	-	-	Emerging South London Boroughs Joint Waste Apportionment Technical Pape

## 10 Appendices

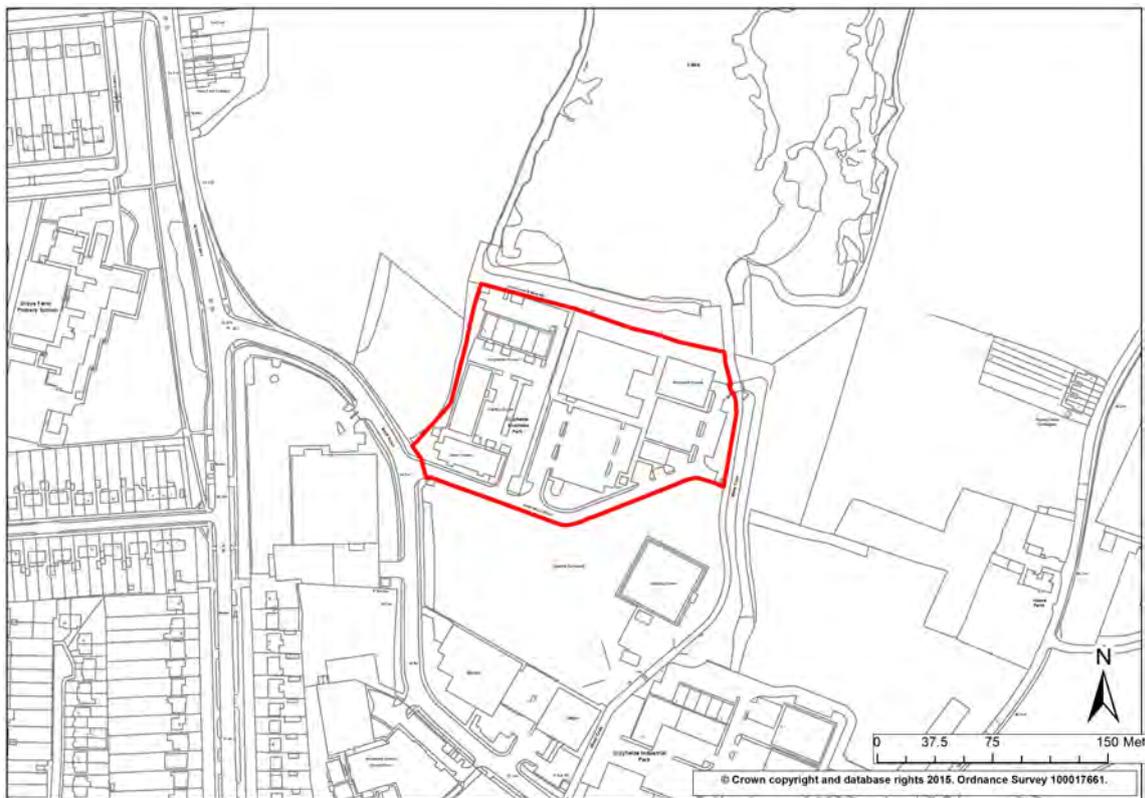
**Flood Risk Mitigation**

Scheme	Location/ Ward	Description of Infrastructure project	Relevant Local Plan policy	Rationale	Funding source	Cost (if known)	Lead delivery agent	Delivery partners	Dependencies	Time frame	Source
Flood Risk Mitigation	Borough wide/where appropriate	Environment Agency identify flood alleviation schemes in the Borough	115/116	-	FDGiA, Environment agency / S106 Planning Obligations	N/A	TBC	Environment Agency/ LBB	-	TBC	Strategic Flood Risk Assessment, Local Flood Risk Strategy

