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DATE: 25 October 2021

To: Members of the  
**DEVELOPMENT CONTROL COMMITTEE**

Councillor Alexa Michael (Chairman)  
Councillor Yvonne Bear (Vice-Chairman)  
Councillors Vanessa Allen, Julian Benington, Katy Boughey, Peter Dean,  
Simon Fawthrop, Christine Harris, Colin Hitchins, Samaris Huntington-Thresher,  
William Huntington-Thresher, Charles Joel, Josh King, Tony Owen, Richard Scoates,  
Kieran Terry and Michael Turner

A meeting of the Development Control Committee will be held at Bromley Civic Centre on **TUESDAY 2 NOVEMBER 2021 AT 7.00 PM**

**PLEASE NOTE: This meeting will be held in the Council Chamber at the Civic Centre, Stockwell Close, Bromley, BR1 3UH. Members of the public can attend the meeting to speak on a planning application (see the box on public speaking below).**

**There will be limited additional space for other members of the public to observe the meeting – if you wish to attend, please contact us before the day of the meeting if possible, using our web-form:-**

**<https://www.bromley.gov.uk/CouncilMeetingNoticeOfAttendanceForm>**

**Please be prepared to follow the identified social distancing guidance at the meeting, including wearing a face covering.**

**The Council's [Local Planning Protocol and Code of Conduct](#) sets out how planning applications are dealt with in Bromley.**

ADE ADETOSOYE OBE  
Chief Executive

## **A G E N D A**

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

In accordance with the Council's Constitution, questions that are not specific to reports on the agenda must have been received in writing 10 working days before the date of the meeting – by 19<sup>th</sup> October.

Questions specifically relating to reports on the agenda should be received within two working days of the normal publication date of the agenda. Please ensure that questions specifically relating to reports on the agenda are received by the Democratic Services Team by 5 pm on Wednesday 27 October 2021.

**4 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 31 AUGUST 2021**

(Pages 1 - 6)

**5 MATTERS OUTSTANDING FROM PREVIOUS MINUTES**

**6 DESIGNATION OF THE COVERT CONSERVATION AREA, THE THRIFTS CONSERVATION AREA AND THE EXTENSION OF THE CHISLEHURST ROAD CONSERVATION AREA**

(Pages 7 - 72)

Petts Wood and Knoll and Cray Valley West wards

**7 BROMLEY HOUSING TRAJECTORY 2021**

(Pages 73 - 150)

**8 INFRASTRUCTURE FUNDING STATEMENT**

(Pages 151 - 164)

**9 SHOPFRONT DESIGN GUIDANCE IN BROMLEY**

(Pages 165 - 192)

**10 LOCAL LIST OF VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS**

(Pages 193 - 244)

## DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 7.30 pm on 31 August 2021

### Present:

Councillor Alexa Michael (Chairman)

Councillors Vanessa Allen, Julian Benington, Katy Boughey, Peter Dean, Simon Fawthrop, Christine Harris, Samaris Huntington-Thresher, William Huntington-Thresher, Charles Joel, Josh King, Keith Onslow, Tony Owen, Richard Scoates and Gary Stevens

### 49 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Vice-Chairman Councillor Yvonne Bear and Councillor Colin Hitchins; Councillors Keith Onslow and Gary Stevens attended as their respective substitutes.

An apology for absence was also received from Councillor Kieran Terry.

Following the meeting, an apology was received from Councillor Michael Turner.

### 50 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 51 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

The following written question was submitted by Mr Clive Lees, Chairman of Ravensbourne Valley Residents:-

“Would the Chairman kindly comment on plans for the immediate temporary protection of the Grade 2 Ice House, the roof of the porch of which has suffered further damage in the last few months and is exposed to the elements. What are the plans for the long term conservation of this ‘At Risk’ building?”



Above the left hand (and recent picture) shows new damage to the ridge.

The Chairman responded as follows:-

“The Council are working with Historic England to ascertain what should be done to protect this building. A full condition survey from an appropriate conservation consultant is in the process of being commissioned and Historic England will then advise on relative urgency of certain works, comment on draft briefs and help review consultant reports with the aim of agreeing a clear specification of what needs to be done. This work is anticipated to be completed within the next few months. Depending on cost, the works will either then be commissioned or a Capital bid sought to fund the required works – which may also include a bid for funding from Historic England.”

**52 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 1 JULY 2021**

Minute 48 – Planning Application (21/00091/FULL1) – 40 Croydon Road, West Wickham, Bromley BR4 9HR

Councillor Fawthrop thanked the Portfolio Holder for Environment and Community Services, Councillor William Huntington-Thresher for the introduction of pay and display parking facilities outside the shops at Kingsway Parade.

**RESOLVED that the Minutes of the meeting held on 1 July 2021 be confirmed and signed as a correct record.**

**53 MATTERS OUTSTANDING FROM PREVIOUS MINUTES**

**Members noted there were no matters outstanding from previous Minutes.**

**54 PLANNING APPLICATION (20/02880/FULL4) - FLAMINGO PARK, SIDCUP BYPASS ROAD, CHISLEHURST BR7 6HL (Chislehurst Ward)**

Description of application – Section 106A application to amend the terms of the legal agreement attached to planning permission ref. 17/04478/FULL1.

Oral representations in support of the application were received from the applicant’s agent. In response to a Member question relating to the “Ready for Use” Clause referred to in paragraph 2.5 of the report, the agent advised that the football league was keen to assist where it could so as to ensure the stadium was constructed to an operational standard.

Committee Member and Ward Member Councillor Boughey reported that she and Ward Member Councillor Terry had met with the applicant who had explained the financial commitment to them. The applicant proposed to build the stadium to waterproof shell (the whole structure apart from internal fixtures) to get the football pitch up to league standard. This also included access roads, footpaths and the installation of utility services. The costings involved a financial commitment by the applicant and club of nearly £3m before a brick was laid for housing. This demonstrated that the stadium was the first priority in the development. The applicant had provided the accommodation

schedule as requested of the 42 units (five of which were affordable units and two wheelchair adaptable units), 37 shared ownership (six of which would be wheelchair adaptable). Councillor Boughey moved that the Deed of Variation be granted and requested that this be dealt with as a matter of urgency. The development would not only provide an up-to-date sports facility but also 42 much needed affordable properties which would contribute significantly towards Bromley's housing target.

Councillor Fawthrop seconded the motion for the Deed of Variation to be granted.

**Members having considered the report and representations, RESOLVED that the DEED OF VARIATION BE APPROVED SUBJECT TO LEGAL AGREEMENT as recommended in the report of the Assistant Director, Planning.**

**55 PLANNING APPLICATION (21/02269/FULL1) - ST. RAPHAEL'S RESIDENTIAL HOME, 32 ORCHARD ROAD, BROMLEY BR1 2PS (Bickley Ward)**

Description of application – Demolition of the existing care home buildings and erection of a single to part three storey building plus basement to provide a care home (Use Class Order Class C2) and car parking landscaping and associated works.

The Development Management Team Leader – Major Developments gave a brief presentation and overview of the application.

Oral representations in support of the application were received from the applicant's agent who gave the following responses to Member questions:-

- In relation to the 50 proposed car parking spaces (two of which were allocated for disabled parking), as the vast majority of residents did not own a car, these spaces were mainly for visitors and staff. The parking provision met with parking standards and were larger than the norm.
- Ten electric car charging spaces would be provided. This equated to the policy requirement in the Local Plan for the provision of 20%. However, if there was capacity to do so, the applicant was willing to provide more.
- Detailed discussions had taken place with neighbouring residents to ensure they would not be affected too badly during the hours of operation at the construction stage. Statutory regulations stated that engines should not be started before 8 am and must be switched off by 6 pm Monday to Friday. Working hours are 8 am to 1 pm on Saturdays and no work is to be carried out on Sundays or Bank Holidays. Neighbours would be advised when particularly noisy machinery was due to be on site. It was anticipated that work would begin during November/December.
- While twelve dual occupancy suites would be provided, the applicant would be flexible whenever possible.
- In the event that a client was affected by financial difficulties, the matter would be discussed with them or family members to ensure a satisfactory outcome.

- The units located on the ground floor would overlook the spacious courtyard where sunlight would enter from both east and west directions. The café/restaurant would also have a view of the courtyard.
- It was anticipated that work would begin in December 2021 and would be ready for occupancy in two years' time.

The Chairman considered the proposed replacement building had been cleverly designed and was much larger and more attractive than the existing building. Care homes were much needed in the Borough and the applicant had been mindful of the residential quality of the units. The Chairman moved that the application be permitted. Councillor Joel seconded the motion.

Councillor Fawthrop moved that a condition be added for 100% enabled electric car charging points to be provided. The motion was seconded by Councillor Onslow.

The Development Management Team Leader – Major Developments advised that the hours of operation could be covered in the Construction Management Plan condition. Members were also advised that there was no policy basis to add an additional condition for electric vehicle charging points.

**Members having considered the report, objections and representations, RESOLVED that PERMISSION BE GRANTED SUBJECT TO A SECTION 106 LEGAL AGREEMENT as recommended and subject to the conditions and informatives set out in the report of the Assistant Director, Planning. A condition requiring the provision of 100% electric car charging points was also added.**

## **56 DELEGATED ENFORCEMENT ACTION (APRIL 2021 TO JUNE 2021)**

### **Report HPR2021/041**

Members considered enforcement action taken for the period April 2021 to June 2021 following authorisation under delegated authority.

In response to a question from the Chairman, the Assistant Director, Planning reported that the waste transfer site referred to on page 65 of the report was located on the Rookery Estate and while the postal address was in Bromley Common Ward, the site was located mainly in Hayes and Coney Hall Ward.

Councillor Owen asked what the reason for action was in relation to Lynwood Grove, Orpington (bottom of page 65). The Assistant Director, Planning agreed to check this and circulate the information to Members. The term 'OPDEV' in the recommendation column referred to building work.

**RESOLVED that the report be noted.**

**57 PROPOSED NON-IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PART 2, CLASS A PERMITTED DEVELOPMENT RIGHTS IN THE KNOLL ASRC**

**Report HPR2021/044**

Members considering the making of a non-immediate Article 4 Direction to withdraw the Part 2, Class A permitted development right (PDR) which allowed the erection or construction of a gate, fence, wall or other means of enclosure. The Direction would apply to the Knoll Area of Special Residential Character (ASRC) and would come into force at least 12 months after being made, subject to confirmation by the Renewal, Recreation and Housing Portfolio Holder after taking account of representations received.

Councillor Fawthrop moved that the non-immediate Article 4 Direction be authorised as set out in the report with recommendation 2.2 amended to state that the matter be referred to the 'next' Renewal, Recreation and Housing Policy Development and Scrutiny committee meeting for pre-decision scrutiny. Councillor Owen seconded the motion.

**RESOLVED that:-**

- 1. the making of a 'non-immediate' Article 4 Direction (covering the Knoll Area of Special Residential Character, as defined in the Bromley Local Plan) to withdraw the permitted development right granted by Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GDPO'), Schedule 2, which allows the erection or construction of a gate, fence, wall or other mean of enclose BE AUTHORISED;**
- 2. the matter be referred to the next Renewal, Recreation and Housing Policy Development and Scrutiny Committee meeting for pre-decision scrutiny; and**
- 3. Members note that the Portfolio Holder for Renewal, Recreation and Housing will be asked to authorise the making of a non-immediate Article 4 Direction, which will come into force 12 months from the day on which it is made, if it is subsequently confirmed following public consultation.**

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Any Other Business

Councillor Benington referred to a news article which stated that since 1 August 2021 there had been an Act/Agreement by the Government under planning regulations allowing ground floor shop premises to be converted into residential accommodation under permitted development. He requested (and the Chairman agreed) that the matter be discussed at the next Development Control Committee meeting.

