

## London Borough of Bromley Local Plan consolidated Modifications List – all (Main and Minor)

Page	Para or Section	Main Mod no.	Modification
<b>Chapter 1 – Introduction</b>			
9	Para 1.2.19	<b>MM012</b>	Add list of Replacement Policies in an Appendix
11	Section 1.2 – About the Local Plan	<b>MM013</b>	Para 1.2.27: <i>'...through the NPPF, London Plan and the emerging Local Plan is balancing <u>and seeking positive gains</u> for the economic, social and environmental well-being of the Borough'.</i>
16	Section 1.3 – Vision and Objectives	<b>MM014</b>	Title: <i>'<u>Historic environment Built Heritage</u>'</i>  Para 1.3.14: <i>'Our man-made heritage assets; areas of distinctive character, <u>historic parks and gardens</u>, listed buildings, conservation areas and <u>scheduled monuments and undesignated archaeology</u> are protected and enhanced'</i>
<b>Chapter 2 – housing Living in Bromley</b>			
26	Policy 1 – clause c	<b>MM015</b>	<i>'c - The development of housing within Renewal Areas <del>where appropriate</del>'</i>
	Para 2.1.5	<b>MM016</b> note – subsequent amendment by MM001	Insert at the end of para 2.1.5:  <i>"The housing trajectory in Appendix 10.1 shows a total of 10,645 deliverable and developable dwellings over the Plan period, an annual average of over 700 dwellings."</i>
26	Para 2.1.5	<b>MM001</b> this further amends MM016	Insert paragraph 2.1.5a  <u>The trajectory at Appendix 10.1 (and Table 1) shows that the Council has identified a 10,645 housing supply over the 15 year plan period, compared with a minimum housing supply, based on 641 dwellings per annum, of 9615. This trajectory is therefore consistent with the London Plan Policy 3.3, including its clauses Da and E. It does so first by seeking to supplement the London Plan minimum housing target of 641 per annum with extra housing capacity to close the gap between identified housing need and supply, a total of 1030 dwellings over the plan period. It also does so by drawing upon the brownfield housing capacity of the sources set out in Policy 3.3(E), such as an Opportunity Area and town centres.</u>
32	Policy 2 –	<b>MM002</b>	Amend Policy 2 as follows

	Affordable Housing		<p><i>'In order to meet the needs of the Borough, the Council will :</i></p> <p><i><u>a) seek affordable housing will be sought on all housing developments capable of providing 11 residential units or more or where the residential floorspace is more than 1000sqm, irrespective of the number of dwellings.</u></i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i><u>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)</u></i></p> <p><i><u>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.</u></i></p> <p><b>Payments in lieu</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>• it would be impractical to transfer the affordable housing to a registered provider (RP); or</i></li> <li><i>• on-site provision of affordable units would reduce the viability of the development to such a degree that it would not proceed; or</i></li> <li><i>• 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.</i></li> </ul> <p><i><u>The Council 's Planning Obligations Supplementary Planning Document will provide detail to assist in the interpretation and implementation of this policy.</u></i></p>
34	Para 2.1.30	MM018	After end, insert:

			<i>"Where public subsidy towards affordable housing is used, this should result in an increase in the provision of affordable housing on site reflecting the Mayor's Draft Affordable Housing and Viability SPG."</i>
35	Para 2.1.35	<b>MM019</b>	After para 2.1.35: <i>"Intermediate housing income thresholds will be updated every three years."</i>
36	Para 2.1.42	<b>MM002</b>	Add to supporting text para 2.1.42 <i>'Government and the Mayor are introducing new initiatives to address housing need and the Council will take into account these and new housing products which can demonstrate they can address housing need. The Council's Housing Strategy will set out the Council's corporate approach to address housing need, and the wide range of initiatives which contribute to this objective. The Council will consider positively new forms of provision such as Build to Rent and discounted build to rent where the rent levels can be shown to be affordable to local residents and help increase choice and address need. Further advice on the detailed implementation of the policy may be provided in a Supplementary Planning Document'</i>
39	Policy 4 – clause f	<b>MM021</b>	Clause (f): <i>"... whilst respecting local character, including heritage"</i>
41	Para 2.1.59	<b>MM020</b>	Para 2.1.59: <i>"designed to be wheelchair accessible [M4(3)(2b)] for dwellings where the end user is 'known' affordable provision where the local authority is allocating or nominating the residents..."</i>
44	Para 2.1.66:	<b>MM022</b>	<i>"The Council considers that the retention of space around residential buildings at first floor and above is essential..."</i>
47	Para 2.1.80	<b>MM023</b>	<i>"2.1.80A: The Council wishes to encourage the provision of a high quality living environment for those living in Specialist accommodation, which includes supported housing to meet the different accommodation needs of people with learning disabilities, mental health problems, as well as specialist housing for older people"</i>  <i>"2.1.80 Models of accommodation designed for older people continue to evolve. Over the last decade there has been reduced reliance on residential care homes and a shift towards enabling people to retain their independence, remaining 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."</i>
56	Para 2.3.3	<b>Minor</b>	Para 2.3.3: <i>"English Indices of <del>deprivation</del> Deprivation"</i>  <i>'Ravensbourne, Plaistow &amp; Sundridge'</i>
57	Para 2.3.7	<b>Minor</b>	Amend map for Black and White reproduction  Para 2.3.7:

