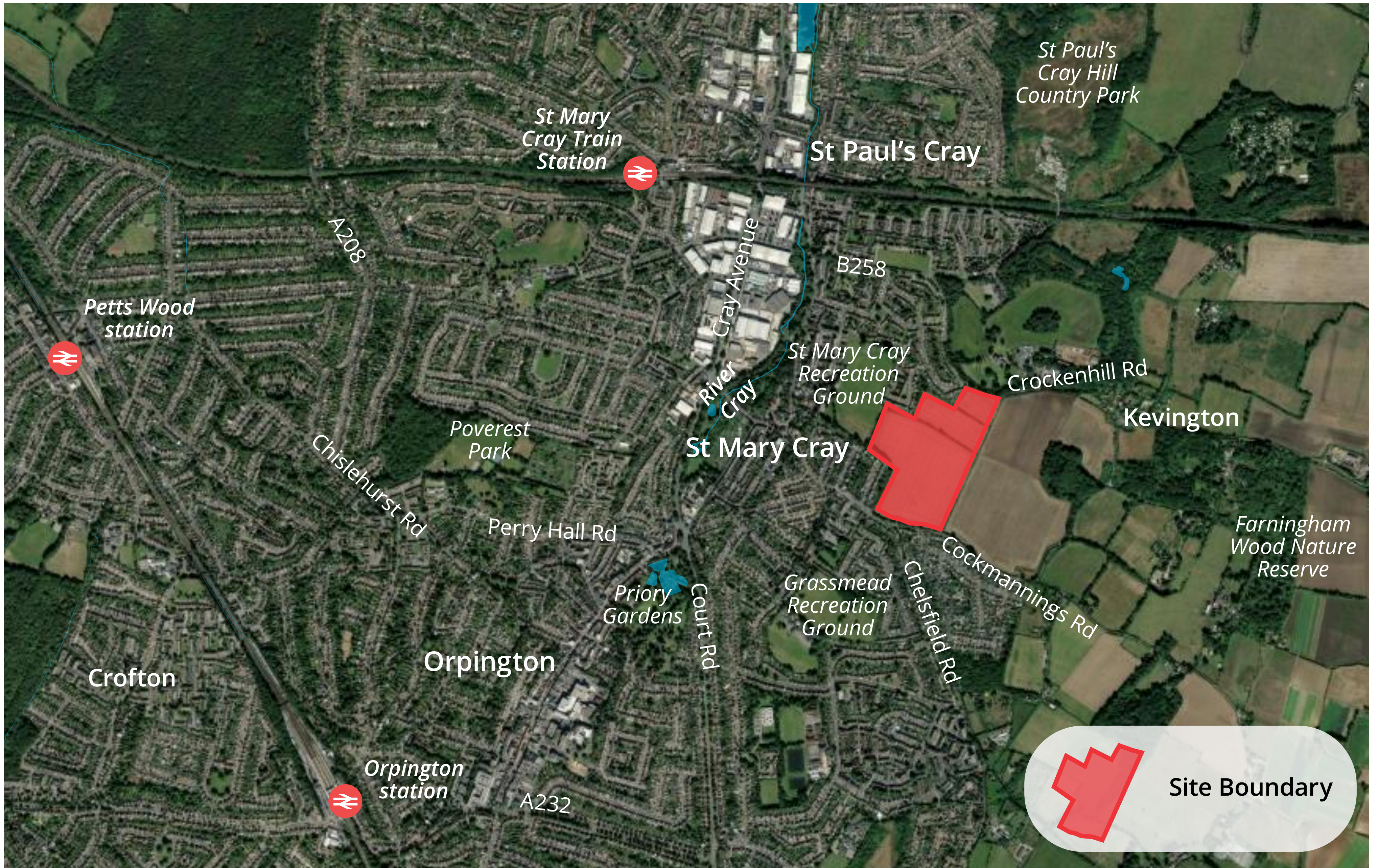


Welcome & Introduction



- This public exhibition provides an update on the progress of our emerging proposals for new family homes at St Mary Cray, further to the consultation event in December 2024. Thank you to all who provided feedback in recent months.
- The National Planning Policy Framework (2024) now includes updated policies relating to the Green Belt.
- In addition, the London Borough of Bromley's housing need has been confirmed as being **2,903** new homes per year. Our proposals will go some way to helping Bromley to meet these needs.
- The material presented at this consultation event is available at www.stmarycraylih.co.uk.

