LONDON BOROUGH OF BROMLEY

BROMLEY NORTH STATION – PLANNING POLICY REVIEW

PRESENTATION – 15 JUNE 2016
2010 Area Action Plan

• 2010 AAP Policy had a ‘around 250 Residential Units’.

• Policy successfully challenged by Linden Homes resulting in policy being quashed on viability issues.

• 2012 Council required to prepare, publish, consult and promote a new policy.

• 2015 Local Plan Draft allocations -Allocate for mixed uses including residential, office, retail and transport interchange (approx. 250 units).
Site A
Spatial Strategy

- AAP Design Guidance for Opportunity Site A still relevant.
- Possible locations for taller buildings
- Development areas
- Pedestrian connections
Urban Design Brief

• Review the urban design implications for a range of densities to inform an understanding how the development would sit within the locality and safeguard residential amenity

• Assess the viability for a comprehensive development on the basis of a range of development densities

• Output to be used to inform Local Plan Site allocation

• Meetings held with Network Rail and Prime Place to understand their proposals
The Site

- A complex but underutilised site – multiple stakeholders – NR/Tfl/LBB/SE Trains/NHS
- Opportunity to deliver new residential quarter for Bromley together with:
  - Office space
  - Community facilities
  - Better bus interchange (Rail Services ?)
  - Improved public space around the Listed Station
Ownership Plan
Prime Place/Network Rail

- Prime Place (PP) close to signing Development Agreement with NR
- PP ownership of Tweedy Rd properties and an option over Sherman Rd land
- Actively considering first phase options on Sherman Rd
- Major of London/TfT pressing PP for density – but looking for density and financial return
- NR/South East Trains potentially willing to reduce car parking by over half to 100 spaces
- TfL requirements yet to be finalised but c 16 bus stands
• Prime Place keen to engage with Community
• Experienced regeneration developer
Assessing Massing Impact
Assessing Massing Impact
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1 - View taken from Bromley College
2 - View taken from the north side of Tweedy Road
3 - View taken from Station Road
Assessing Massing Impact
Assessing Massing Impact
Assessing Massing Impact

13 - View taken from Civic Centre

15 - View taken from Tweedy Road

14 - View taken from Tweedy Road
Local Plan Timetable

• Draft Plan Approved by Executive Oct 2016

• Submission of Plan for Examination Jan 2017