			<i>"Note: The hatched area of blue to the east of the Borough, illustrates includes a single geographically large electoral district falling within the 20% most deprived LSOA's. This LSOA-electoral district includes a significant area of sparsely populated Green Belt – a 'Place' referred to in the Characterisation Document as "Eastern Green Belt", which has not been included within "The Cray Valley Renewal Area".</i>
59	Para 2.3.12:	<b>MM025</b>	Para 2.3.12: <i>"The various Renewal Areas have a range of assets, physical (including heritage) social and economic, ..."</i>
60	Policy 15	<b>MM003</b>	Amend Policy 15 as follows <i>'Proposals within the Crystal Palace, Penge &amp; Anerley Renewal Area will be expected to <del>maximise</del> take advantage of opportunities:</i>  <i>a – to <u>maximise contributions</u> contribute 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;</i>  <i>b –<del>to</del> 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. <del>presented by the enhancement of, and development within, Crystal Palace Park, consistent with its heritage. values and significance, and for the benefit of the wider area, and</del></i>  <i>c - to support renewal in Penge Town Centre.</i>
60	Para 2.3.17	<b>MM026</b>	A new paragraph located before para 2.3.17 in Policy 15's supporting text: <u>2.3.16b: "The Crystal Palace, Penge &amp; Anerley Renewal Area extends from the northwest of the Borough, where it adjoins four other boroughs Croydon, Lambeth, Southwark and Lewisham, and meets the Crystal Palace District Centre, downhill to Penge and Anerley. It includes areas identified by the Mayor as Areas for Regeneration, in the vicinities of Betts Park and Maple Road / Franklin Road."</u>
60	Para 2.3.18		Para 2.3.18: <i>"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, <del>the structure which originally</del> which, in its original form, housed the Great Exhibition of 1851 in Hyde Park".</i>
60	Para 2.3.19:	<b>MM026</b>	Para 2.3.19: <i>"<del>The Crystal Palace, Penge &amp; Anerley Renewal Area includes areas identified by the Mayor as Areas for Regeneration, in the vicinities of Betts Park and Maple Road / Franklin Road. The identification of Crystal Palace as a Strategic Outer London Development Centre (SOLDC) with...</del>"</i>
62	Para 2.3.26	<b>MM027</b>	New para 2.3.26b: <i>"<u>The River Cray runs through open spaces, including recreation grounds, SSSI and SINC designations, as well as residential, commercial and industrial areas and two conservation areas. Development may present opportunities for the restoration of the river and providing improved ecological habitats to buffer the watercourse.</u>"</i>
63	Para 2.3.29	<b>MM028</b>	Para 2.3.29:

			<i>"...These developments are reinforcing Orpington's importance in respect of cultural, social and recreational facilities and its role as a Major Town Centre which is recognised, <del>and</del> reinforced <del>and controlled through in</del> Policies 91 'Proposals for Main Town Centre Uses' and 92 'Metropolitan and Major Town Centres'"</i>
64	Para. 2.3.35	<b>MM024</b>	Para. 2.3.35: <i>'The Lewisham Core Strategy 2011 <del>indicates that</del> identified a number of areas as Local Regeneration Areas. These areas were identified as falling within the top 20% LSOAS nationally and include Downham. Given these areas have the greatest socio-economic needs, the Lewisham Core Strategy states that with their partners Lewisham will seek to strengthen the quality of life and well-being by addressing deprivation and health inequalities, highlighting a number of wards including Downham.'</i>
64	Policy 19	<b>Minor</b>	Within the policy add apostrophes around the text <i>'Ravensbourne, Plaistow &amp; Sundridge'</i>
<b>Chapter 3 – Supporting Communities</b>			
<b>69</b>	Policy 20	<b>Minor</b>	Within the 3 <sup>rd</sup> para. of the policy: <i>"... a change of use not permitted under the GDPO <u>GDPO Use Classes Order</u>..."</i>
75	Para 3.1.33	<b>MM004</b>	Para 3.1.33 <i>'... This would involve demonstrating evidence of <del>six</del> 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.'</i>  Para 3.1.34 <i>'Redundant pubs will also be required to comply with the Community Facilities Policy and hence <u>should the 12 month marketing period as a public house not be successful, a further during the 6 months of marketing for alternative community uses, as set out in para 3.1.8, will subsequently be required. there should be consultation with relevant Council departments and third party providers to establish whether any community groups or service providers have expressed both a need for the site and are interested in buying or leasing it.'</u></i>
80	Para 3.2.9	<b>MM029</b>	<i>"<b>3.2.9</b> 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. <del>whilst</del> Certain proposals may present health concerns, for example, relating to air or light pollution..."</i>
80	Para 3.2.10	<b>MM030</b>	End of para 3.2.10: <i>"<u>Sport England's Active Design Guidance highlights opportunities to encourage and promote sport and physical activity through the design and layout of the built environment.</u>"</i>
87	Para 3.3.16	<b>MM031</b>	Para 3.3.16: <i>"...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. <u>Such mitigation may involve travel plans, highway measures and the consideration of "Healthy Routes". (e.g. travel plans, highways measures, staggered school hours, landscaping).</u>"</i>

92	Para 3.3.40	<b>MM033</b>	Para 3.3.40: “... Details of <del>the</del> individual schools <i>identified in the Primary School Development Plan (2015) and Local Plan proposals are set out in Tables 4 and 5.</i> ”
101	Para 3.3.54	<b>MM032</b>	Para 3.3.54: “...or sites within the <i>locality (see also <del>draft</del> Policy 20 Community Facilities).</i> ”
<b>Chapter 4 – Getting around</b>			
105	Policy 30 – Parking	<b>MM035</b>	New column in Table 1 relating to 4+ bedroom standards: “PTAL <i>4+ bed</i> 0-2* <i>Minimum of 2</i> 2*-6a <i>1.5 (min) – 2 (max)</i> ”
110	Para 4.0.7	<b>MM036</b>	New para. after 4.0.7: “ <i>All Transport Assessments, Travel Plans, Construction Logistics and Delivery and Servicing Plans should be developed in line with TfL guidance.</i> ”
<b>Chapter 5 – Valued Environments</b>			
116	Para 5.0.1	<b>MM037</b>	Para 5.0.1: “ <i>This Chapter sets out the <del>draft</del> policies which protect and enhance the natural, built <u>and historic</u> environment</i> ”.
118	Para 5.0.4	<b>MM038</b>	Para 5.0.4: “ <i>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.</i> ”
118	Para 5.0.8	<b>MM039</b>	New para. at 5.0.8: “ <i>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.</i> ”
120	Section 5.1 – Built Heritage	<b>MM040</b>	Retitle the Section “ <i>Built and Historic Environment</i> ”.
121	Para 5.1.3	<b>MM041</b>	Supporting text of para 5.1.3: “ <i>Under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 1990, the Council is required to have special regard to the desirability of preserving listed buildings and their settings <u>and ‘conserving their significance’, i.e. the sum of its cultural, natural and heritage values.</u></i> ”