### 10.13 Office Clusters

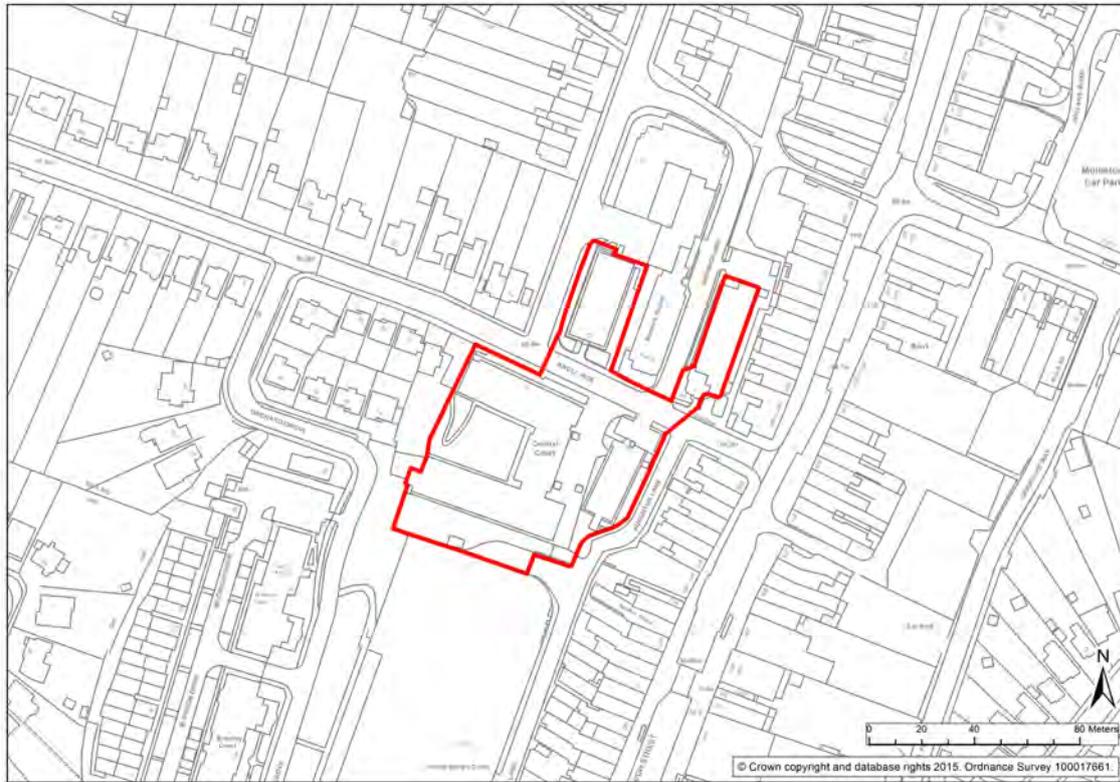
#### Office Clusters

##### Crayfield Business Park, Cray Business Corridor



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## Knoll Rise, Orpington Town Centre



### Masons Hill, Bromley Town



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### 10.14 List of Local Plan policies

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3	Backland and Garden Land Development	38
4	Housing Design	40
5	Parking of Commercial Vehicles	43
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16	Bromley Common Renewal Area	62
17	Cray Valley Renewal Area	63
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47	Tall & Large Buildings	127
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52	Replacement Residential Dwellings in the Green Belt	135
53	Land Adjoining Green Belt Or Metropolitan Open Land	135
54	South East London Green Chain	136
55	Urban Open Space	137
56	Local Green Space	138
57	Outdoor Recreation and Leisure	140
58	Outdoor Sport, Recreation and Play	141
59	Public Open Space Deficiency	142
60	Public Rights Of Way and Other Recreational Routes	143
61	Horses, Stabling and Riding Facilities	144
62	Agricultural Land	145
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### 10.15 Schedule of replaced Development Plan policies

#### Schedule of Development Plan policies being replaced by the Local Plan on Adoption

(The entire UDP 2006 is replaced by Local Plan while the Bromley Town Centre Area Action Plan remains, except for the replaced policies listed below)