The meeting ended at 8.15 pm

Chairman

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Report No.  
HPR2021/055

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** EXECUTIVE

**FOR PRE-DECISION SCRUTINY BY THE RENEWAL,  
RECREATION AND HOUSING POLICY DEVELOPMENT AND  
SCRUTINY COMMITTEE AND DEVELOPMENT CONTROL  
COMMITTEE**

**Date:** DCC: 2 November 2021  
RRH PDS: 16 November 2021  
Executive: 24 November 2021

**Decision Type:** Non-Urgent Executive Key

**Title:** DESIGNATION OF THE COVERT CONSERVATION AREA, THE  
THRIFTS CONSERVATION AREA AND THE EXTENSION OF  
THE CHISLEHURST ROAD CONSERVATION AREA

**Contact Officer:** Ben Johnson, Head of Planning Policy and Strategy  
E-mail: ben.johnson@bromley.gov.uk

Simon Went, Principal Conservation Officer  
E-mail: simon.went@bromley.gov.uk

**Chief Officer:** Tim Horsman, Assistant Director (Planning)

**Ward:** Petts Wood and Knoll; Cray Valley West

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## 1. Reason for report

- 1.1. This report recommends the designation of the Covert Conservation Area (shown at Appendix 1), the Thrifts Conservation Area (shown at Appendix 2) and the extension of the Chislehurst Road Conservation Area (shown at Appendix 3). The proposed boundaries were informed by an independent assessment and were subject to public consultation between October and December 2020. Details of the representations received and how these representations have been addressed are set out in the report.

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## 2. RECOMMENDATION(S)

- 2.1. That Development Control Committee endorse the designation of the Covert Conservation Area (shown at Appendix 1), the Thrifts Conservation Area (shown at Appendix 2) and the extension of the Chislehurst Road Conservation Area (shown at Appendix 3).**
- 2.2. That Members refer the matter to the Renewal, Recreation and Housing Policy Development and Scrutiny Committee for pre-decision scrutiny.**
- 2.3. That Executive approve the designation of the Covert Conservation Area (shown at Appendix 1), the Thrifts Conservation Area (shown at Appendix 2) and the extension of the Chislehurst Road Conservation Area (shown at Appendix 3).**

### Impact on Vulnerable Adults and Children

1. Summary of Impact: No impact
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### Corporate Policy

1. Policy Status: Not Applicable
  2. BBB Priority: Regeneration Quality Environment
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### Financial

1. Cost of proposal: Costs associated with designation will be met from the Planning Policy and Strategy budget.
  2. Ongoing costs: N/A
  3. Budget head/performance centre: Planning Policy and Strategy
  4. Total current budget for this head: £0.568m
  5. Source of funding: Existing Revenue Budget for 2021/22
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### Personnel

1. Number of staff (current and additional): 1
  2. If from existing staff resources, number of staff hours: N/A
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### Legal

1. Legal Requirement: Statutory requirement, set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), for every local planning authority to determine, from time to time, which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Non-statutory policy and guidance provides detail on how Conservation Areas should be identified and designated.
  2. Call-in: Applicable
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### Procurement

1. Summary of Procurement Implications: N/A
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No

2. Summary of Ward Councillors comments: Ward Councillors were not asked for comments on this report but have previously noted support for the designation of the Conservation Areas. Comments in support of the proposed designations were received from one Ward Councillor during the consultation on the proposed areas.

### 3. COMMENTARY

#### Background

- 3.1. In September 2020, Development Control Committee<sup>1</sup> approved a public consultation exercise to seek views on three proposed Conservation Areas: the Covert Conservation Area, the Thrifts Conservation Area and the extension of the Chislehurst Road Conservation Area.
- 3.2. The proposed boundaries for the Thrifts Conservation Area and the extension to Chislehurst Road Conservation Area were informed by a detailed character assessment prepared by independent external consultants - Built Environment Advisory & Management Service (BEAMS). The assessment is provided at Appendix 4.
- 3.3. The BEAMS report did not recommend designation of the Covert as a Conservation Area. At the Development Control Committee meeting on 24 September 2020, members discussed the inclusion of the Covert as a potential new Conservation Area, as part of the proposed consultation exercise:

*“The first photograph on page 499 of the BEAMS assessment was of The Covert. However, this road had not been included as part of the new Conservation Area. Councillor Fawthrop moved (and it was agreed) that The Covert covering the Noel Rees houses from Nos. 1-29, 2-48 but excluding 24- 26b, be included as part of the new Conservation Area. An application for the installation of roof lights at No. 44 The Covert was dismissed at appeal and enforcement action was undertaken. The Inspector’s report referred to the unique setting of The Covert and alluded to the design heritage of the Noel Rees houses.”<sup>2</sup>*

- 3.4. Following discussion, Development Control Committee resolved to include the Covert, covering the Noel Rees houses from Nos. 1-29, 2-48 but excluding 24-26b, as part of the consultation exercise.
- 3.5. Consultation on the three proposed Conservation Areas was undertaken between 30 October and 14 December 2020. All properties within the proposed Conservation Area, and those in close proximity to the boundary, were sent a letter and questionnaire. Details of the consultation were also available on the Council’s website alongside an online survey.

#### Consultation responses

- 3.6. A total of 391 representations were received, from local residents, residents’ groups, and Historic England; this was made up of 16 e-mail and written responses, and 375 survey responses (approximately 80% of which came via the online survey). It should be noted that no response – either those comments proposing new areas or those comments which disagreed with the proposed designations. - included any detailed character assessment or other evidence to support comments made or to rebut evidence from the BEAMS report.

#### *The Covert Conservation Area*

- 3.7. Of those representations which stated agreement or disagreement with the proposal, 288 (82%) agreed with the proposed designation (220 of which strongly agreed) and 65 (18%) disagreed (54 of which strongly disagreed).

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<sup>1</sup> ‘PETTS WOOD CONSERVATION AREAS’, Development Control Committee 24 September 2020, available from: <https://cds.bromley.gov.uk/documents/s50083375/PETTS%20WOOD%20CONSERVATION%20AREASPART%201%20REPORT%20TEMPLATE.pdf>

<sup>2</sup> Minutes of Development Control Committee meeting held on 24 September 2020, available from: <https://cds.bromley.gov.uk/documents/g6908/Public%20minutes%20Thursday%2024-Sep-2020%2018.30%20Development%20Control%20Committee.pdf?T=11>

3.8. 38 representations did not express an opinion about the proposed designation.

#### *The Thrifts Conservation Area*

3.9. Of those representations which stated agreement or disagreement with the proposal, 287 (80%) agreed with the proposed designation (222 of which strongly agreed) and 74 (20%) disagreed (64 of which strongly disagreed).

3.10. 30 representations did not express an opinion about the proposed designation.

#### *Extension to Chislehurst Road Conservation Area*

3.11. Of those representations which stated agreement or disagreement with the proposal, 287 (81%) agreed with the proposed designation (233 of which strongly agreed) and 69 (19%) disagreed (56 of which strongly disagreed).

3.12. 35 representations did not express an opinion about the proposed designation.

#### Response to issues raised in consultation responses

3.13. The Council's response to representations received is provided at Table 1. The responses are grouped into general comments; specific comments on the proposed Conservation Areas; and requests for additional Conservation Areas.

3.14. As noted above, none of the responses received provided any substantive evidence (e.g. a character assessment) to support comments made or requests for areas to be added to or removed from the proposed area(s). A number of comments simply put forward suggestions for new Conservation Areas (including suggestions for designating the entire Area of Special Residential Character (ASRC) as a Conservation Area) without any justification.

3.15. A lot of reasons put forward in support of the proposals (or in support of suggestions for further designations) were not relevant considerations for the purposes of designating a Conservation Area; common reasons included support on the basis that the Conservation Areas would ban or severely restrict development, or that the designations would increase house prices. As set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Conservation Areas should be designated based purely on whether they have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

3.16. With regards to the issues noted above raised in the representations, it is acknowledged that the Conservation Area will lead to additional restrictions for properties within the area, but it is considered that the area is justified on merit, as set out in the BEAMS report and in line with legislation and guidance.

3.17. Comments in support of the proposed area were received from Historic England (HE). The HE response welcomed the Council's proposal to designate the three proposed Conservation Areas, and noted the following:

*"The BEAMS report sets out a well-researched argument for designation and the significance of the proposed conservation areas. These are all within the Petts Wood area, which represents a good quality 1930s garden suburb. There are three existing conservation areas within the suburb and the majority of the area is included in an Area of Special Residential Character (ASRC).*

*The report considers whether the whole ASRC is of sufficient architectural and historic interest to warrant upgrading to conservation area status. The conclusions of the report find that it does*

*not possess the special interest to merit this designation. However, the extension of the Chislehurst Road Conservation Area, and the designation of 'The Thrifts' Conservation Area, are proposed. These sub-areas generally contain grander, detached houses of greater architectural interest. An additional conservation area is proposed by the Council, 'The Covert', which is set apart by the concentration of mature trees which predate the housing development and have influenced its layout. We consider these designations to be justified and are content for the Council to proceed on the basis of the report and local consultations."*

**Table 1: summary of representations received, and LBB response**

Summary of comments	LBB response
<i>General comments</i>	
<p>Criticism of priority given to new Conservation Areas given we are in the middle of a pandemic, schools, hospitals, and the Police are chronically underfunded, and Bromley recently decided not to support free school meals in the holidays. A number of respondents considered that the exercise was a waste of money.</p>	<p>Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states: <i>“It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly”</i>. The exercise to investigate potential Conservation Areas in Petts Wood has been undertaken as part of fulfilling this duty on an ongoing basis.</p>
<p>Criticism that the proposed Conservation Areas are vanity projects to appease local groups, and just a cynical attempt to railroad Petts Wood residents yet again to fulfil someone’s undeclared agenda.</p>	<p>The Conservation Areas have been informed by an independent report. The report looked at the entire ASRC and considered that only certain parts of the area warranted Conservation Area status.</p>
<p>Concern raised that these proposals will not be the last of proposals, and that there will inevitably be further proposals to extend the area until the whole area is covered by a Conservation Area.</p>	<p>As above, the independent report which informed the proposed Conservation Areas looked at the entire ASRC and considered that only certain parts of the area warranted Conservation Area status. It is also noted that no substantive evidence was submitted as part of the consultation to suggest additional areas within the ASRC should be designated. It is considered very unlikely that any cogent reasons could be put forward to justify further Conservation Areas in the remaining ASRC area.</p>
<p>Several respondents noted existing policy and controls (ASRC designation and Article 4 Directions) and considered that they offer sufficient protection for the area already.</p>	<p>The ASRC designation does have Development Plan status but does not have the same legislative force as a Conservation Area. Article 4 Directions remove permitted development (PD) but are not relevant to the determination of planning applications. The new Conservation Area designations are considered to be justified as set out in this report and will give stronger protection to the identified architectural and/or historic interest of these areas.</p>
<p>A number of respondents raised concern about the impact that the proposed Conservation Areas could have on property values.</p>	<p>Impact on property value is not a relevant consideration to be taken into account when determining whether to designate a Conservation Area.</p>
<p>Reference to recent appeal decision (specific appeal decision not cited) where Inspector noted that proposed new dwellings would make a positive contribution to the area. Respondent considers that</p>	<p>Conservation Area status will not preclude development in-principle (particularly where it can be demonstrated that it will not cause harm), but it will give heightened protection to the identified architectural and/or historic interest of these areas.</p>