121	Para 5.1.4	<b>MM042</b>	End of para 5.1.4, line 4: "Where the replacement of a locally listed building is accepted, the proposed building should be of a high <u>architectural standard.</u> "
122	Policy 41 - Conservation Areas	<b>MM043</b>	Line 1 of the Conservation Area policy: " <del>A Conservation Area Areas is an area designated because it has a</del> <u>are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. therefore a proposal Proposals for [etc....].</u> "
122	Para 5.1.6	<b>Minor</b>	Para 5.1.6, line 5: " <u>Conservation Area Policy Statements guidance</u> "
122	Para 5.1.6	<b>Minor</b>	Reference to listing the Conservation Areas in an Appendix to the Local Plan.
122	Para 5.1.6	<b>MM044</b>	After line 6 in the supporting text: " <u>In assessing the contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England guidance</u> ".
122	Para 5.1.6	<b>MM045</b>	Para 5.1.6: " <u>Detailed Guidelines for each Conservation Area and a description of the significance which it is desirable to conserve are contained in Conservation Area Guidance [...].</u> "
123	Para 5.1.8	<b>MM046</b>	Para. 5.1.8: " <del>...that consent. In addition, trees over 7.5cm in diameter measured at 1.5m from ground level in Conservation Areas are protected. Native species and local provenance will be sought as appropriate. Trees over 7.5 cm in diameter measured at 1.5m from ground level in Conservation Areas are protected under the Town and Country Planning Act 1990 even where they are not covered by TPOs.</del> "
123	Para 5.1.8	<b>MM047</b>	Para 5.1.8: " <u>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</u> ".
124	Para 5.1.10	<b>MM048</b>	Para 5.1.10: " <u>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 Road and the Knoll ASRCs Spatial Character Assessments"</u> .
124	Para 5.1.12		Para 5.1.12: " <u>Register of Parks and Gardens of Special <del>Historical</del>-Historic Interest</u> "
125	Para 5.1.14	<b>MM049</b>	Para 5.1.14: " <u>[...] the Council will consult Historic England. Proposals impacting the significance of a Registered Park or Garden will also be assessed against the tests laid out in para. 132-134 of the National Planning Policy Framework so that the park's significance is appropriately conserved.</u> "
125	Para 5.1.14	<b>MM050</b>	End of para 5.1.14: " <u>The Significance of each Registered Parks or Garden is set out and described as part of their respective entries on Historic England's web-based National Heritage List</u> "

			The Historic Parks and Gardens sites will be identified on the Policies Maps as they are referred to in the policy.
126	Policy 46 - Ancient Monuments and Archaeology	<b>MM051</b>	Title: <del>'Ancient Scheduled Monuments and Archaeology'</del> Add at end of para 5.1.16: <u>"Bromley's Areas of Archaeological Significance are due to be reviewed by Historic England and Supplementary Planning Guidance will be published identifying any proposed changes". 'Further advice can be provided by the Greater London Archaeological Advisory Service (GLAAS) within Historic England.'</u>
128	Para 5.1.20	<b>MM052</b>	Para 5.1.20: <u>"High Tall buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline".</u>
128	Para 5.1.21	<b>MM053</b>	Para 5.1.21: <u>"Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background through the appropriate assessment."</u>
128	Para 5.1.21	<b>MM011</b>	Para 5.1.21: <u>"Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background through the appropriate visual impact assessment."</u>
139	Para 5.2.33	<b>Minor</b>	Para 5.2.33: <u>"Hoblingwell Wood and Recreation Ground, Leasons Way Hill, St Paul's Cray"</u>
139	Para 5.2.33	<b>MM054</b>	Para 5.2.33: <ul style="list-style-type: none"> <li>• <u>Bull Lane Allotments, Chislehurst</u></li> <li>• <u>Cator Park, Aldersmead Road, New Beckenham.</u></li> <li>• <u>Downe Orchard, between Rookery Road and North End Lane, Downe</u></li> <li>• <u>Royston Field, Franklin Road, Penge</u></li> </ul>
150	Para 1	<b>MM056</b>	Para 1 <u>"Local authorities are required by The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) to have regard to the desirability of conserving the natural beauty and amenity of the countryside, and a duty to have regard for biodiversity commensurate with their functions under the Natural Environment and Rural Communities Act (NERC) 2006".</u>
150	Para 2	<b>MM055</b>	Para 2 <del>"This Policy"</del> These policies aims to protect those sites and features which are of ecological interest and value [...]
150	Para 2	<b>MM057</b>	End of para 2 <u>"... 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 notes in Bromley."</u>