Local Plan Sections/ Policies		Saved UDP Policies being replaced	Bromley Town Centre Area Action Plan policies being replaced
Section 1.2	About the Local Plan		
Section 1.3	Vision and Objectives		
Section 1.4	Spatial Strategy		
<b>Chapter 2 Living in Bromley</b>			
<b>Section 2.1</b>	<b>Housing</b>		
Policy 1	Housing Supply	H1	
Appendix 1	Housing Trajectory		
<b>Appendix 10.2 Housing allocations</b>			
<i>Site 1</i>	<i>Bromley Civic Centre</i>		OS F
<i>Site 2</i>	<i>Land adjacent to Bromley North Station</i>		Former OS A (quashed)
<i>Site 3</i>	<i>The Hill Car Park and adjacent lands</i>		
<i>Site 4</i>	<i>Gas holder site, Homesdale Road</i>		
<i>Site 5</i>	<i>Land adjacent to Bickley Station</i>		
<i>Site 6</i>	<i>Bromley Valley Gym and adjacent land, Chipperfield Road and adjoining land</i>		

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Site 7	<i>Orchard Lodge, William Booth Road</i>		
Site 8	<i>Bassetts Campus, Broadwater Gardens</i>		
Site 9	<i>Former Depot, Bruce Grove, Orpington</i>		
Site 10	<i>West of Bromley High Street and land at Bromley South</i>		OSG and OSJ
Site 11	<i>18-44 Homefield Rise, Orpington</i>		
Site 12	<i>Small Halls, York Rise, Crofton Road</i>		
Site 13	<i>Banbury House, Bushell Way, Chislehurst</i>		
Policy 2	Provision of Affordable Housing	H2 and H3	
Policy 3	Backland and Garden Land Development	H7 part	
Policy 4	Housing Design	H7 and H5	
Policy 5	Parking of Commercial Vehicles	H13	
Policy 6	Residential Extensions	H8	
Policy 7	Accommodation for Family Members	H8 part	
Policy 8	Side Space	H9	
Policy 9	Residential Conversions	H11	
Policy 10	Conversion of Non-Residential Buildings to Residential Use	H12	
Policy 11	Specialist & Older Peoples Accommodation	H4, C6	
<b>Section 2.2</b>	<b>Travellers</b>		
Policy 12	Traveller's Accommodation	H6	
Site 14	<i>Star Lane</i>		
Site 15	<i>Old Maidstone Road</i>		
Site 16	<i>148 Croydon Road</i>		
Site 17	<i>Meadow View, Saltbox Hill</i>		
Site 18	<i>Archies Stables, Cudham Lane North</i>		

Site 19	<i>Rosedale, Hockenden Lane</i>		
Site 20	<i>Southview, Trunks Alley</i>		
Site 21	<i>Mead Green, Layhams Road</i>		
Site 22	<i>St Joseph's Place, Layhams Road</i>		
Site 23	<i>Millie's View, Layhams Road</i>		
Site 24	<i>Keston Mobile Park, Layhams Road</i>		
Site 25	<i>Keston travelling showmen's ground, Layhams Road</i>		
Site 26	<i>Land at junction with Sheepbarn Lane, Layhams Road</i>		
<b>Section 2.3</b>	<b>Renewal Areas</b>		
Policy 13	Renewal Areas		
Policy 14	Development Affecting Renewal Areas		
Policy 15	Crystal Palace Penge & Anerley Renewal Area		
Policy 16	Bromley Common Renewal Area		
Policy 17	Cray Valley Renewal Area		
Policy 18	Mottingham Renewal Area		
Policy 19	Ravensbourne, Plaistow and Sundridge Renewal Area		
<b>Section 3.1</b>	<b>Social infrastructure</b>		
Policy 20	Community Facilities	C1 and L9	
Policy 21	Opportunities for Community Facilities	Part S10	
Policy 22	Social Infrastructure in New Developments	C2	
Policy 23	Public Houses		
Policy 24	Allotments and Leisure Gardens	L7	
Policy 25	Burial Space		
<b>Section 3.2</b>	<b>Health and wellbeing</b>		