Summary of comments	LBB response
<p>this shows that new development does not necessarily harm the character and appearance of the area.</p>	
<p>A number of responses raised concern about the additional bureaucracy associated with a Conservation Area designation, such as restrictions on alterations to property. Concern was raised that it would put off prospective purchasers and lead to houses falling into disrepair. One respondent noted that the proposals could prevent homes being retrofitted to improve energy efficiency standards, which is environmentally irresponsible.</p>	<p>Conservation Area status does limit use of some permitted development rights, but as noted above, Conservation Area status will not preclude development in-principle (particularly where it can be demonstrated that it will not cause harm). It will give heightened protection to the identified architectural and/or historic interest of these areas.</p>
<p>A number of respondents made broad comments that the areas in general did not warrant designation. One respondent felt that the BEAMS report does not accurately reflect extent of architectural and historic interest. Another respondent considered that the BEAMS report is a contrived attempt to create architectural &amp; historic interest, and many areas within Bromley have similar architectural styles together with styles and histories of their own, which in some cases are far more historically important than Petts Wood yet somehow not considered – respondent gave example of West Wickham, Penge, Clock House, Kelsey Park, Sundridge, Bickley, Chislehurst, Keston, Hayes, Farnborough, Crofton, Chelsfield and Orpington. Petts Wood is considered unexceptional by comparison to other areas and therefore the proposed Conservation Areas risk devaluing the concept of conservation.</p>	<p>The BEAMS report is a comprehensive assessment of the area and sets out the relevant justification for identifying a new Conservation Area at the Thrifts, and an extension to the Chislehurst Road Conservation Area.</p> <p>As noted elsewhere in this report, while the Covert was not recommended for designation as a Conservation Area in the BEAMS report, it is considered that there is justification for the designation.</p> <p>It is considered that the proposed three new/extended Conservation Areas are appropriate and would not devalue the concept of conservation. It is noted that the proposed areas are supported by HE.</p>
<p>Several respondents raised concern about consulting and deciding on the Conservation Area designations while we are in the midst of the Covid-19 pandemic.</p>	<p>The pandemic has not had any specific impact on the quality of the consultation, as we would have undertaken the same methods in a non-pandemic world. Residents had the opportunity to make representations and ask questions during the consultation period. Respondents have not identified a specific adverse impact that has arisen due to the perceived lack of engagement.</p>
<p>Several respondents made a general point questioning why boundaries excluded some houses on a road and not others.</p>	<p>The BEAMS report, and this committee report, set out the justification for the proposed Conservation Areas. A number of suggestions for additions and exclusions were put forward; these are addressed in the sections of Table 1 below.</p>
<p>Several respondents considered that previously permitted development in the area has already undermined the area's</p>	<p>The respondents do not specify the developments in question, except one respondent who mentions a development in the Station Square</p>

Summary of comments	LBB response
<p>character. Development on Station Square was mentioned specifically.</p>	<p>area; this area is covered by an existing Conservation Area and part of the ASRC that is not proposed for a new Conservation Area designation.</p> <p>Regardless, the existence of new development does not affect potential Conservation Area designation in principle. Such designations are justified on an objective assessment of historic and architectural interest, which would include consideration of whether certain developments have adversely impacted an area.</p>
<p>A number of respondents suggested additional controls be put in place to limit basement development and to require the use of specific materials for development in the area.</p>	<p>The Local Plan review is the appropriate place to investigate the potential of these additional controls.</p>
<p>There were a number of suggestions for additional Article 4 Directions, including limiting the ability to construct boundary fences/walls and paving over front gardens.</p>	<p>Any Article 4 Direction must be justified in line with national policy and guidance and is subject to available resources. PD rights which allow paving over front gardens already has restrictions within the PD right, including a size limit and requirement to use permeable paving to alleviate any flood risk issues.</p> <p>There is already an Article 4 Direction in place across the ASRC to remove Part 2, Class A PD rights (which allow construction of fences and gates).</p>
<p><i>Comments on specific proposed Conservation Area</i></p>	
<p>One respondent considered that the houses on Little Thrift are not in the same class as those on Great Thrift.</p>	<p>The BEAMS report recognises that Little Thrift is of slightly less architectural interest than Great Thrift, but still highlights its interesting layout, woodland setting, and the number of detached houses as reasons for designating as Conservation Area.</p>
<p>One respondent considered that the houses in the Thrifts area are not unique to the Petts Wood area and are not built by Noel Rees, hence they are not deserving of conservation status.</p>	<p>The justification for designating the Thrifts is set out in the BEAMS report. The justification for Little Thrift is set out above.</p> <p>Regarding Great Thrift, the BEAMS report (at page 38) sets out the following:</p> <p><i>“The houses on the south side of Great Thrift at the top of the hill are really unusual and interesting. This area of Great Thrift down to Hazlemere Road is deserving of conservation area designation due to</i></p>

Summary of comments	LBB response
	<p><i>its “special” architectural quality... This includes the quality and detail of the houses, the attractive road layout on a hillside and the impressive setting against a back drop of ancient woodland. These three aspects work together to create something “special” and worthy of conservation area status.”</i></p>
<p>One respondent considered that there is no single connecting theme or design in the Covert which justifies designation of a Conservation Area. It is a mismatch of designs, including three bungalows, reflecting the different ages of properties.</p>	<p>While there are a mix of styles on the Covert, there is a consistent pattern of detached Noel Rees style neo-Tudor houses and semi-detached houses with prominent front gables (although one is half-timbered the other is austere and unadorned). There is also consistent use of trees within the streetscape which give a woodland ambience.</p>
<p>One respondent considered that, as the Covert is close to a busy road (Crofton Lane) and a large council estate, this would undermine the Conservation Area status.</p>	<p>The proximity to Crofton Road is not considered to detract from the character of the Covert. Likewise, the council estate referred to is not considered to be sufficiently close to detract from the character of the area.</p>
<p>One respondent questioned the inclusion of the southern extension to Chislehurst Road CA (from junction at Petts Wood Road to Grosvenor Avenue).</p>	<p>The BEAMS report sets out the justification for this section of the proposed Conservation Area:</p> <p><i>“The Pamphilon houses on this section are no less interesting than the Pamphilon houses that are within the Chislehurst Road Conservation Area to the north, they lack the woodland setting but that is all. The loss of any one of these houses to demolition and redevelopment would impact negatively on this stretch of road which is currently unified by its limited palette, regular plot sizes and angular designs. The houses on the other side of the road are of less interest but should also be upgraded to conservation area status to preserve the integrity of the road as a whole.”</i></p>
<p>Additional areas suggested for designation</p>	
<p>Greencourt Road</p>	<p>The BEAMS report (at page 19) notes mapping evidence which shows that Greencourt Road is a later Road (post 1930); the report does not highlight any particularly prominent features that would warrant Conservation Area designation.</p> <p>A small part of Greencourt Road (nos. 81-83) is included, but this is due to the prominence of its corner location (at the junction of Greencourt Road and Ladywood Avenue). The BEAMS report also notes that nos.</p>

Summary of comments	LBB response
	81-83 is <i>“is a canted semi-detached house with an Alpine character, similar to those on the corner of Hazlemere Road and Great Thrift”</i> (which are included within the proposed Thrifts Conservation Area).
Birchwood Road	<p>The northern part of the proposed extension to the Chislehurst Road Conservation Area extends to no. 42 on the North side of the Road, and no. 51 on the South side. The rationale for this is set out in the BEAMS report (on page 37):</p> <p><i>“The architectural interest of the south side of the road doesn’t appear to be any different to the south side within the conservation area, having the same neo-Tudor style brick and timber detached houses. The north side is more mixed but there are several interesting houses, number 20 is particularly eye catching and number 24 has a blue plaque commemorating the opera singer who owned it, Sir Geraint Evans. Due to the architectural interest this should be upgraded to conservation area status.”</i></p> <p>As noted, the Northern side is more mixed in terms of character, therefore the recommendation on the boundary reflects a judgement on extent of properties which collectively add to the character. It is considered that the character evident from no.44 onwards (up to Hazlemere Road) does not warrant designation.</p>
Willett Way	Historic map regression set out in the BEAMS report (pages 13-15) shows and describes how much of Willett Way is post 1930 with some parts being as late as the 1940s. This later construction, coupled with the lack of any particular interest compared to other parts of the ASRC, led to the recommendation that Willett Way is not designated as Conservation Area. It is therefore considered that the criteria for conservation area status is not met.
Princes Avenue	Much of Princes Avenue is included in the proposed extension to the Chislehurst Road Conservation Area. The boundary ends at no. 56, based on historic map regression (shown on pages 14 and 15 of the BEAMS report) which suggests that this was historically where the houses on the Northern side extended to.

Summary of comments	LBB response
	No. 2a is also excluded as this a modern house and does not therefore meet the criteria for inclusion.
Chislehurst Road (all properties that are not already included)	<p>The proposed extension to the Chislehurst Road Conservation Area, along with the existing Conservation Area, means that much of Chislehurst Road will be covered.</p> <p>Properties at nos. 182, 189-199 and 237 are excluded as these are later 20<sup>th</sup> Century houses and are not considered to meet the criteria for conservation area designation.</p>
Grosvenor Road	Page 20 of the BEAMS report says: <i>“Grosvenor Road is an unremarkable road of semis and detached houses. They are notably wide plots for the semi-detached houses, consequently many have been altered to the side...”</i> As a result, it is not considered to warrant inclusion within a Conservation Area.
St. John’s Road (include Crofton Road end)	<p>St. Johns Road is not included within any of the Conservation Area boundaries. The ASRC was considered a reasonable starting point for investigating the potential for Conservation Area designation, hence this was the focus of the BEAMS report. Only part of the road falls into the ASRC (the northern part at the Tudor Way end) hence only this part was considered for inclusion.</p> <p>The Northern part of the Road is not considered to warrant designation as historic map regression shows these units were of later construction than other houses in the area, and therefore have less historic interest.</p>
Manor Way	The BEAMS report (at page 8) notes that Manor Way was developed after the bulk of the historic area. Page 13 of the report recognises the ‘Baronial Hall’ typology evident on Manor Way but notes that there are more interesting variations on this typology elsewhere. For these reasons, Manor Way is not considered to warrant Conservation Area status.
Crossway	Crossway features a mix of typologies and there are numerous instances of alterations evident along the Road. Additionally, it does not have the same level of historic interest, as shown through historic map regression.