151	Policy 70	<b>MM058</b>	End of 2nd bullet point in the policy: “... <u>to contribute towards the Bromley Biodiversity Action Plan.</u> ”
151	Para 5.3.4?	<b>MM059</b>	Para 5.3.4? “ <u>Planning proposals should be informed by the relevant British Standard(s) regarding Biodiversity as part of this process.</u> ”
152	Para 5.3.1	<b>MM060</b>	Para 5.3.1: “[...]. <u>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 &amp; Rural Communities Act 2006. These schedules are updated on a regular basis and local authorities are kept informed of any changes. In addition, the Biodiversity Plan identifies the Priority Species for Bromley including plant, fungi, bird and butterfly species of rare or threatened status. These should be taken into special consideration when development or change of use occurs and mitigation measures secured as above. In addition, the Bromley Biodiversity Plan approved in 2015 sets out protected species in the Borough.</u> ”
153	Policy 73	<b>MM062</b>	Last line of Policy 73: “ <u>When trees have to be felled, the Council will seek suitable replanting of native species.</u> ”
153	Para 5.3.2	<b>MM061</b>	Para 5.3.2: “...by TPOs. <u>In addition, trees over 7.5 cm in diameter measured at 1.5m from ground level in Conservation Areas are protected even where they are not covered by a TPO. Policy 43 sets out how the Council will assess applications for the felling of trees in Conservation Areas.</u> ”  Para 5.3.3: “...reach maturity. <u>Where new trees are planted native species and local provenance will be sought as appropriate.</u> ”
154	Para 5.3.6	<b>MM063</b>	Para 5.3.6: “ <u>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.</u> ”
154	Para 5.3.7	<b>MM064</b>	Para 5.3.7: “ <u>The Council will resist the removal of significant hedgerows, particularly ancient hedgerows [...].</u> ”  Para 5.3.8: “ <u>In granting planning permission for new development where significant hedgerow, including ancient hedgerows</u> ”...
156	Para 5.3.14	<b>MM065</b>	Additional para 5.3.14: “ <u>The Mayor’s London All Green Grid SPG and associated area framework for Downlands 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.</u> ”

Chapter 6 – Working in Bromley			
164	Policy 81 - Strategic Industrial Locations	<b>MM066</b>	<p>Para 2 of the Policy:  <del>“Notwithstanding the above uses, proposals on sites in the SIL where non-Class B operations are already in existence, proposals should seek to provide Class B uses operations. Proposals involving non-Class B uses on these sites should provide employment generating uses that reinforce the role of the SIL.</del>  <u>(INSERT SPACE)</u>  <del>Proposals in the SIL for Class B uses that include involving a quantum of floorspace to be used for display and sales should demonstrate that this quantum of floorspace is these uses are clearly ancillary to the a primary Class B uses.”</del></p>
169	Policy 83 - Non-Designated Employment Land	<b>MM067</b>	<p>Para 3 of the Policy:  <del>“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:</del></p> <ol style="list-style-type: none"> <li><del>a. whether there is a demonstrated lack of demand for the existing permitted uses or any potential alternative employment generating use 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,</del></li> <li><del>b. whether all opportunities for re-let and sale for reuse or redevelopment for employment generating uses have been fully explored, both in terms of existing and any alternative employment generating uses and layouts, including small/more flexible business units, and”</del></li> </ol>
172	Policy 85 - Office Clusters	<b>MM005</b>	<p>Policy Paragraph 2 to read:  <del>“Where existing offices can be demonstrated to no longer meet the needs of occupiers, redevelopment for Class B1(a) uses will be permitted following recent, active marketing of the site for reuse undertaken prior to the submission of a planning application over a minimum period of six months. Redevelopment proposals should <u>will be expected to</u> reprovide <u>at least</u> the same <u>quantum level</u> of office floorspace.</del></p> <p>Para 6.1.27  <del>‘There has been a significant loss of office space within the Borough attributed to Permitted Development Rights (PDR) for conversion of offices to residential use. 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 Permitted Development Rights (PDR), and where appropriate protect, renew, and modernise existing office stock in viable locations to improve quality and flexibility.’</del></p> <p>Para 6.1.28  <del>‘There has been a significant loss of office space within the Borough, with the trend expected to continue. It is important to <u>maintain ensure</u> an adequate supply of good quality office accommodation <u>is retained to</u> accommodate new and existing business and plan for the forecast growth over the Plan period.’</del></p>
180	Para 6.2.7	<b>Minor</b>	Corrected reference to DP “ <del>80</del> 76” in para 6.2.7

