

**LONDON BOROUGH OF BROMLEY**

**BROMLEY NORTH STATION – PLANNING POLICY  
REVIEW**

**PRESENTATION – 15 JUNE 2016**

# 2010 Area Action Plan

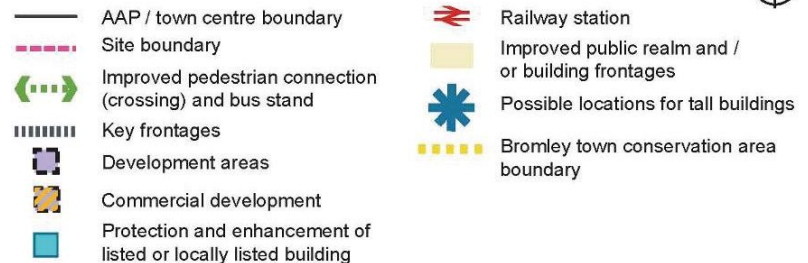
- 2010 AAP Policy had a ‘around 250 Residential Units’.
- Policy successfully challenged by Linden Homes resulting in policy being quashed on viability issues.
- 2012 Council required to prepare, publish, consult and promote a new policy.
- 2015 Local Plan Draft allocations -Allocate for mixed uses including residential, office, retail and transport interchange (approx. 250 units).

# Spatial Strategy

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



Opportunity Site A



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- 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



**HolderMathias** architects

# 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



Montagu Evans  
Bromley Site A  
Massing Studies  
February 2016

# Assessing Massing Impact



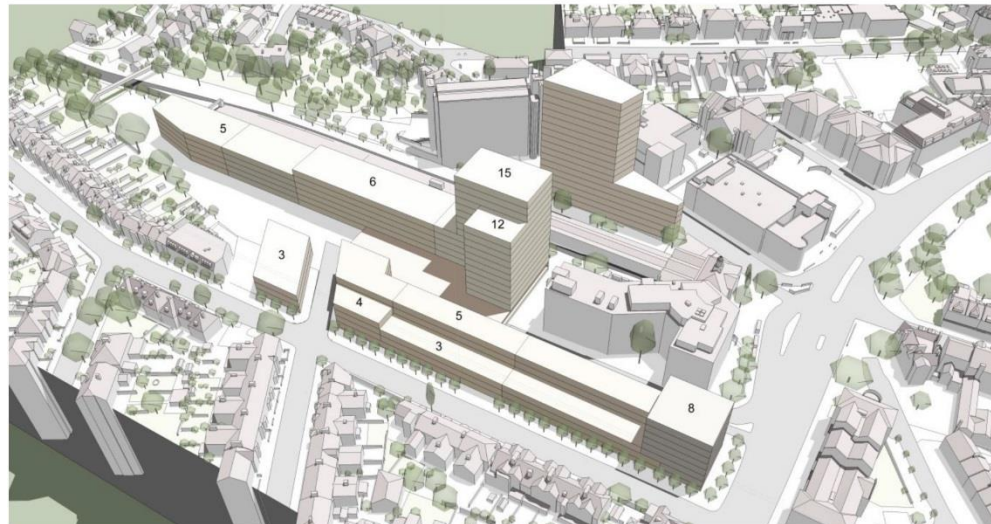
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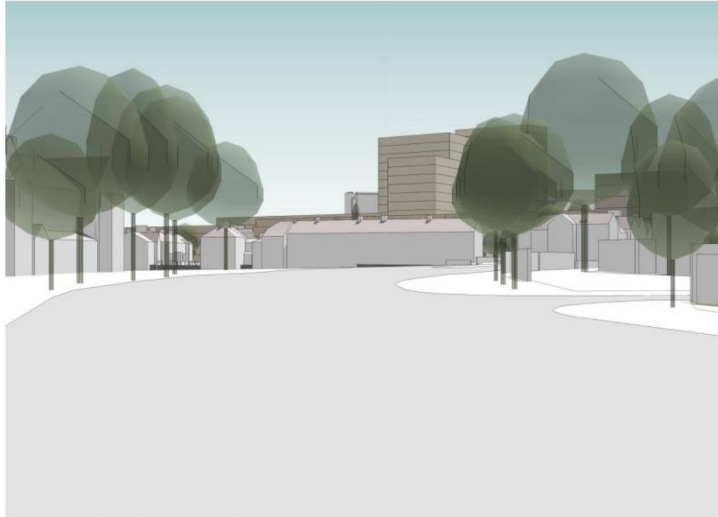