Summary of comments	LBB response
St. Georges Road	The BEAMS report (at page 21) notes that, while the Northern end of St. Georges Road is in the classic Noel Rees Petts Wood style with the two types of semi-detached houses, the Southern end is very varied with bungalows and detached houses of varying dates and has a very mixed character in contrast to the rest of the ASRC. This detracts from the overall character of the Road and it is therefore not considered to justify designation.
Wood Ride	Part of Wood Ride is in current Chislehurst Road Conservation Area. The houses that remain outside (which are not proposed for designation) are not considered to retain enough special interest; while there may be some parts of interest remaining, these are too dispersed to form an integral part of the proposed Conservation Area.
Kingsway	The BEAMS report (at page 18) notes that Kingsway features “ <i>unremarkable semi-detached houses</i> ” and plain semis. Much of Kingsway has been eroded since construction which has affected its historic and architectural interest; therefore, it does not warrant inclusion within the new Conservation Area.
Petts Wood Road	While Petts Wood Road retains some architectural and historic interest, it is not considered enough to warrant Conservation Area designation.
The Covert (whole road)	The majority of the Covert is proposed for designation. The houses at 24-26b are not included in the proposed boundary as these are modern houses that do not merit Conservation Area designation.
Hazelmere Road	While the BEAMS report (at pages 16 and 17) notes that Hazelmere Road does have some historic and architectural merit, it is not considered to be the same level as other areas within the proposed Thrifts Conservation Area, based on the combination of factors set out in the BEAMS report.
Woodland Way	Similar to comments on Hazelmere Road and Silverdale Road, while Woodland Way has some merit (as set out on pages 16 and 17 of the BEAMS report), it is considered that this is the same level as other areas of interest such as Great Thrift and Little Thrift.
Silverdale Road	Similar to comments on Hazelmere Road and Silverdale Road, while Woodland Way has some merit (as set out on page 16 of the BEAMS report), it is not considered that this is the same level as Great Thrift and Little Thrift.

Summary of comments	LBB response
Great Thrift Road, include all properties, particularly the properties adjoining the railway line leading to Petts Wood Station which contain trees that (may) have protected status close to the railway lines.	The proposed boundary on Great Thrift includes those houses that represent the finest architectural examples and combine an unusual and interesting character which is special enough to warrant Conservation Area designation. The BEAMS report, at pages 16, 17 and 38, sets out details of this character.
Towncourt Crescent	As with other roads that have not been included, it was considered that Towncourt Crescent does not display the necessary combination of factors that warrants Conservation Area designation.
Priory Avenue	As with other roads that have not been included, it was considered that Priory Avenue does not display the necessary combination of factors that warrants Conservation Area designation.
Sutherland Avenue	<p>Sutherland Road is not within the ASRC and has not been considered for designation. The ASRC was used a reasonable starting point for investigating the potential for Conservation Area designation.</p> <p>Notwithstanding this, it is evident that Sutherland Avenue features a range of housing typologies dating from the early to mid-20<sup>th</sup> Century. It does not demonstrate the necessary special character to warrant Conservation Area designation.</p>

- 3.18. In conclusion, the proposed boundary has been subject to extensive consultation and representations received have been fully considered. The consultation exercise showed significant support for the designation of the three proposed Conservation Areas.
- 3.19. The BEAMS report has considered the entire ASRC in detail to determine what parts of the area warrant Conservation Area designation. While there are lots of streets within the ASRC that display some level of architectural or historic interest, we must be mindful of paragraph 191 of the NPPF which states that *“local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”*.
- 3.20. The BEAMS report sets out the justification for the proposed Conservation Area at the Thrifts and the proposed extension to the Chislehurst Road Conservation Area.
- 3.21. Regarding the Covert, officers have clarified with BEAMS the reason why the Covert was not recommended for inclusion originally. BEAMS noted the area’s interesting layout, specimen trees and Noel Rees houses, and that it was one of the areas of greater interest within the ASRC. However, their decision not to recommend the Covert as a Conservation Area related to the presence of more modern housing at 24-26b, which they consider detracts from the overall character.
- 3.22. BEAMS’ consideration was finely balanced. Officers have given further consideration to the merits of the area and consultation feedback, and it is considered that the positive merits of the area would justify Conservation Area designation; the existence of the more modern housing is noted, but in our judgement, this does not detract from the evident special character.
- 3.23. In summary, it is considered that the proposed Conservation Areas are designated as per the boundaries consulted on; no amendments to the boundaries are proposed as a result of the consultation exercise.

#### Conservation Area appraisals

- 3.24. Conservation Area Appraisals provide a statement of character and appearance for a Conservation Area along with a management plan for its conservation. Officers will prepare Conservation Area Appraisals for the Covert Conservation Area and the Thrifts Conservation Area; and an amended Appraisal for Chislehurst Road Conservation Area, based on the BEAMS report and engagement with relevant stakeholders as appropriate. These appraisals will be brought to a future meeting of the Development Control Committee for adoption.

### **4. POLICY IMPLICATIONS**

- 4.1 A Conservation Area designation will be relevant in the determination of planning applications in the newly designated area. Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals on listed buildings and conservation areas. In respect of conservation areas, it requires that 'special attention be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 4.2 There are a number of Development Plan policies set out in the Local Plan and London Plan which would apply to proposals within a Conservation Area. Section 16 of the NPPF sets out national policy on how the historic environment should be conserved and enhanced.

### **5. FINANCIAL IMPLICATIONS**

- 5.1 The designation of the new and amended Conservation Areas can be undertaken using existing resources.



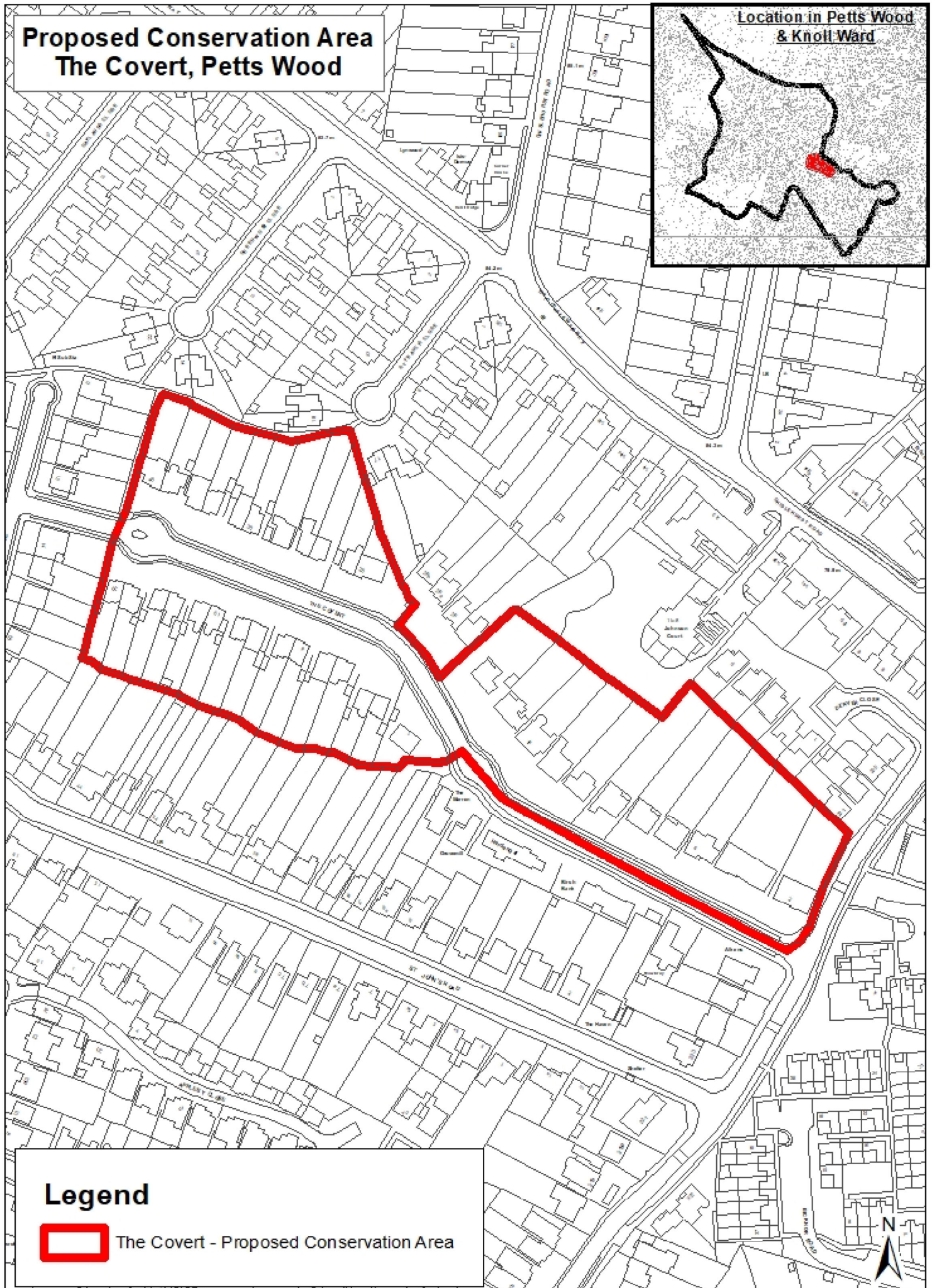
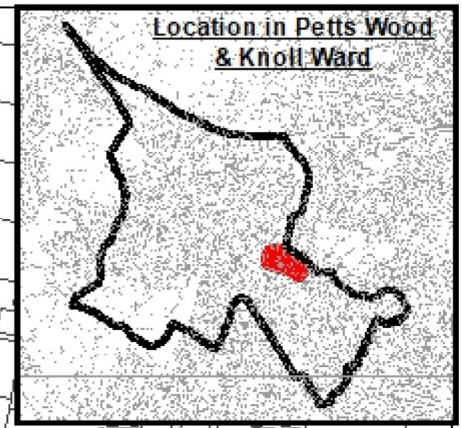
## 6. LEGAL IMPLICATIONS

6.1 The formal process for designation will be completed in line with statutory requirements, in conjunction with the Council's legal services department.


<p><b>Non-Applicable Sections:</b></p>	<p>IMPACT ON VULNERABLE ADULTS AND CHILDREN</p> <p>PERSONNEL IMPLICATIONS</p> <p>PROCUREMENT IMPLICATIONS</p>
<p>Background Documents: (Access via Contact Officer)</p>	<p>Bromley Local Plan 2019 - <a href="https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf">https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf</a></p> <p>London Plan (adopted 2 March 2021), available from: <a href="https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf">https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf</a></p> <p>National Planning Policy Framework (July 2021) - <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</a></p> <p>National Planning Practice Guidance - <a href="https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</a></p> <p>'PETTS WOOD CONSERVATION AREAS', Development Control Committee 24 September 2020, available from: <a href="https://cds.bromley.gov.uk/documents/s50083375/PETTS%20WOOD%20CONSERVATION%20AREASPART%201%20REPORT%20TEMP%20LATE.pdf">https://cds.bromley.gov.uk/documents/s50083375/PETTS%20WOOD%20CONSERVATION%20AREASPART%201%20REPORT%20TEMP%20LATE.pdf</a></p>

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**Proposed Conservation Area  
The Covert, Petts Wood**

