

LONDON BOROUGH OF BROMLEY

TOWN PLANNING RENEWAL AND RECREATION DEPARTMENT

DELEGATED DECISION on

17/02423/ADJ

Paul Mellor

Land To The East Of The Railway
Beckenham Place Park
Beckenham SE6
Lewisham Council

Description of Development

Request for Scoping Opinion submitted under Regulations 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations (As Amended) 2015 in respect of a proposed flood alleviation scheme within the catchment of the River Ravensbourne, comprising of: works to raise low points in existing river walls between Ladywell and Lewisham town centre; the formation of a floodwater storage area within Ladywell Green (land bounded by Slagrove Place, SE13); the realignment of the River Ravensbourne and formation of a flood storage area at Beckenham Place Park, BR3, together with associated structures and landscaping works CONSULTATION BY LONDON BOROUGH OF LEWISHAM

Proposal

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Consultations

An objection has been received from a local resident and their concerns are summarised as follows:

- General support raised however consultation has been requested for embankment works and concern raised in regard to the access point and possible noise and anti-social behaviour as a result of the cycle track.
- Possible damage to highway during construction. Damage should not be paid for by residents and highway could be adopted
- Vehicle access to fields should be prevented to avoid fly tipping. Existing river bed should be retained to assist this.
- Planting should be used to prevent overlooking as a result of the raising of the bank
- Boardwalks across wetlands should have sufficient protections from falling to allow young children to walk to the playground.

- Parking in nearby roads should not be negatively affected by either use or construction traffic.

Highways - no objections are raised.

Drainage - no objections raised. The effect of the scheme for Bromley should be minimal, the remodelled park will be attenuating water flowing from Bromley so as to reduce flood potential within the rest of Lewisham.

Environmental Health (Pollution) - Concern is raised regarding the location of any emergency pumping equipment as well as the times and duration of testing. If any pumps are to be associated with diesel generators then an air quality assessment may also be required. Consultation with the Environment Agency and/or other Council Officers on this matter would be required.

Parks Management - no comments received.

Planning Considerations

London Plan Policy 5.12 - Flood Risk Management

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
T1 Transport Demands
T2 Assessment of Transport Effects
T3 Parking
T6 Pedestrians
T7 Cyclists
T18 Road Safety

The NPPF is also a consideration.

Emerging Local Plan

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in mid-2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 32 - Road Safety
Draft Policy 33 - Access For All
Draft Policy 37 - General Design of Development
Draft Policy 115 - Reducing Flood Risk

Conclusions

The application constitutes a request for a Scoping Opinion submitted to the London Borough of Lewisham in respect of the scope of the required Environmental Impact

Assessment. This will be followed by a full application whereby Bromley will be consulted again and comments may be provided.

As the Council is not required to advise or comment on the Scoping Opinion (as this is the responsibility of Lewisham Council), the Council considers the main issues relating to the proposed development at the site to be as follows:

- o the potential impact on local residents in the London Borough of Bromley
- o the potential impact on the highway network in the London Borough of Bromley
- o the impact on the recreational areas within the Borough
- o the impacts on drainage and flood risk
- o the impact on the character of the area

Comments to Lewisham are therefore provided on this basis.

With regard to the impact on residents in the Borough, the development is unlikely to affect the residential amenities of the nearest properties to the south on Ravensbourne Avenue. It is not anticipated that the character of the area or the use of the recreational areas by Bromley residents would be affected.

Regarding the impact on traffic the highway network, no objections are raised. Similarly, no concerns are raised by the Council's Drainage Officer.

In terms of Environmental Health pollution issues, concern is raised regarding the location of any emergency pumping equipment as well as the times and duration of testing. If any pumps are to be associated with diesel generators then an air quality assessment may also be required. Consultation with the Environment Agency would be required.

Decision

Decision - No Objection

For conditions or grounds of refusal please refer to the Decision Notice