185	Para 6.2.18	<b>MM068</b>	Para 6.2.18: <del>“...The latest GOAD report identifies 445 retail outlets which provides around 1,293,500 sq. ft. of retail floorspace. It is acknowledged that other main town centre uses can complement the function of the centre and reflect the change in consumer trends. The Glades Shopping Centre provides 464,000 sq. ft. across 135 units”.</del>
189	Para 6.2.28	<b>MM069</b>	Addition to supporting text para 6.2.28 <del>“...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”.</del>
200	Policy 108 - East Camp	<b>MM006</b>	Make the following amendment to the Policy text: <del>‘Land 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.’</del>
204 etc	Para 6.4.7, 12 and 16	<b>MM070</b>	Para 6.4.7, line 4: <del>“The Grade II* listed historic Metropolitan Park”</del>  Para 6.4.12: <del>“The Grade II Listed centre is a historically significant sports and leisure facilities which is used to host national and international sporting events and has been used to host Olympic training events”.</del>  Para 6.4.16., line 2/3: <del>“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.”</del>
204 etc	Para 6.4.7, 8, 12, 14, 15	<b>MM072</b>	Para 6.4.7: <del>“The Council acknowledges that the development potential of sites within the proposed SOLDC is constrained by the park’s designation as Metropolitan Open Land by its conservation area status and by the need to conserve and enhance the significance of its numerous heritage assets. its conservation area status. Crystal Palace Park is highly accessible with five train and overground stations within walking distance. The Grade II* Listed 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* listed National Sports Centre, the remaining listed terraces and sphinxes from the Crystal Palace and the Grade I listed prehistoric Victorian sculptures of monsters and dinosaurs. The whole is designated as a conservation area.”</del>  Para 6.4.8: <del>“In 2011, a Masterplan submitted by the London Development Agency (LDA), folded into the Greater London Authority in 2012, was granted outline planning permission for the duration of 15 years. The Masterplan seeks to</del>

			<p><i>restore and improve the park and reinstate its national and international status. The park presents opportunities to encourage growth of more than sub-regional importance beyond its boundaries particularly through visitor spend in Crystal Palace and other neighbouring town centres within the Crystal Palace, Penge and Anerley Renewal Area. <del>Planning permission was granted for a masterplan which seeks to restore and improve the park and reinstate its national and international status.</del> 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.”</i></p> <p>Para 6.4.12.:  <i>“The Grade II* Listed centre is a historically significant sports and leisure facility [...]”</i></p> <p>Para 6.4.14:  <i>“The Council will work with the Mayor of London, Historic England and other stakeholders to identify adequate development capacity and ensure it supports the SOLDC designation should any development come forward”.</i></p> <p>End of para 6.4.15:  <i>“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 Naval Volunteer Reserve Trophy War Memorial and the Grade I prehistoric animal sculptures and geological formations by the lake.”</i></p>
206	Para 6.4.10	<b>MM071</b>	<p>Para 6.4.10, line 1-2:  <i>“Crystal Palace, which, in its original form originally housed the Great Exhibition in 1851 on Hyde Park <del>the structure which originally housed the Universal Exhibition in 1851”.</del></i></p>
<b>Chapter 7 – Environmental Challenges</b>			
225	Para 7.0.59	<b>MM073</b>	<p>The final bullet point at para 7.0.59:  <i>“Promote and protect biodiversity and green infrastructure including space for food growing where appropriate”</i></p>
<b>Chapter 8 – Delivery &amp; Implementation</b>			
231	Para 8.0.3	<b>MM074</b>	<p>Para 8.0.3:  <i>‘Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, the Council will negotiate planning obligations or agreements (s106 and/or s278 of the Highways Act 1980) to secure measures to meet those needs’.</i></p> <p>Para 8.0.5:  <i>“Pooled contributions will be used within the restrictions of the CIL Regulation 123; however, there is no limit for</i></p>

