

Bromley Local Plan: Site Allocation 10

1. Alex Richards (Partner at Hollaway) and I have reviewed LB Bromley's calculation of remaining capacity within Local Plan Site Allocation 10 (**ID22**) and present our own more detailed assessment for the Inspector's consideration.
2. The Map on pg.2 shows the whole site allocation area (45,593sqm / 4.6ha) with the appeal site shaded red. The pages beyond show areas we have excluded from the developable area, adding layers which ultimately show our assessment of the extent of the developable area remaining within the allocation.
3. The Map on pg.3 then shows the part of the allocation within the Bromley Town Centre Conservation Area, which has very limited, if any, development potential.
4. There is a site towards the south of the allocation area on Ravensbourne Road which is subject to a blanket TPO and as such, this has been excluded. This map is on pg.4.
5. The map on pg.5 shows sites which already have planning permission, including William and Henry House and the sites listed in the table at ID22.
6. At pg.6, the map includes what we understand to be land owned by Network Rail and which should be excluded from the calculation as it forms either operational land, or railway embankment.
7. The map at pg.7 shows the roads highlighted and excluded.
8. At pg.8 the map includes Ethelbert Close, which is partly owned by LB Bromley and which Mr Johnson explained would still come forward for development of, we have assumed, 400 homes.
9. Finally, the map at pg.9 shows in green the remaining land which has development potential. The remaining area is 13,257sqm (1.3ha).
10. The allocation expects the delivery of 1,230 homes, of which 101 already have planning permission and 400 are likely to come forward at Ethelbert Close. That leaves a requirement for 729 homes across the remaining sites. For this to be achieved, the remaining sites would need to be developed to an average density of 561 dwellings per hectare.
11. Such a density of development is, however, clearly unrealistic to achieve. Not all of the land within the remaining sites can and will be developed (for example space will be retained around proposed buildings for amenity space, etc). Additionally such a density will also be difficult to achieve on the smaller parcels of land remaining within the allocation, particularly towards the south, between the approvals at 52 and 62 High Street and around the junction between Ravensbourne Road and High Street, where plots are small and could not feasibly accommodate such a scale of development. The emphasis, therefore, is for the larger remaining plots in the area to deliver the housing expected by the allocation.