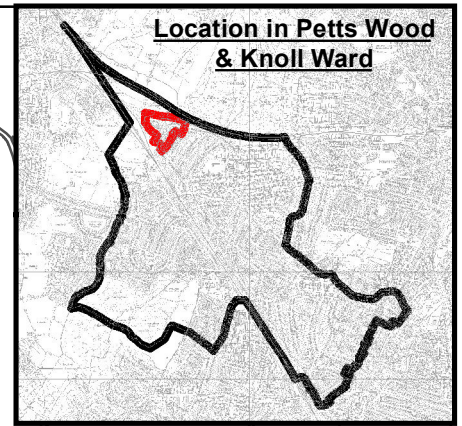


**Legend**

 The Covert - Proposed Conservation Area

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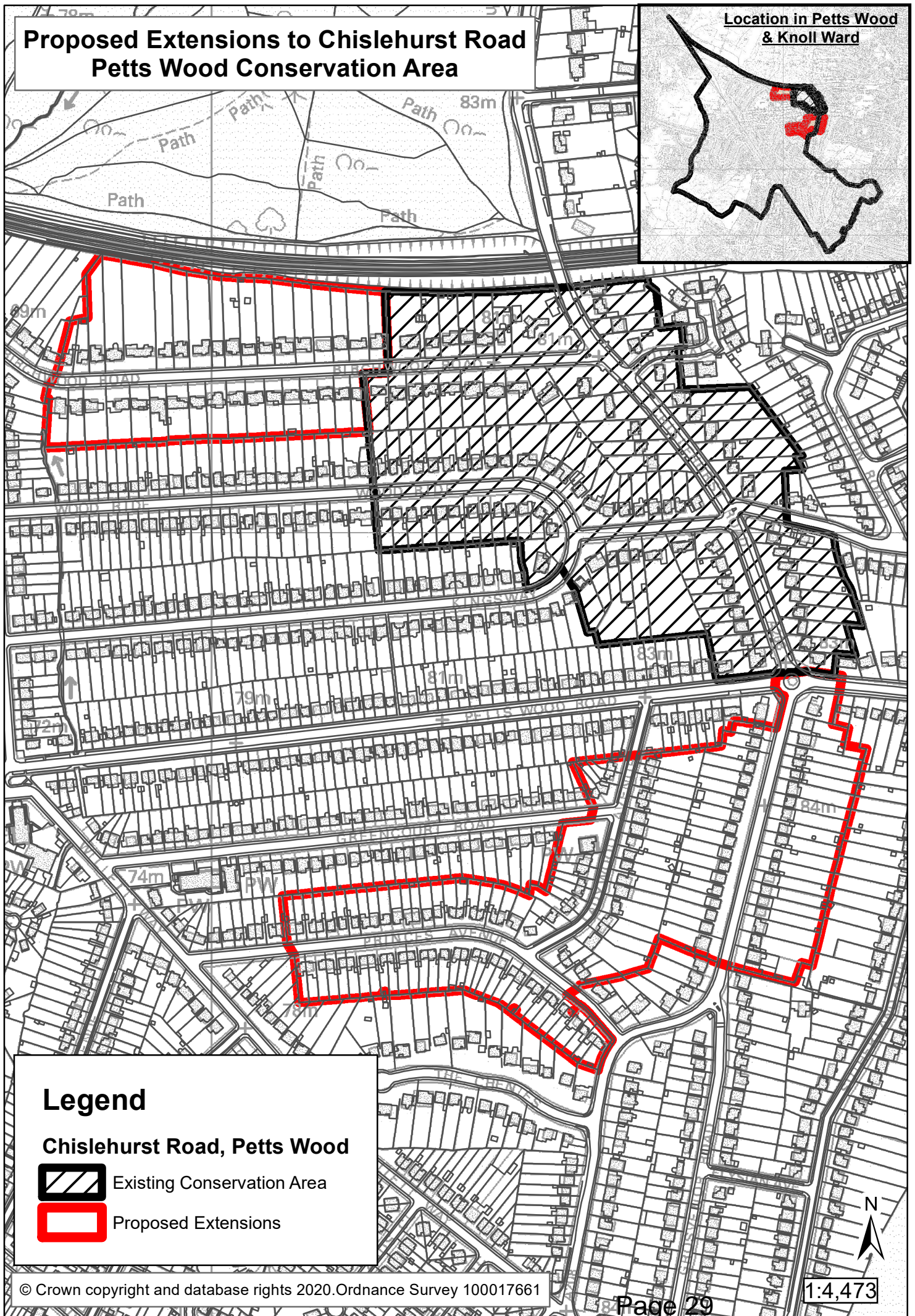
# Proposed Conservation Area The Thrifts, Petts Wood



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# Proposed Extensions to Chislehurst Road Petts Wood Conservation Area

Location in Petts Wood  
& Knoll Ward



## Legend

### Chislehurst Road, Petts Wood

-  Existing Conservation Area
-  Proposed Extensions

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**PETTS WOOD**  
**LONDON BOROUGH OF BROMLEY**  
**HISTORIC AREA ASSESSMENT**

**NOVEMBER 2019**



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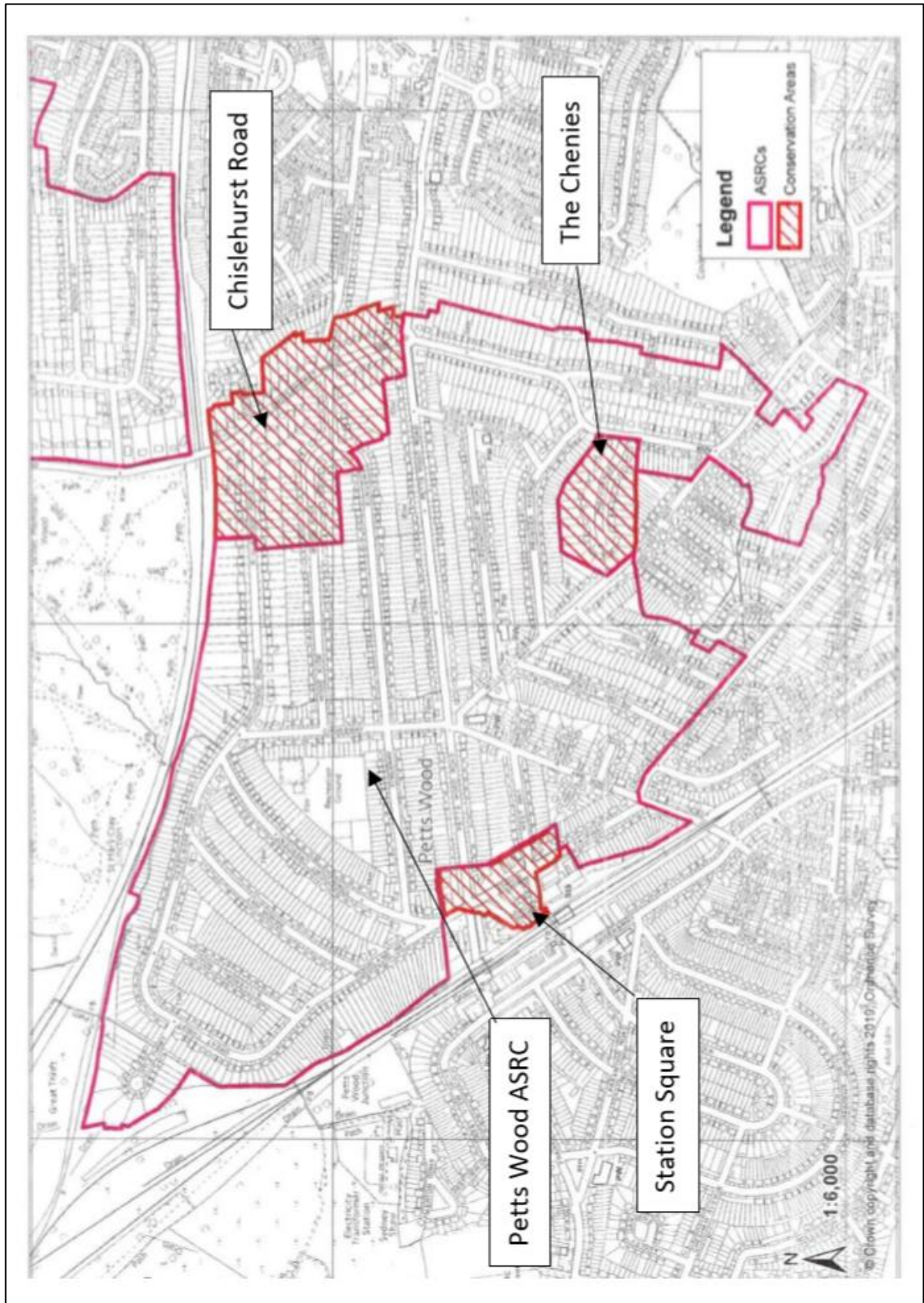


Fig. 1. Petts Wood ASRC and conservation areas map.



Fig. 2. Birchwood Road, looking east

## INTRODUCTION

This report was commissioned by Bromley Borough Council in October 2019 to assess the Area of Special Residential Character (ASRC) known as Petts Wood for conservation area designation. The ASRC is directly adjacent to three conservation areas in the Petts Wood area, these are Station Square, Chislehurst Road and The Chenies which are all part of the Inter-war development of Petts Wood (Fig. 1).

The purpose of the report is to establish whether the ASRC warrants conservation area designation based on an assessment of its special architectural and historic character (Fig. 2). The report will also look at the townscape qualities which contribute to the overall character of the area and which is a significant aspect of historic area assessment.

This report has been produced using guidance laid out by Historic England in *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2019)* and *Understanding Place. Historic Area Assessment (2017)*.

## Planning Policy context

A conservation area is defined under section 69 (1: a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The same section of the P (LB & CA) Act 1990, 69 (2) goes on to state that Local Planning authorities should “determine whether any parts or any further parts of their area should be designated as conservation areas; and if they so determine, they shall designate those parts accordingly.”

The NPPF 2019, Para. 186 states that “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

An ASRC is a residential area the special and distinctive quality and character of which is recognised by the LPA and provides the area with additional protection to that conferred by other policies. The London Borough of Bromley Local Plan 2019 Policy 44 is clear that development within ASRCs “will be required to respect, enhance and strengthen their special and distinctive qualities”. Specific management guidelines are laid out in the Appendices Section 3.

In addition to the guidelines in the Local Plan, two Article 4 directions exist for Petts Wood, firstly requiring planning permission for alteration to gates, fence walls or other means of enclosure (2016) and secondly requiring planning permission for any alteration to front roof slopes (2017).

The major policy weakness of ASRC designation is the lack of protection against demolition, there are no additional controls unless a building is statutorily listed within an ASRC. Once an area is designated as a conservation area it becomes subject to both national and local conservation policies on conservation areas as set out in part 16 of the National Planning Policy Framework 2019 (NPPF) and 5.1 of the London Borough of Bromley’s Local Plan 2019.

Were the Petts Wood ASRC to be upgraded to conservation area status the resulting additional controls would be as follows:

- The requirement in legislation and planning policy to preserve or enhance the character and appearance of the area
- Control over demolition of unlisted buildings
- Control over works to trees
- Limitations on types of advertisements
- Restriction on types of development which can be carried out under permitted development rights
- Support for Article 4 directions to remove permitted development rights where avoidable damage is occurring
- Clarification of archaeological interest

## SUMMARY OF CHARACTER

Petts Wood is a garden suburb laid out in the late 1920s and 1930s by Basil Scruby having been inspired by the garden suburb movement, in particular Hampstead Garden Suburb. With his architect Leonard Culliford he created a masterplan which defined the roads, amenities and plot sizes which remain largely unchanged to this day. With covenants on the plots he was able to control the building lines, roof heights and materials so that the area preserves a highly ordered and regular appearance despite the variety of architectural design and detail. Of note within the suburb are:

- The prevailing neo-vernacular architectural style evoking a rural and historic idyll.
- Multiple neo-Tudor houses, many by Noel Rees with a restricted black and white palette.
- The Cecil Pamphilon Houses on Chislehurst Road
- Individually designed highly idiosyncratic neo-Tudor houses on Great Thrift.
- Large high status neo-Tudor houses on Birchwood Road.
- The modernist semi-detached houses of the Closes off Tudor Way
- The limited palette of materials, encompassing black timber, white render and red bricks and tiles contrasting with the green setting.
- Lush verdant garden suburb character developed through lawns, shrubs, low hedges and trees in generous gardens to the front and rear of the houses.
- Regular plot sizes creating a sense order and control.
- Open aspect to many of the plots due to their width, low boundaries and long gardens.
- Remaining historic tree specimens within gardens and sometimes in the street.
- The historic woodland setting backdrop of Petts Wood to the north.