Lands Improvement Holdings (the landowners) is passionate about creating successful communities. The development will:

- Create publicly accessible open spaces.
- Retain and enhance the existing Public Rights of Way within the site.
- Deliver up to 325 new family homes.
- Provide potential space for healthcare.
- Secure investment to improve St Mary Cray Recreation Ground.

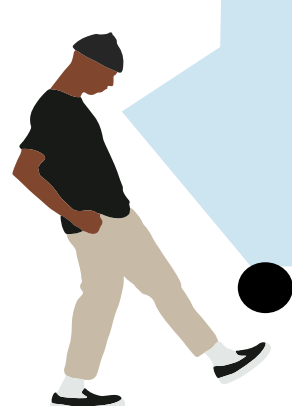
02

Responding to Feedback

Comments made about the original proposals

Our response

Sport & Leisure



Improve existing sports facilities in the area rather than creating new football pitches

We have removed the proposed new pitch on the site and propose to make financial contributions to improve the existing recreation ground, working with local stakeholders and Sport England to identify possible enhancements.

Public Transport



Provide more public transport routes around the site and St Mary Cray

- We have held discussions with Transport for London (TfL) regarding the extension of existing bus routes to serve the proposed new homes and to connect them to St Mary Cray and Orpington.
- The proposals will also include rental and car club facilities.
- We are discussing with TfL and the London Borough of Bromley how we can support traffic management in the area.

Health



Contribute to local health provision, recognising current pressures within the area

- We established the health needs of the area with the local NHS commissioning body.
- Our proposals include space for a focussed facility and we are in ongoing discussions with the local Integrated Care Board, which commissions health services, regarding potential uses.

Local Character



Focus on providing new family homes in keeping with St Mary Cray's character

- We are committed to providing family homes that will be sensitively designed, with no high rise flats or tower blocks.
- 50% of homes will be affordable to help reduce Bromley's housing waiting list.

Drainage and Flooding



What about new drainage infrastructure and discussions with Thames Water?

- We are liaising with Thames Water to appropriately design the drainage infrastructure (factoring in the necessary climate change allowances).
- We also remain committed to ensuring that the drainage infrastructure is designed to mitigate flood risk on and off the site.

03 The Vision



Legend

- | | | | |
|--------------------|-----------------------------|------------------------------------|---------------------|
| Site Boundary | Primary vehicle route | Drainage basins and water features | Nature education |
| Residential areas | Vehicle access | Village Green | Equipped play areas |
| Community focus | Pedestrian and cycle access | Community gardens | Natural play areas |
| Public green space | Potential bus route | | |

Investing in the St Mary Cray Recreation Ground



What could improvements look like?