			<i>the pooling of s278 agreements.”</i>
<b>Glossary</b>			
237	Glossary	<b>Minor</b>	<i>“Areas of Archaeological Significance (AAS): These 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.”</i>
238	Glossary	<b>Minor</b>	A separate definition for the Bromley Biodiversity Plan will be added to the glossary.
<b>Appendices</b>			
254-255	Appendix 10.1 – Housing Trajectory	<b>MM010</b>	Amend “Changing retail patterns (200) to Changing retail patterns (290)
257	Appendix 10.2 Housing Site 1 - Bromley Civic Centre	<b>MM007</b>	Add text to the end of the final sentence <i>“...the Urban Open Space (Local Green Space), <del>and</del> Site of Importance for Nature Conservation <u>and listed buildings</u>”</i>
259	Appendix 10.2 Housing Site 3 - Hill Car Park.	<b>MM008</b>	Add text: <i>“Development for mixed use including retail (150sqm), <u>cultural facilities</u> car parking for the public and for <u>residential</u> and 150 residential units”</i>
260	Appendix 10.2 Housing Site 4 - Gas holder site, Homesdale Road	<b>MM017</b>	<i>“Ensure <del>complete</del> <u>appropriate</u> remediation of contaminated land <u>on the site is completed</u>”</i>
266	Appendix 10.2 Housing Site 10 – West of Bromley High Street	<b>MM009</b>	Add bullet point: <i>“<u>Be accompanied by a Masterplan to show how the proposed development is consistent with a comprehensive development of the site</u>”</i>
281	Appendix 10.4 Education Site 32 - Turpington Lane	<b>MM034</b>	Appendix 10.4 - Site 32 Turpington Lane, Bromley Common: <i>“Note allotments to the north of the site, outside the area allocated for education to be designated as Local Green Space (Appendix 10.8 site no <del>23</del> 65)”</i> See also minor modification proposed to Policies Map Set Part 2 Site 27
298	Appendix 10.6 – Areas of Special Residential Character	<b>MM075</b>	ASRC description for Chelsfield Park line 13: <i>“The estate also comprises areas of Green Belt which include woods and agricultural grazing land. <u>These are partly designated as a Grade I Site of Interest for Nature Conservation which includes species rich grassland</u>”.</i>
312	Appendix 10.8 –	<b>MM076</b>	Site 48 Chislehurst Recreation Ground, Walden Woods, Whytes Woods and Walden Woods, para. 3:

	Local Green Space Sites		<i>"There are also a range of recreational facilities: The Invicta Scouts hut is located on Chislehurst Recreation Ground, which is also home to Elmstead FC which secured funding to improve the now floodlit football pitches, (there is a kickabout on the site) and Chislehurst Tennis Club."</i>
319	Appendix 10.8	<b>Minor</b>	Site 54 Hollydale Open Space: <i>"Hollydale Hollydale"</i>
		<b>Minor</b>	Site 54 Hollydale Open Space, para 3: <i>"... obtained by the Friends of Havelock Recreation Ground Hollydale Open Space."</i>
338	Appendix 10.9	<b>Minor</b>	Add reference to Eldred Drive, Orpington into neighbourhood centres and Parades
		<b>Minor</b>	Additional inclusion of Maple Road units (83-101 excluding existing residential units) as a shopping frontage.
352	Appendix 10.12	<b>Minor</b>	The demolition of locally listed buildings can be monitored internally and should be included as part of the monitoring framework. The Key policies column will be amended to reflect all relevant policies.
360	Appendix 10.13	<b>Minor</b>	A21 Masons Hill - B265 - Delete text ' <del>Crown</del> ' Lane insert ' <u>Hayes</u> ' Lane
		<b>Minor</b>	<b>Roads</b> Add ' <u>s278</u> ' as a possible 'Funding Source'.
		<b>Minor</b>	Oakley Rd/Bromley Common – amend text: ' <del>Realignment and signalisation</del> ' of junction.'
		<b>Minor</b>	Cycling and Walking - Amend table entry: <i>"Schemes to improve safety at A21 <del>Kentish Way/Stockwell Close</del> A21 Farnborough Way, 100m north of Green Street Green."</i>
381	Appendix 10.14	<b>Minor</b>	Alteration to the boundary within the Knoll Rise, Orpington Town Centre Map
		<b>MM012</b>	Add appendix of AAP policies
			Add appendix of list of Conservation Areas
	Policies maps – Green Belt and UOS	<b>Minor</b>	Policies Map Set Part 2 - Table "Changes to Green Belt Designations" - Site 27 Allotments between Former Blue Circle Sports Ground and Turpington Estate: <i>"GB to UOS For Education Purposes (also shown on UOS changes)"</i>  Map pg. 16 of 44 Policies Map Set Part 2 'Proposed Changes to Green Belt Designations': Deletion of reference to Education purposes on Site 27  Proposed Local Green Space Site 65 – Bull Lane Allotments: <i>"These allotments established in 1926 and laid out by local people, are <u>the allotment</u> site with the largest capacity within a one kilometre radius"</i>
	Policies maps - LNR	<b>Minor</b>	Amend the boundary of the 'Darrick and Newstead Woods' Local Nature Reserve to correct the error
	Policies maps – additional designations	<b>Minor</b>	The designation of Historic Parks & Gardens and Scheduled Monuments will be identified on the Local Plan Maps.

	Policies Maps	<b>Minor</b>	Map amendments set out in the submitted minor modifications