## TOWNSCAPE INTEREST

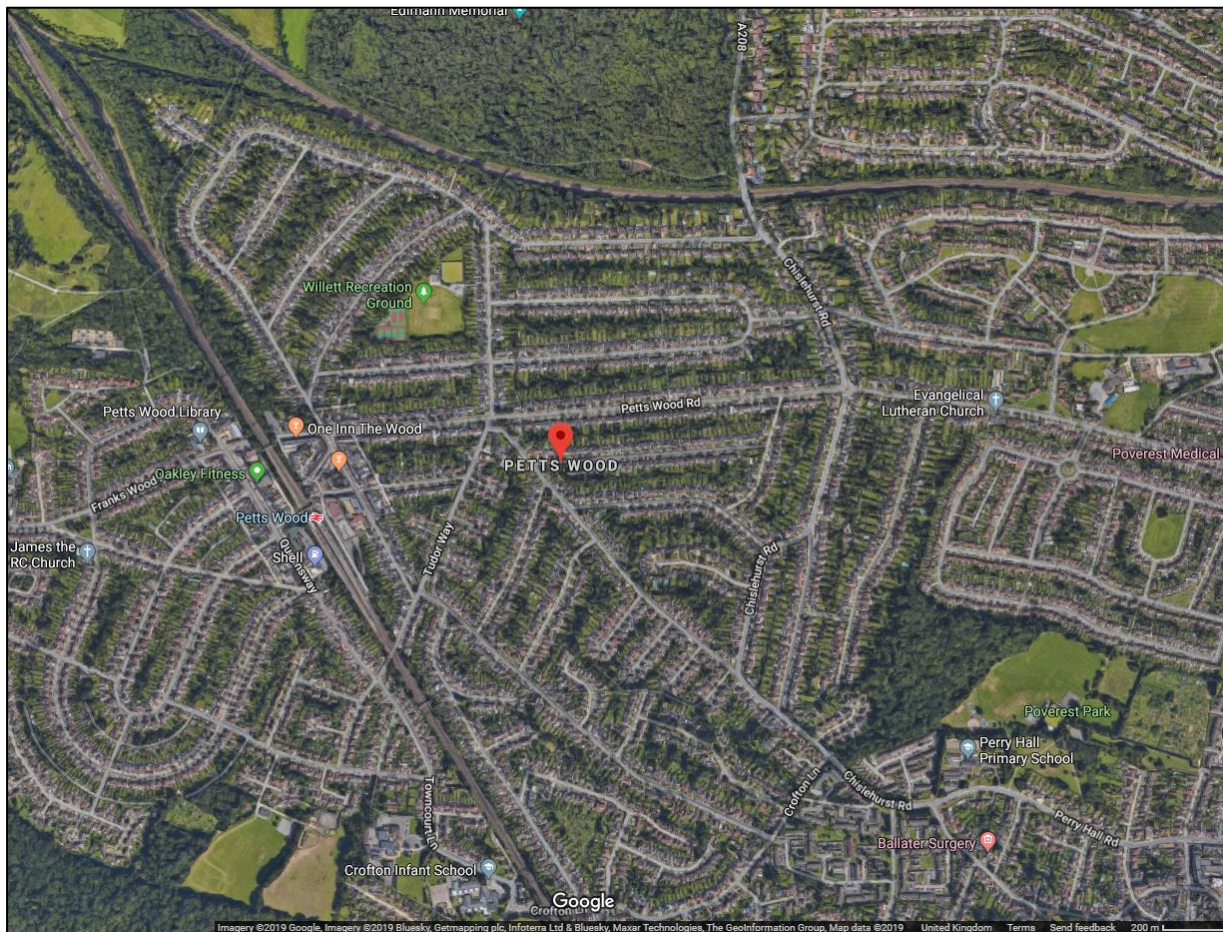


Fig. 3. Aerial view of Petts Wood, (Google maps)

### Location and topography

Petts Wood is a suburb located in south-east London, in the northern part of the London Borough of Bromley (Fig 3). It is approximately eleven miles south east of central London and one mile in either direction from Chislehurst to the north and Orpington to the south. Although originally part of the parish of Chislehurst, Petts Wood became a parish in its own right in 1935.

The topography of the area is gently rolling hills with high points at Great Thrift and along the Chislehurst Road, with the valley of the Kyd Brook in the centre of the suburb. The geology of the area is gravel known as the Blackheath Pebble beds. The north-west area remains the most densely wooded and formed part of the ancient woodland known as Petts Wood before it was divided from the northern section by the railway.

The area is bisected by two railway lines, to the north, the London to Dover via Chatham route and to the west the London to Dover via Tunbridge route. Kyd Brook previously crossed from north to south across the area of the suburb but is now mostly underground and appears only intermittently. The area is bounded to the east by the Chislehurst Road.

The ASRC is directly adjacent to the Chislehurst Road, Station Square and The Chenies conservation area, collectively they cover the 1930s development of Petts Wood East which extends to ca. 112 hectares with ca. 1500 houses.



## Urban layout

The road layout of the suburb works in harmony with the existing topography and where possible developed existing roads. The Chislehurst Road is an ancient road running between Chislehurst and Orpington. Tudor Way and Crossway appears to be built along the lines of what was Green Lane, a lane that ran along the valley of the Kyd Brook, crossing the area from north to south. Petts Wood Road runs from near the station up to the Chislehurst Road and where this cuts across Tudor Way, Willett Way runs to the south east to connect to the Chislehurst Road further south. Fairway runs parallel to the train track and leads into Station Square and onto Woodland Way. These are the key roads from which the heart of the suburb is laid out.

To the east of Crossway and Willett Way the roads run on an east/west axis with the exception of Ladywood Avenue and Grosvenor Road. Between Tudor Way and Willett Way they run on a north/south axis most probably limited by the existing early twentieth century development in this area off St John's Road. St George's Road and Priory Avenue are extensions of early twentieth century roads. The only exception are the four *cul de sacs* of Maple, Acacia, Hawthorn and Ash Close which are perpendicular to Tudor Way. The Covert runs off Crofton Lane and is set slightly apart from the main body of the suburb.

To the north-west is a loop road, Woodland Way which curves around the north-west edge of the suburb turning into Great Thrift and later Hazlemere Road. There are three roads curving across the loop following the curve of the hillside, Silverdale Road, Manor Way and Towncourt Crescent.

The road names are derived from generic woodland themes, such as Woodland Way or The Covert or refer to the names of specific woodlands for instance Little and Great Thrift. Old farms are referenced such as Towncourt Crescent. Other names evoke a historic and monarchical past for instance Tudor Way, Manor Way or Kingsway, Queensway and Princes Avenue. The intention is to make the link with the natural environment of the area as well as the past.

The area is characterised by the width and regularity of its building plots which along with the road layout remains largely intact. The wide plots allow for significant gaps between the buildings which gives the area its distinctive open feel. The generosity of the plots allows the garden suburb character to come to the fore, with picturesque front gardens and views through to gardens and trees behind the houses. Where boundaries are kept low and front gardens are long, this enhances the airy spacious feel of the suburb. This is particularly in evidence in the Chenies, parts of Princes Avenue and St Georges' Road. Elsewhere the plot sizes are not quite so generous but their regularity helps to create a sense of order and control over the varied designs of the houses. Roads such as West Way or the lower parts of Kingsway and Wood Ride fall into this category and have a higher density feel with smaller front gardens and taller boundaries.



Fig. 4. Hazlemere Road, front garden

### Open space, gardens and trees

Petts Wood streetscapes have an open and verdant character, with good sized front gardens and deep rear ones with plenty of trees in evidence all contributing to the garden suburb character of the area (Fig. 4). The roads are all of a generous width. The main road into the centre is Petts Wood Road, a very long and straight road. It is significantly wider than the others with verges to either side planted with trees at intervals, creating an avenue. A number of the other roads in the area also have trees planted on the streets, Princes Avenue, Ladywood Avenue, Towncourt Crescent and the lower stretch of Kingsway for example. These trees were planted for town landscaping and add to the verdant garden character of the area.

Gardens are often used at road junctions to further the sense of verdant space. One particularly large example is on the corner of Towncourt Crescent and Woodland Way, where there are a small group of older trees at the corner, including one odd one on the pavement just outside the garden.

The only green open public areas within Petts Wood are the relatively small Memorial Hall Gardens, with its beautiful old trees, and the triangular Willett Recreation Ground off Crossway. Hidden behind the houses on Crossway, Towncourt Crescent and Kingsway, the Recreation Ground appears to be almost accidental in its conception. It is a large area, with some well-developed trees.

Trees are an important visual and historical element of Petts Wood. Small swathes of trees as well as many individual trees are protected by Tree Preservation Orders (TPOs), reflecting the level of their importance to the area. Bromley's tree preservation map shows concentrations of TPOs in what were historically, wooded areas, such as around Little and Great Thrift going down towards Towncourt Crescent, and in the Birchwood Road and Wood Ride area, and the Willett Close and The Covert area (Fig. 5). There are also notable small concentrations around St Francis of Assisi Church on Greencourt Road and by Memorial Hall at the end of Woodland Way. In The Covert, extant trees have been used within the streetscape itself, informing its layout. These trees are substantial in size and affect the natural light in the street, giving a very different woodland ambiance.



Fig. 5. Little Thrift, looking north-west

### Gaps and views

Views of trees and the woodland beyond, seen through building gaps and over roofscapes, are key in connecting these residential areas to their woodland history and setting (Figs. 5 & 6). The majority of the trees in the area are situated in or behind the long rear gardens which are a feature within this designed landscape. They can be seen through the generous gaps between the houses and they frame the predominantly hipped roofscapes in these areas. This is particularly impressive in the circle at Little Thrift, where the fanned orientation of the houses makes the most of these gaps to expose the woodland beyond. Along Hazelmere and Birchwood Roads, the main body of the remaining Petts Wood woodland rises behind, to the North, creating a particularly impressive halo of trees to the roofscape, with good tangential views to be had from Great Thrift, Silverdale Road, Manor Way and Towncourt Crescent. These visual gaps are generous throughout East Petts Wood and care should be taken to preserve them for the role they play in the designed landscape, both visually and in connecting with the historical trees and woods.

The planned layout of the streets was designed to use the topography of the area, which has some gentle hills. The wide and very straight Petts Wood Road provides a very long and direct view down into the centre. But the streetscapes are better appreciated where the roads curve round, such as at the bottom of Birchwood Road Looking up, or at Great Thrift.



Fig. 6. Birchwood Road, looking north-east from Towncourt Crescent

## HISTORIC INTEREST

### Early History

Evidence of early occupation of the Petts Wood area has been found in the form of flints and bronze axes. The Romans settled in many Kent valleys and there are also several sites of settlements within the wider area of Petts Wood, including a villa in Crofton Road. However, the earliest evidence of human settlement directly within the Petts Wood area is the manor of Town Court dating from the 13<sup>th</sup> century, known later as Town Court Farm.

Petts Wood derives its name from the Pett family who were heavily involved in ship building during the sixteenth and seventeenth centuries at Deptford, Woolwich and later Chatham. The Petts held the title of Master Shipwright under Edward VI and Elizabeth I. The only documentary connection of the family is the 1577 will of William Pett which refers to “my landes lyeing within the parish of Chislehurst in the County of Kent and the tenements appurtyning to the same, also the lease of a cobbywood called Hawkeswoode with the 300 oaks growing up the same”. The woodland was acquired in order to provide timber for shipbuilding.

Despite William Petts’ will it is thought that the Petts held the wood on a long lease and the actual owners were the Wootton family, who are recorded as the owners in 1687. The wood passed by descent to the Earls of Chesterfield, when the line died out in the eighteenth century it was sold to Thomas Borret who subsequently sold it in 1790 to Hermen Berens a London merchant of Dutch origin. It remained in the Berens family until the 1920s.

## Nineteenth Century

With the exception of the arrival of the two railway lines in the 1860s, very little changed during the nineteenth century. The area remained a rural landscape of woodlands, meadows, lakes and small streams interspersed with old farms, cottages and country houses. The London Chatham to Dover line had cut off the northern section of Petts Wood, however Ordnance Survey maps for 1871 and 1896 show large areas of woodland remained south of the line and are variously named Great Thrift, Little Thrift, Town Court Wood, Cornayes Wood and Birch Wood.

The ancient Town Court Farm and estate, was cut off to the west of the Southern Railway. Green Lane runs from the farm parallel to the stream known as Kyd Brook and was the main artery across the Petts Wood area. Further east another winding lane (now the Chislehurst Road) links Orpington to Chislehurst with a spur road leading eastwards to St Mary Cray. The 1896 map also shows Ladywell, a large Victorian villa approximately on the site of The Chenies that was built in 1872 and was the centrepiece of the Ladywell Estate. Further to the south in the 1896 map is Scads Hill House, built in 1890 on a six acre plot, now an area between the Chislehurst Road and The Covert.

## Twentieth Century

The only part of the area developed for housing prior to the development of the 1920s and 1930s, was the area to the north of Crofton Lane. The 1910 Ordnance Survey map shows the planned St John's Road with St George's Road and St Peters Road (now Priory Avenue) (Fig. 7). These side roads were shorter than they are now and ended at the boundary of the Ladywell estate. Many of the houses on these roads were occupied by railway workers who worked out of Orpington station to the south.

The outer reaches of London were coming under increasing pressure for development in the 1920s. In response to this and fearful for the future of the area, a campaign began to save Petts Wood to the north of the railway and acquire it in memory of William Willett, a local resident who had campaigned for daylight saving and who had ridden his horse in Petts Wood every morning. The wood was finally acquired in full in 1928 and is now administered by the National Trust.

The catalyst to the development of the area was the marriage of Adolphus Chudleigh's daughter, to a Cornish farmer, James Langdon. Chudleigh and Langdon bought the Town Court Farm and estate for £7474.00 in 1920 so that the young couple could be close to the widowed accountant. However, the land was poor and the railway bisected the estate, soon Chudleigh began to consider development. He hoped to sell the Town Court estate to Jack Kent, a developer who in 1923 had bought the Ladywell estate and the Cornayes estate from the Berens family. When Kent died unexpectedly in 1925, Chudleigh and Langdon bought the two estates from his widow for £11,475. They now had four hundred acres of land for development and began to look for a developer.

That developer was to be Basil Scruby who had worked on many estates in the Essex area having grown up in Harlow, but none were as ambitious or high status. At Petts Wood, he hoped to build an upmarket rural retreat for London commuters inspired by the garden suburb movement, in particular the example of Hampstead Garden suburb by Henrietta Barnett. The new community would be only half an hour from the centre of London yet retain the calm and character of the English countryside with architecture to compliment its rural character.

The success of the venture would depend on being able to open a station at Petts Wood to take the commuters into London. In 1928 Scruby agreed with Southern Rail that a station would be built to service the new suburb to which he would make significant contributions of both land and money. The station opened on July 9th 1928 and was long enough for an eight car train, by 1932 the demand had grown and a second platform was built. The line was electric and fast and the trains terminated

in a number of different London termini, Petts Wood would become one of the best served stations on the network.

Scruby worked with the architect Leonard Culliford to develop a masterplan which they produced in 1928 and work began soon after in Petts Wood Road. Scruby bought the estate in sections on which he built the roads, divided up the plots and then sold to builders with covenants controlling and regulating the use and appearance of future buildings. As sales were completed Scruby was able to buy more land and the builders more plots. The chain was often precarious and many builders went bankrupt. There were as many as forty-five different builders involved in the building of Petts Wood East, some built entire roads others just one or two houses. The most notable were Leslie Carter Clout, Cecil Pamphilon and Noel Rees.

Culliford was responsible for the design of the road layout working with the existing landscape. He also designed "model houses" as guidance for the builders who he then went on to supervise to ensure that their buildings met Scruby's demands. Scruby's covenants ensured that building lines, minimum cubic capacities and frontages were laid down. The walls were to be brick, stone or roughcast of an appropriate type, roofs had to be English tiles from natural clay or stone laid to a pitch of not less than 45 degrees.

In the masterplan, Scruby ensured that the infrastructure for drainage, gas, water and electricity was in place to service the area. He also planned a shopping area around the square outside the station. Work began on the north east side of the square in 1928 and the shopping area was completed by 1930. In the centre of the square opposite the station, was the estate office from which prospective clients would be picked up for visits to potential plots.

The marketing for the area emphasised the fast journey into London and the rural setting. "A sylvan town with birds, trees, flowers – a real country home that thanks to the boundary of Petts Wood will always remain country". As far as possible trees were preserved and built around and new trees were planted. The area typified the idea of "rus in urbe" with its country style cottages and back drop of woodlands. The style of most houses is neo-Tudor, evoking elements of country cottages to emphasise the rustic setting. There are dark oak beams on white walls barge boarded gables, leaded lights in windows, elaborate porches and oak front doors with iron hinges and knockers. Internally many houses have wood panelling and inglenook fireplaces.

The revised Ordnance Survey map of 1930 gives a snapshot of the area at that time (Fig. 8). The most complete road is Towncourt Crescent while Manor Way is only marked by a dashed line and no other roads are shown further west. Fairway, Westway, the west section of Petts Wood Road and Kingsway are mostly complete. The north east area of Petts Wood is laid out but only partially built, Birchwood Road is the most complete road which includes Tudor House on the corner with the Chislehurst Road. In contrast the layout of the south east corner has barely begun with only small sections of Willett Way marked up to Princes Avenue with a small section of Ladywell Avenue, no houses have been built. The area around the south end of Tudor Way is entirely undeveloped.

In 1929 discussions began regarding the building of a church for the new community. Scruby donated a plot of land at the bottom of Greencourt Road and initially a temporary wooden structure served the community. The foundation stone of St Francis' church was laid in 1933 and it was consecrated in January 1935. Soon afterwards in July, Petts Wood became a parish in its own right. The church is austere and barn like set in wooded glade and is the only building in Petts Wood mentioned in Pevsner.

Scruby began negotiations with Charringtons Brewery to build a public house in front of the station. When an application for licensing was submitted in 1933, locals opposed it. However, when the brewery promised that it would be built in a Tudor style by their architect, Sidney Charles Clark, to

harmonise with the rest of the suburb the opposition was dropped. The public house and hotel opened in December 1935 and was named the Daylight Inn after William Willett. It had four bars and a ballroom with a stage and became a focus for community events as well as a public house.

By 1933 Scruby's involvement in the area had come to an end, having sold off most of the plots on the east side and the area having been largely completed. Although he had planned to develop the west side of the railway as well, interest charges were mounting up and he was forced to sell the land to the Morrell Brothers building firm who went on to develop this area. Without Scruby's covenants and vision, the area was more densely developed with less architectural detail and consequently was cheaper. There remained a lasting difference socio-economically between the two sides of the railway.

The 1938 revised provisional edition Ordnance Survey map shows the road layout as it is now with north-west and south-east corners completed. It builds on the 1930 map showing the same plots and building but instead of showing similarly detailed development it shows blocks of buildings which makes it clear that by 1938 the suburb was largely complete. Willett Way remained undeveloped as well as the road frontage along Tudor Way although the Closes had been built by this date. A section of Cross Way north of the Petts Wood Road junction is also undeveloped.

By the beginning of the second world war both sides of the railway had been completed (Fig. 9). New building was restricted to bombsites or infillings. In 1939 permission had been granted for the building of Christ Church (United Reformed) church at the junction of Tudor Way and Willett Way, the foundation stone was not laid until after the war in 1953 and it opened the following year. In the 1970s, following an appeal, permission was granted for the redevelopment of the south side of Station Square in an uncompromisingly contemporary style. There was much local opposition to the proposal although it was not until 1995 that the Station Square Conservation Area was created following a local campaign. A new Tudor style office building was built in 1997 at the bottom of the station steps responding to the conservation area status of the square. The lych gate that had previously stood there was moved to the memorial gardens site. In 1998 the old estate office that had stood empty became a restaurant. Two other conservation areas were created in the 1980s, The Chenies was first in 1982 and Chislehurst Road in 1989 in response to the pressures that the area was under and in recognition of the special character of these areas of Petts Wood.