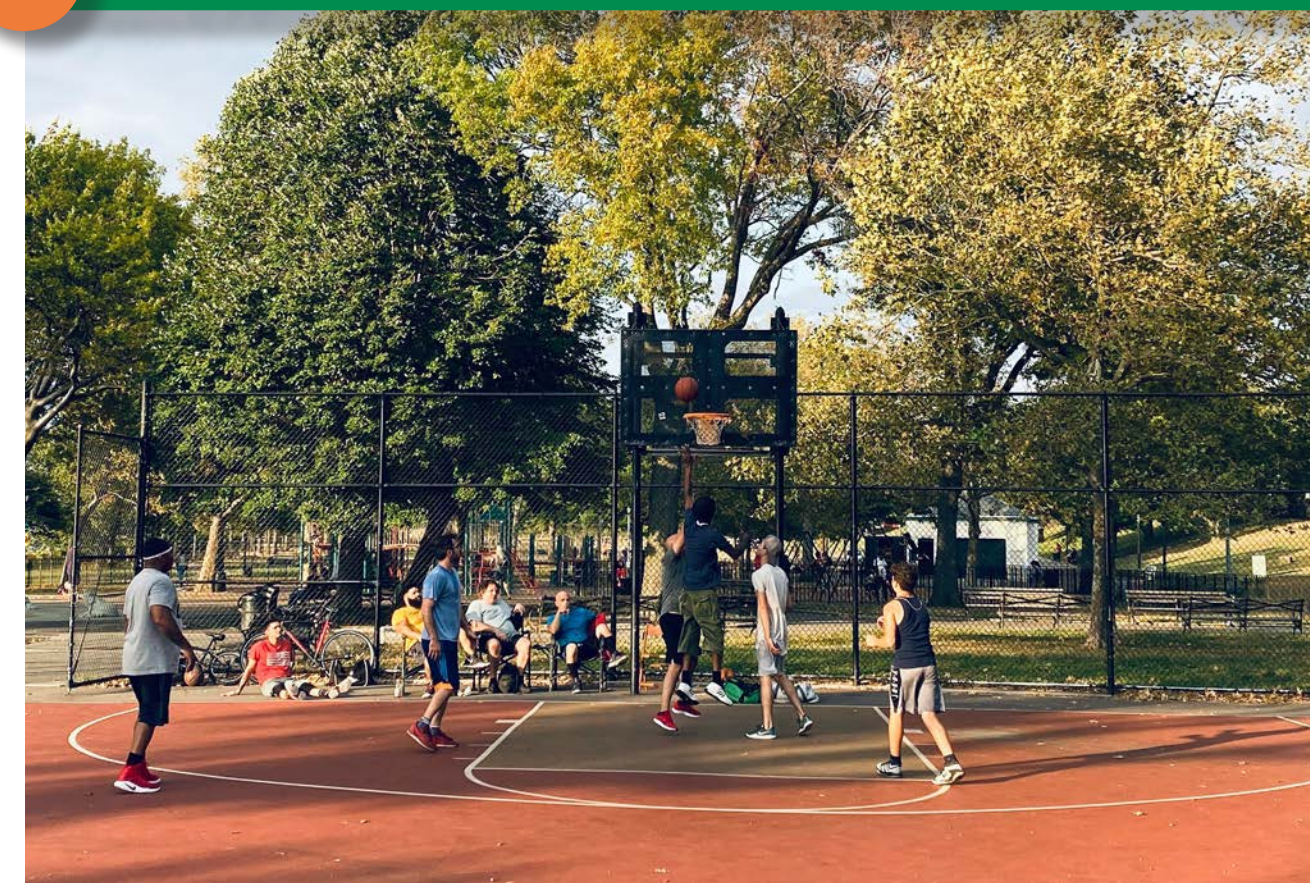
1

Improved pavilion



2

Better basketball courts

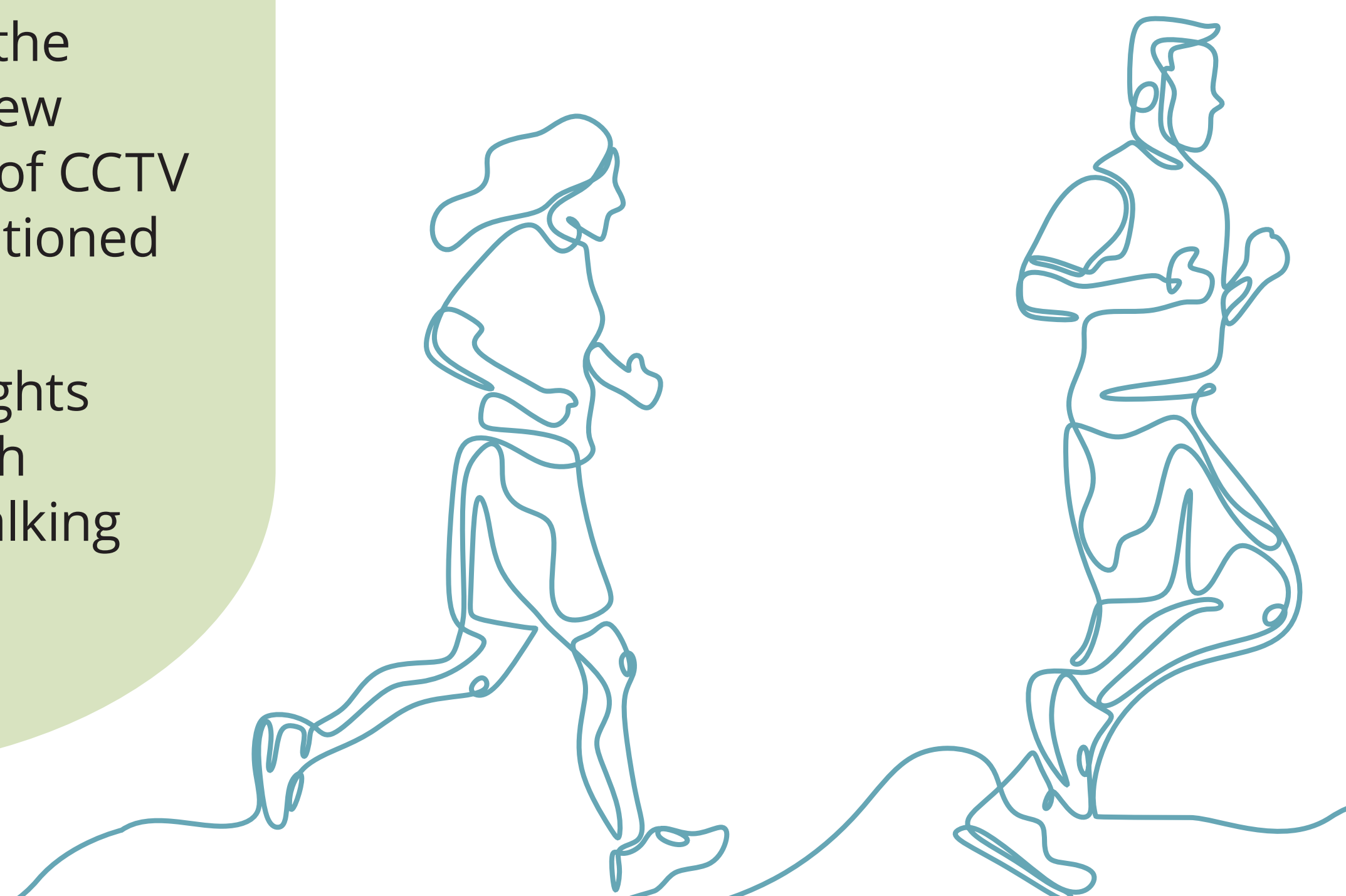


3

Improved lighting and CCTV



- We will provide financial contributions to enhance the St Mary Recreation Ground working with local stakeholders.
- Measures could include improvement works to the pavilion and the basketball court, provision of new storage containers for goalposts, and provision of CCTV and fencing to enhance security have been mentioned by stakeholders.
- We will maintain and enhance existing Public Rights of Way that connect the existing community with the recreation ground and provide improved walking routes through the site.



Community Services and Healthcare Provision



This is the part of the site we are calling the **'Community focus'**. It is likely to contain:

- A flexible space that could accommodate healthcare
- Parking for people visiting this area
- Bike parking and bus stops
- An open space where people can sit, meet and socialise.

What could this provision look like?

How the area surrounding this service might look



How the building might look from the outside



How the flexible space might look from the inside





- In line with the borough of Bromley's housing need, proposals include a mix of housing sizes, but with a focus on family homes (two, three and four bedroom properties).
- The majority of the proposed homes will be two storeys.
- In mixed density areas we anticipate a small number of homes will be three storeys.
- 50% (up to 163 homes) will be 'affordable' as defined by national planning policy.