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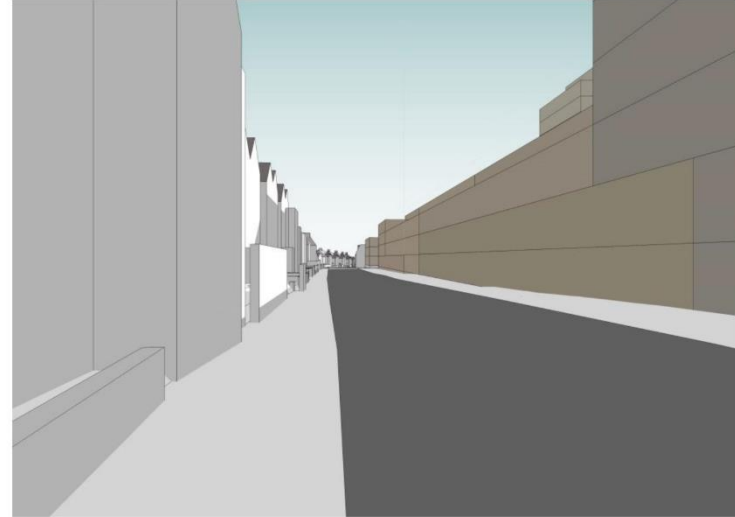
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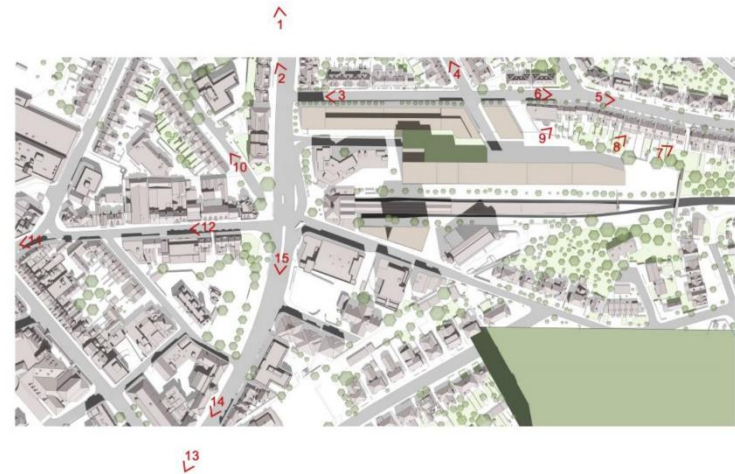
1 - View taken from Bromley College



3 - View taken from Station Road



2 - View taken from the north side of Tweedy Road



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# Assessing Massing Impact



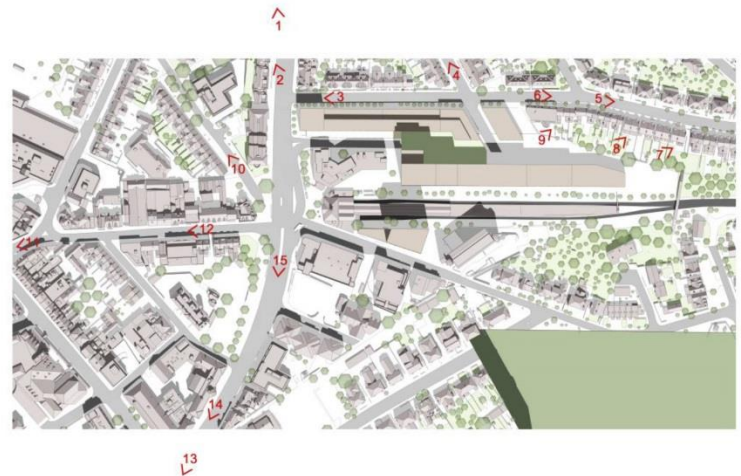
4 - View taken from Glebe Road



6 - View taken from Station Road



5 - View taken from Station Road



# Assessing Massing Impact



10 - View taken from North Street



12 - View taken from East Street looking at Sherman Road



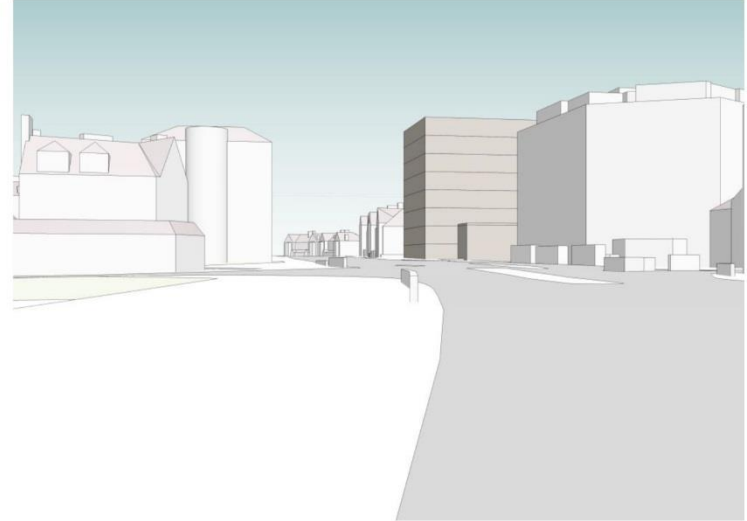
11 - View taken from East Street



# Assessing Massing Impact



13 - View taken from Civic Centre



15 - View taken from Tweedy Road



14 - View taken from Tweedy Road



13

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# Local Plan Timetable

- Draft Plan Approved by Executive Oct 2016
- Submission of Plan for Examination Jan 2017