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Policy 26	Health & Wellbeing	C3, C4, C5 and BE4	
<b>Section 3.3</b>	<b>Education</b>		
Policy 27	Education	C7	
Policy 28	Educational Facilities	C7 and C8	
Policy 29	Education Site Allocations		
<b>Appendix 10.4</b>	<b>Education site allocations</b>		
<i>Site 27</i>	<i>James Dixon Primary School</i>		
<i>Site 28</i>	<i>Kentwood Site, High Street, Penge</i>		
<i>Site 29</i>	<i>Langley Park School for Boys and Langley Park School for Girls</i>		
<i>Site 30</i>	<i>1 Westmoreland Road</i>		OS L
<i>Site 31</i>	<i>Bromley Education Trust Hayes Lane</i>		
<i>Site 32</i>	<i>Turpington Lane, Bromley Common</i>		
<i>Site 33</i>	<i>St Hugh's Playing Field, Bickley Road</i>		
<i>Site 34</i>	<i>Scotts Park Primary School</i>		
<i>Site 35</i>	<i>Castlecombe Primary School and Youth Centre</i>		
<i>Site 36</i>	<i>Land at Bushell Way, Chislehurst</i>		
<i>Site 37</i>	<i>Land adjacent to Edgebury Primary School, Slades Drive</i>		
<i>Site 38</i>	<i>Edgebury Primary School</i>		
<i>Site 39</i>	<i>Midfield site, Midfield Way (including primary school and alternative provision)</i>		
<i>Site 40</i>	<i>St Mary Cray Primary School</i>		
<i>Site 41</i>	<i>Wickham Common Primary School</i>		
<i>Site 42</i>	<i>Oaklands Primary School</i>		
<b>Chapter 4 Getting Around</b>			

<b>Section 4.1</b>			
Policy 30	Parking	T3 and T17	
Appendix 10.5	Parking standards		
Policy 31	Relieving congestion	T1, T2, T15	
Policy 32	Road Safety	T18	
Policy 33	Access for All	T5, T6, T7, T8, T9, T10 and BE4	
Policy 34	Highway Infrastructure Provision	T5, T11, T12, T13	
Policy 35	Transport Investment Priorities		
Policy 36	Safeguarding Land for Transport Improvements	Schedule of Proposal Sites	
<b>Chapter 5 Valued Environments</b>			
<b>Section 5.1</b>	<b>Built Heritage</b>		
Policy 37	General Design of Development	BE1	
Policy 38	Statutory Listed Buildings	BE8, BE9	
Policy 39	Locally Listed Buildings	BE10	
Policy 40	Other Non-Designated Heritage Assets		
Policy 41	Conservation Areas	BE11, BE12	
Policy 42	Development Adjacent To a Conservation Area	BE13	
Policy 43	Trees in Conservation Areas	BE14	
Policy 44	Areas of Special Residential Character	H10	
Appendix 10.6	Areas of Special Residential Character	Appendix I	
Policy 45	Historic Parks and Gardens	BE15	
Policy 46	Ancient Monuments and Archaeology	BE16	

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Appendix 10.7	Areas of Archaeological Significance	Appendix IV	
Policy 47	Tall & Large Buildings	BE17	
Policy 48	Skyline	B18	
<b>Section 5.2</b>	<b>Open and natural space</b>		
Policy 49	The Green Belt	G1	
Policy 50	Metropolitan Open Land	G2	
Policy 51	Dwellings in the Green Belt or on Metropolitan Open Land	G4	
Policy 52	Replacement Residential Dwellings in the Green Belt	G5	
Policy 53	Land Adjoining Green Belt Or Metropolitan Open Land	G6	
Policy 54	South East London Green Chain	G7	
Policy 55	Urban Open Space	G8	
Policy 56	Local Green Space		
<b>Appendix 10.8</b>	<b>Local Green Space sites</b>		
<i>Site 43</i>	<i>Alexandra Recreation Ground, Alexandra Road, Penge</i>		
<i>Site 44</i>	<i>Beckenham Green, High Street, Albemarle Road and St. George's Road, Beckenham</i>		
<i>Site 45</i>	<i>Bromley Palace Park, Rochester Avenue, Bromley</i>		
<i>Site 46</i>	<i>Bull Lane allotments</i>		
<i>Site 47</i>	<i>Cator Park</i>		
<i>Site 48</i>	<i>Chislehurst Recreation Ground, Walden Recreation Ground, Whytes Wood and Walden Woods, Empress Drive/Victoria Road, Chislehurst</i>		
<i>Site 49</i>	<i>College Green and Slip, West Street, Bromley</i>		

Site 50	<i>Dorset Road Allotments, Dorset Road, Elmers End</i>		
Site 51	<i>Downe Orchard</i>		
Site 52	<i>Frankswood Amenity Green, Junction of Frankswood Avenue/Lakeswood Road/Crescent Drive, Petts Wood and Knoll</i>		
Site 53	<i>Havelock Recreation Ground, Homesdale Road, Bromley</i>		
Site 54	<i>Hollydale Open Space, Kemble Drive, Beverley Drive and Lakeside Drive, Bromley</i>		
Site 55	<i>High Broom Wood, South Eden Park Road, West Wickham</i>		
Site 56	<i>Hoblingwell Wood and Recreation Ground, Leasons Hill, St Paul's Cray</i>		
Site 57	<i>Kelsey Park, Manor Way, Beckenham</i>		
Site 58	<i>Kingswood Glen, South Hill Road and Kingswood Avenue, Shortlands</i>		
Site 59	<i>Library Green and Church House Gardens , Bromley High Street , Glassmill Lane and Church Road, Bromley</i>		
Site 60	<i>Royston Field</i>		
Site 61	<i>Martins Hill, Off Church Road, Bromley</i>		
Site 62	<i>Queens Gardens, Kentish Way, Bromley</i>		
Site 63	<i>Queens Mead Recreation Ground, Queens Mead Road and Glassmill Lane, Bromley</i>		
Site 64	<i>South Hill Wood, Westmoreland Road and Tootswood Road, Bromley</i>		
Site 65	<i>Turpington Lane Allotments, Bromley Common</i>		

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Site 67	<i>Whitehall Recreation Ground, Southlands Road and Cowper Road, Bromley</i>		
Policy 57	Outdoor Recreation and Leisure	L1	
Policy 58	Outdoor Sport, Recreation and Play	L6 (part)	
Policy 59	Public Open Space Deficiency	L8	
Policy 60	Public Rights Of Way and Other Recreational Routes	L2	
Policy 61	Horses, Stabling and Riding Facilities	L3, L4	
Policy 62	Agricultural Land	G9	
Policy 63	Development Related To Farm Diversification	G10	
Policy 64	Agricultural Dwellings	G11	
Policy 65	Temporary Agricultural Dwellings	G12	
Policy 66	Occupancy Conditions	G13	
Policy 67	Minerals Workings and Associated Development	G14, G15	
<b>Section 5.3</b>	<b>Nature conservation and development</b>		
Policy 68	Development and SSSI	NE1	
Policy 69	Development and Nature Conservation Sites	NE2	
Policy 70	Wildlife Features	NE3	
Policy 71	Additional Nature Conservation Sites	NE4	
Policy 72	Protected Species	NE5	
Policy 73	Development and Trees	NE7	
Policy 74	Conservation and Management of Trees and Woodlands	NE8	

Policy 75	Hedgerows and Development	NE9	
Policy 76	Kent Downs Area of Outstanding Natural Beauty	NE11	
Policy 77	Landscape Quality and Character	NE12	
Policy 78	Green Corridors	NE13	
Policy 79	Biodiversity and Access to Nature		
<b>Section 6.1</b>	<b>Business and employment</b>		
Policy 80	Strategic Economic Growth		
Policy 81	Strategic Industrial Locations (SIL)	EMP4	
Policy 82	Locally Significant Industrial Sites (LSIS)	EMP4	
Policy 83	Non-Designated Employment Land	EMP5 and EMP6	
Policy 84	Business Improvement Areas (BIAs)		Policy IA2
Policy 85	Office Clusters		
<b>Appendix 10.14</b>	<b>Office Clusters</b>		
Policy 86	Office Uses Outside Town Centres (and Office Clusters)	EMP1 (part), EMP3 (part)	
Policy 87	Home Working	EMP8	
Policy 88	Hotels	L10, L11	
Policy 89	Telecommunications Development	BE22	
<b>Section 6.2</b>	<b>Town centres</b>		
Policy 90	Bromley Town Centre Opportunity Area		
Policy 91	Proposals for Main Town Centre Uses	S7, EMP1 (part)	
Policy 92	Metropolitan & Major Town Centres	S1, S2	
Policy 93	Bromley Shopping Centre (formally The Glades)	S3	
Policy 94	District Centres	S1, S2	

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Policy 95	Local Centres	S4	
Policy 96	Neighbourhood Local Centres, Local Parades and Individual Shops	S4, S5	
<b>Appendix 10.9</b>	<b>Town Centre Shopping Frontages</b>	Appendix V	
Policy 97	Change in Use of Upper Floors	EMP3 (part)	
Policy 98	Restaurants, Pubs & Hot Food Takeaways	S9	
Policy 99	Residential Accommodation	S11	
Policy 100	Markets	S12	
Policy 101	Shopfronts and Security Shutters	BE19, BE20	
Policy 102	Advertisements	BE21	
<b>Section 6.3</b>	<b>Biggin Hill SOLDC</b>		
Policy 103	Biggin Hill SOLDC		
<b>Appendix 10.10</b>	<b>Biggin Hill SOLDC Green Belt changes</b>		
Policy 104	Terminal Area	BH4	
Policy 105	West Camp	BH4	
Policy 106	South Camp	BH3	
Policy 107	Land East of South Camp	BH6	
Policy 108	East Camp	BH6	
Policy 109	Airport Public Safety	BH7	
Policy 110	Noise sensitive Development in Biggin Hill	BH8	
<b>Section 6.4</b>	<b>Crystal Palace SOLDC</b>		
Policy 111	Crystal Palace SOLDC		
<b>Chapter 7 Environmental challenges</b>			
Policy 112	Planning for Sustainable Waste Management		

Appendix 10.11	Waste Site Allocations		
Policy 113	Waste Management in New Development		
Policy 114	New Waste Management Facilities and Extensions and Alterations to Existing Sites	ER2	
Policy 115	Reducing Flood risk		
Policy 116	Sustainable Urban Drainage Systems		
Policy 117	Water and Wastewater Infrastructure Capacity		
Policy 118	Contaminated Land	ER7	
Policy 119	Noise Pollution		
Policy 120	Air Quality		
Policy 121	Ventilation and Odour Control	ER9	
Policy 122	Light Pollution	ER10	
Policy 123	Sustainable Design and Construction		
Policy 124	Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy		
Policy 125	Delivery and Implementation of the Local Plan	IMP 1	
Appendix 10.12	Implementation and monitoring framework		
Appendix 10.13	Infrastructure Delivery schedule		
Appendix 10.1	Housing trajectory		
Appendix 10.2	Housing site allocations		
Appendix 10.3	Traveller site allocations		
Appendix 10.4	Education site allocations		
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Appendix 10.7	Areas of Archaeological Significance		
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<b>Policies Map Sets 1 and 2</b>		UDP Proposals Map	

## 10.16 List of Conservation Areas

### List of Conservation Areas

Number	Name
1	Aldersmead Road, Beckenham
2	Alexandra Cottages (Parish Lane), Penge
3	Barnmead Road, Beckenham
4	Beckenham Place Park
5	Beckenham Town Centre
6	Belvedere Road, Anerley
7	Bickley Park
8	Biggin Hill RAF Station
9	The Broadoaks Estate, Bromley
10	Bromley Common
11	Bromley Town Centre
12	Broomhill, Orpington
13	Cator Road, Sydenham
14	Chancery Lane, Beckenham
15	Chelsfield
16	The Chenies, Petts Wood
17	Chislehurst
18	Chislehurst Road, Petts Wood
19	Crystal Palace Park
20	Cudham Village
21	Downe
22	Downs Hill, Beckenham
23	Durham Avenue, Bromley
24	Farnborough Park
25	Farnborough Village
26	Garden Road, Bromley
27	Hayes Village
28	Keston Park, Farnborough
29	Keston Village
30	Manor Way, Beckenham
31	Mavelstone Road, Bickley
32	Nash - rural hamlet
33	The Priory, Orpington
34	Park Langley, Beckenham
35	Penge High Street
36	St. Mary Cray
37	St. Paul's Cray
38	Station Square, Petts Wood
39	Shortlands
40	Southend Road, Beckenham
41	Sundridge Avenue, Bromley

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43	Bromley, Hayes & Keston Commons
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