What houses could look like in different parts of the site

'Low' Density Areas



'Low-Medium' Density Areas



'Medium' Density Areas

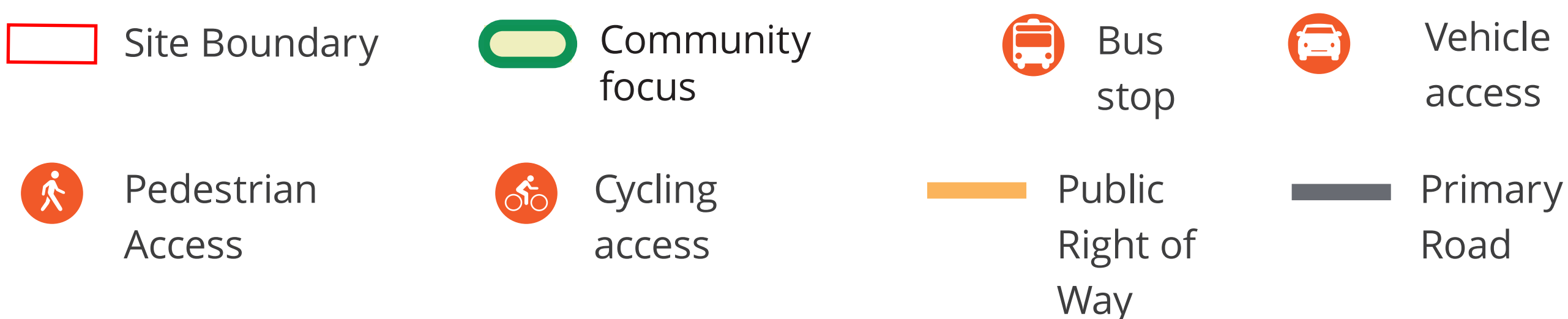


'Mixed' Density Areas



07

Public Transport and Access



Preserving existing footpaths



Public transport and cycling connections



Well-designed and effective parking provision



- We will ensure the site is accessible for the community via car, cycle, public transport or on foot.
- During discussions with TfL on how we can improve public transport routes, TfL have requested that the proposals provide the opportunity for the potential re-routing of existing bus services through the site with new bus stops, and we aim to provide quicker access to the shopping centre and mainline train station.
- We will provide bike and scooter hire and parking racks, which will serve new cycle paths.
- To help manage flow of traffic around the site, we will provide two vehicle access points at north and south entrances with no through route for cars.



- | | | | |
|-------------------|----------------------------------|-------------------------------|---------------|
| Site Boundary | Natural open space (e.g meadows) | Formal open space (e.g parks) | Village green |
| Community gardens | Drainage areas | Play | |

How different open spaces could look within the site

Village Green



Drainage areas



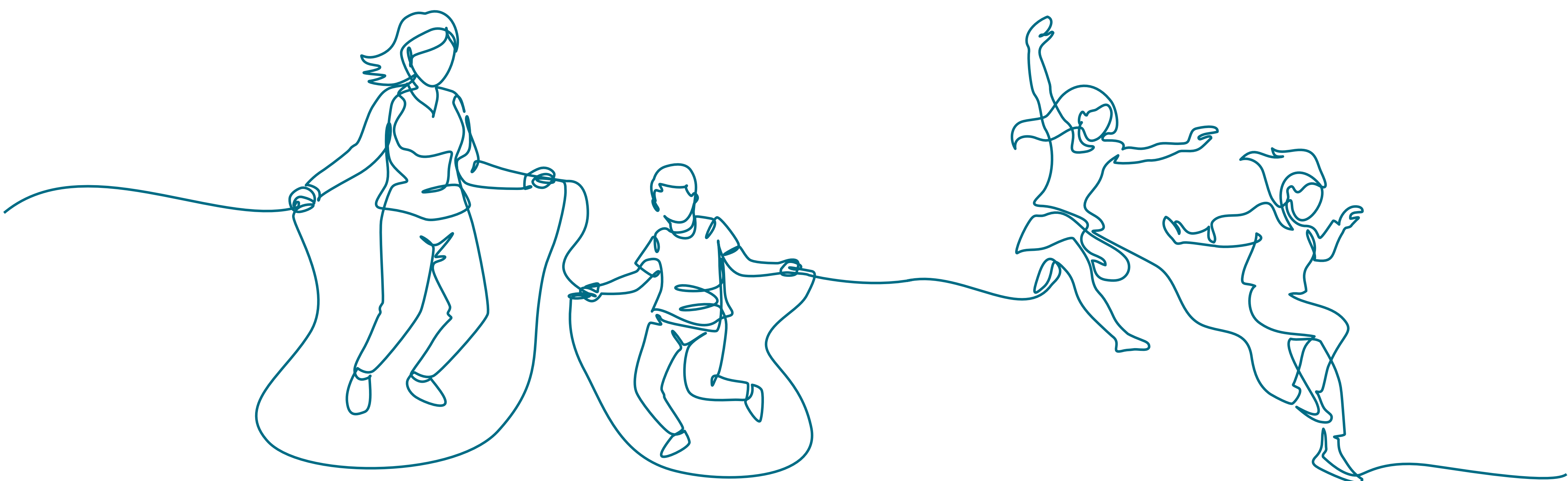
Green Buffer within Eastern Edge



- We are committed to strengthening hedgerows and tree lines to create a green buffer on the eastern edge and deliver large attractive publicly accessible green spaces throughout the site.
- We are working to provide all necessary drainage infrastructure.
- We have created a comprehensive planting and landscape strategy that will allow us to deliver at least a 10% Biodiversity Net Gain.
- This means habitats for wildlife are left in a measurably better state than they were before the development.



- Thank you for taking the time to view our exhibition material.
- Our aim is to deliver much needed housing and affordable housing that would contribute to the local economy, enhance existing sports and leisure facilities and improve public transport routes.
- We aim to submit an outline planning application to London Borough of Bromley later in the Summer.
- The planning application will be in outline form – this establishes the fundamental principles of a proposed development before detailed plans are submitted.



Scan here for
digital information:

