

4.6. Creating a Sustainable Town Centre

- 4.6.1. The Planning and Compulsory Purchase Act 2004, Planning Policy Statement (PPS) 1 and its supplement on climate change, PPS 22 on renewable energy, PPS 25 on flood risk, The Consolidated London Plan and Bromley's UDP all underline the importance of environmentally sustainable development. The AAP offers the opportunity to produce development with highest environmental standards and to achieve environmental protection and enhancement. The Council is committed to joint working with key partners such as the Environment Agency.

Sustainable Design and Construction

- 4.6.2. Well designed neighbourhood should be socially, economically and environmentally sustainable. The AAP promotes the principles of sustainable development. The Council recognises the importance of design quality and the need to enhance local character in the design of new buildings and public spaces. Building Regulations require new homes to be zero carbon by 2016. The AAP promotes opportunities for water and energy saving and the creation of new residential neighbourhoods which are convenient and safe to walk or cycle to shops, schools and access to public transport with range of tenures and types of housing. Green roofs and surface water storage to reduce flood risk will be encouraged.
- 4.6.3. Redeveloping the centre with new buildings to high environmental standards provide an opportunity to improve the average environmental performance of the town's existing building stock. Relatively little is known about the environmental performance of specific buildings in the centre, apart from the Council's own stock. However, it is reasonable to use the UK average performance as a useful proxy. In 2004, the average UK house had a SAP of 52 (Review of Sustainability of Existing Buildings DCLG). New homes are now expected to exceed a SAP of 100, which indicates the beneficial effect that new development could have in improving the Borough's environmental performance.

Policy BTC8 Sustainable Design and Construction

The Council will require developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. In accordance with Policy 4A.1 of the London Plan, the following hierarchy will be used to assess applications:

- Using less energy, in particular by adopting sustainable design and construction measures
- Supplying energy efficiently in particular by prioritising decentralised energy generation and
- Using renewable energy

Developments will be required to achieve a reduction in carbon dioxide emissions of 20% from the incorporation of onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Development proposals will be required to set out how energy requirements will be met. The Council will define the broad parameters and requirements of future strategic energy infrastructure and work with developers to develop a town centre-wide energy strategy setting out the requirements for infrastructure provision and carbon emissions reduction. The Council will ensure that all new development is consistent with this strategy.

Developers will be required to demonstrate that the increase in water and waste water demand to serve the proposed development can be met and that the development will not result in any adverse off-site impacts on the water supply and sewage networks. New developments should incorporate water efficiency measures.

Commercial and community buildings will be required to achieve a BREEAM excellent rating. Residential development will be required to meet the requirements set out in the Code for Sustainable Homes or other subsequent guidance.

In respect of major new developments, developers will be required to submit Construction Logistics Plans for approval prior to the commencement of construction.

(Relevant policies BE1, ER4 & ER15 of UDP (2006) and 4A.3, 4A.4, 4A.7 of Consolidated London Plan (2008))

The Government's policy statement 'Building a Greener Future' (2007) demonstrates the intention to set a Code for Sustainable Homes standard, reaching zero carbon in 2016, with recent Budget announcements referring to zero carbon non-residential buildings by 2019.

- 4.6.4. New development will be required to reduce its Carbon emissions through energy efficiency measures such as improvements to the building fabric and energy efficient services within buildings. In accordance with central government guidance, the required residential Code for Sustainable Homes level is due to be increased during the plan period with the ultimate objective of achieving Level 6 and being zero carbon by 2016. Residential development will be required to achieve the codes set by Government policy and any relevant local targets. Commercial and community buildings will be required to meet any equivalent Code for Sustainable Buildings which may be published by the Government in the future.
- 4.6.5. The Council will encourage improvements to energy efficiency and where appropriate retrofitting renewable energy technologies to existing buildings.
- 4.6.6. The AAP seeks to ensure that a significant proportion of energy supply to new development comes from decentralised, renewable or low carbon sources, on site where feasible. The Council will work with partners to develop an energy strategy which will include feasibility work into a town-centre wide district-heating network and heat sources for that network and opportunities to reduce energy demands.
- 4.6.7. The use of recycled building materials and materials with low embodied energy and promote retrofitting existing buildings to make them more energy efficient is to be encouraged.

- 4.6.8. An energy strategy for each major development would need to include baseline energy demand and carbon dioxide emissions from the developments, along with expected energy savings from energy efficiency, cleaner technologies and sustainable energy measures.
- 4.6.9. For major new developments, the Council will expect developers to demonstrate that sustainable logistics practices will be applied through the submission and approval of Construction Logistics Plans.

Flood Risk

- 4.6.10. A Flood Risk Assessment is a critical part of the development and planning process. PPS25 requires new development to be steered to areas at lowest probability of flooding by applying a 'Sequential Test'. A Strategic Flood Risk Assessment has been undertaken as part of the AAP preparation. As sites come forward site specific flood risk assessments will be required based on the findings of the SFRA.
- 4.6.11. The Level 2 Strategic Flood Risk Assessment (SFRA) has been used to inform the AAP and the Sequential Test as set out in the Sustainability Appraisal. Proposals for Opportunity Sites A to G, M, N and P are within Zone 1. The land use types within these sites are a mixture of more vulnerable, less vulnerable, water compatible and essential infrastructure. No Exception Test would be required for these sites as they are in Zone 1.
- 4.6.12. The southern part of the town centre located to the south of railway is designated as Flood Zone 3 where there is a 1% or greater chance of flooding in any given year. Opportunity Sites J, K and L each contain three different flood zones. They also contain land uses of different levels of vulnerability. The SA demonstrates that sites J, K and L cannot be located in

Policy BTC9-Flood Risk

Developers are required to prepare a Flood Risk Assessment where appropriate that takes into account the Strategic Flood Risk Assessment for the Town Centre. Where development is identified within areas at risk of flooding the assessment of flood risk proposals should be carried out in line with the sequential test set out in PPS25.

Development should reduce flood risk and its adverse effects on people and property in Bromley Town Centre by:

- a) Appropriate comprehensive flood risk management measures within or affecting the Town Centre in consultation with the Environment Agency;
- b) Reducing the risk of flooding from surface water and its contribution to fluvial flooding by requiring all developments of one or more dwellings, and all other development over 500m² of floor space in the Town Centre, to have appropriate drainage schemes. Floor levels for the buildings to be set at a minimum level of the 1 in 100 year flood level plus climate change allowance with an additional 300mm 'freeboard' added to that level;
- c) Reducing the risk of flooding from sewers and foul drainage.

The layout of development will need to take into account the management of extreme flood flows, by showing any flow paths in extreme events (i.e. 1 in 1000 year event).

(Relevant policies ER12 of UDP (2006) and 4A.13 of Consolidated London Plan)