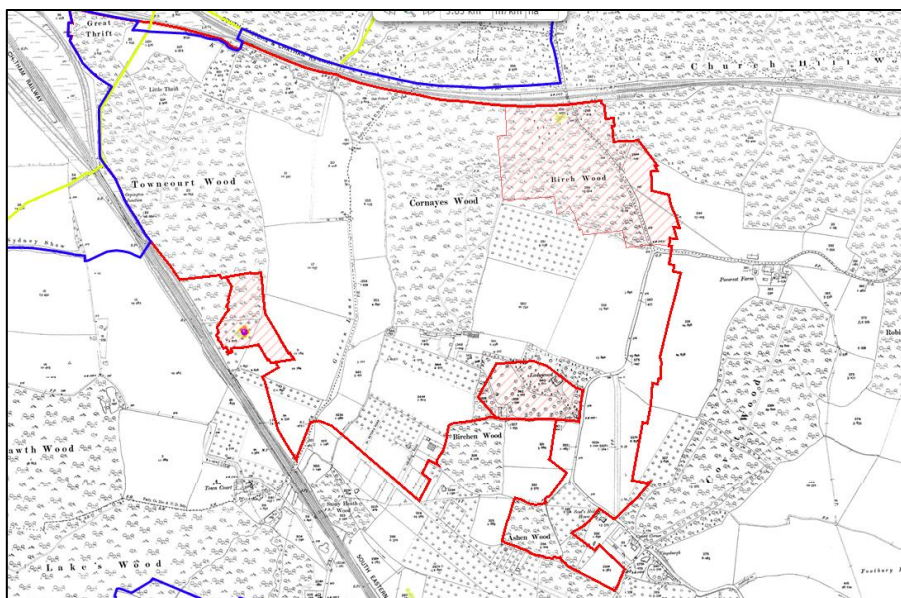


Fig. 7. Ordnance Survey map, 1910

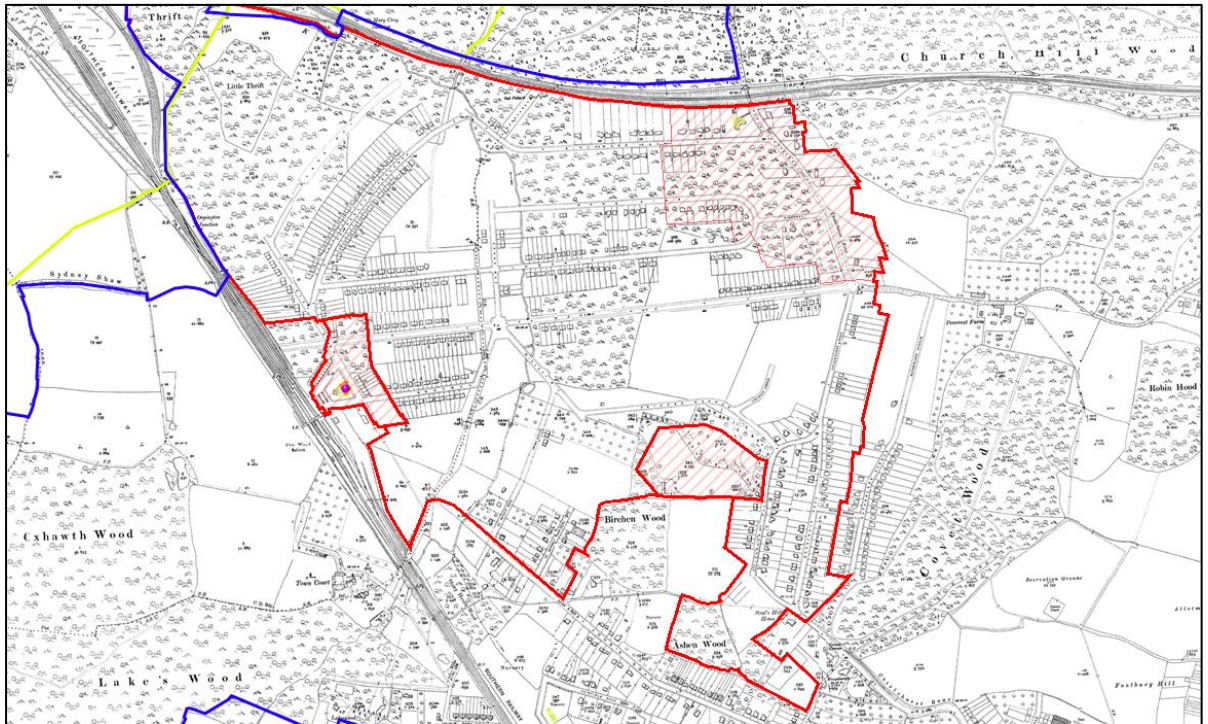


Fig. 8. Ordnance Survey map, 1930

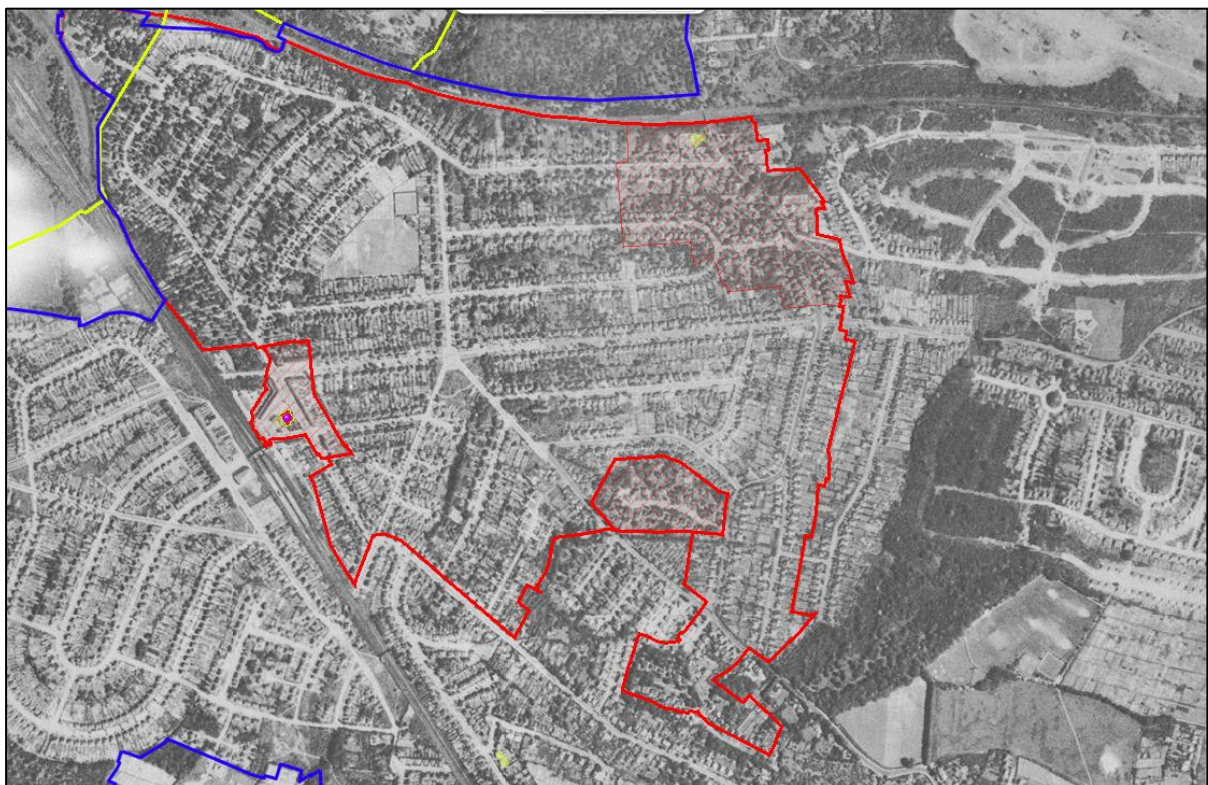


Fig. 9. Aerial view, 1940s



## ARCHITECTURAL INTEREST

### The North-West Area:

#### **Woodland Way, Towncourt Crescent, Manor Way, Silverdale Road, Great Thrift, Little Thrift, Hazledene Road.**

Towncourt Crescent was one of the first roads to be laid out and completed within Petts Wood at the end of the 1920s, the rest of the area to the north-west was laid out in the 1930s and was completed by 1938. The roads closely mirror the curve of the land creating interesting views in all directions. Before development this area was still very much an area of woodland, Petts Wood now forms a back drop to the houses on the outer side Great Thrift, Little Thrift and Silverdale Road which contributes positively to the setting of this area. There are good surviving specimen trees in many of the gardens that are glimpsed between the houses. The plots are spacious with clear gaps between the buildings and the front gardens are well preserved with low boundary walls enhancing the open and spacious open character.

Semi-detached houses predominate throughout the area. Here the prominent pairs of principal gables to the front help to create a visual rhythm along the roads and serve to unify the area as a whole (Fig. 10). The detached houses also have principal gables which echo those of the semi-detached houses. The roofs are almost entirely hipped, instead of gables, the front bays and projections are also sometimes hipped, adding to the variety and interest of these roads. Many houses have porches constructed of heavy timbers under hipped roofs while others have recessed porches behind rendered semi-circular porches possibly influenced by the Arts and Crafts architect, Voysey. The plots are wide enough to have garages to the side and some early garages survive set to the side and rear.

The area is also unified by the limited palette of materials. Large parts of this area are white rendered with contrasting dark timbers' particularly the area at the top of Great Thrift leading round to Hazlemere Road (Fig. 11). Sometimes the timbers are simply decorative and applied to the gables and upper floors, at others they are structural. The timbers are mostly hardwoods such as oak or elm and stained black increasing the contrast with the white render. The black and white houses clearly stand out in their green settings. The roofs are all red clay tiles inspired by the local Kent peg tiles, while some of the bay windows are tile hung. More than in other parts of Petts Wood, many of the houses are constructed in red brick and some have prominent external brick chimney stacks. Unusually for Petts Wood, there is a notable use of stone perhaps in connection with the developer, John Sutcliffe, who was a stone mason from Lancashire and is known to have worked at Great Thrift. This takes the form of low walling, used decoratively as stone nogging or on chimney stacks for dramatic effect.

The predominant architectural style of the Petts Wood area is neo-vernacular and this area is no exception. The styling of the semi-detached houses takes many forms. There are many standard half-timbered semis with hipped roofs and double height gabled bays and wooden porches (Fig. 12). A number of building companies are known to have worked in these roads. Reed and Hoad were closely connected to Scruby and worked out of his offices in the main square. They built the "Baronial Hall" type houses on Manor Way, these had panelled halls and spacious living rooms for the princely sum of £1195.00 (Fig. 13). Around Great Thrift and Hazlemere Road are more interesting variations on this theme, possibly designed by Noel Rees, with smooth render, dramatic half timbering and recessed Voysey porches under cat slides (Fig. 11). Also of interest in this areas are a group at the east end of Silverdale Road of cottage-like semis with curved bay windows juxtaposed with flat gables above and distinctive scalloped leadwork below the windows, the windows themselves are wooden casements with diamond set leaded lights (Fig. 14). Along Manor Way there are examples with variations on the standard hipped roof, several have cat slides to the

side either with no front gable or small half dormers. There is also an unusual gambrelled roof semi with a central hipped projection.

On Towncourt Crescent most of the semi-detached houses follow a similar pattern. However, there is a group of more classically styled semis with small pain bay windows with a curved leaded roof and *oeuil de boeuf* windows in a panel above the main entrance (Fig. 15). There are some unusual canted semis with an Alpine character, at the corners of several roads which have half hipped roofs, white rendered elevations and areas of half-timbering. The windows are wide casements with shutters and heavy timber doors house (Fig. 16).

Detached houses are interspersed. Notable groups of detached houses are found at Little Thrift, at the top of Great Thrift and in clusters around the junctions of Manor Way and Woodland Way and Thorncroft Crescent and Hazlemere Road.

Along Woodland Way the detached houses are predominantly brick or with hipped roofs. The double height bay windows have hipped roofs as well. There are a few examples with timber gables to the front. Numbers 43 and 47 are unusual hybrid houses with hipped roofs but a more clearly modernist rendered elevations with Crittal windows (which were made locally) and striking full height staircase windows to the side of the entrance (Fig. 17).

There is a particularly interesting and idiosyncratic group of detached houses at the top of Great Thrift that are unique within the area. The most interesting are on the south side of the road and are particularly unusual and finely detailed (Fig. 18). Each one is individually designed but collectively they form a group. The style is an idiosyncratic Tudor country cottage style with a particularly organic feel (Fig. 19). Numbers 14 to 24 are perpendicular to the road with timber framing and render with a wavy rustic surface and prominent external brick chimney stacks, some stacks are directly on the front elevation which is highly unusual (Figs. 20 & 21). The windows are black wooden casements with diamond leaded lights. The roofs are gabled or half hipped with red clay tiles (Fig 22). Many have internal garages which project slightly forward of the front elevation. The entrance doors are timber planked in Tudor style with iron door furniture. The effect is self-consciously rustic with a touch of 1930s hacienda style in the render.

Little Thrift is a *cul de sac* to the north-west of Great Thrift surrounded by mature trees (Fig. 23). The prevailing style of the houses here have an architectural style that is more closely inspired by Voysey than the neo-Tudor houses on Great Thrift (Fig. 24). Where they have hipped roofs these overhang with deep eaves supported on brackets over semi-circular double height bay windows. The decorative scalloped leadwork below the diamond leaded windows is also found again. The porches are recessed behind rendered arches.

## **The North-East Area:**

### **Birchwood Road**

This road was one of the first to be laid out and built upon and is without question the grandest road in the area, characterised by the number of large well detailed detached houses, many of which the original developers lived in. Tudor House at the top of the road was finished in 1930 for Leslie Carter-Clout one of the builders in the area. He used Culliford for the neo-Tudor design which won House of the Year. Following threats to demolish it, this end of the road became part of the Chislehurst Road conservation area in 1989. Many of the houses were built by W H (Freddie) Love in a predominantly Tudor style with the odd exception and a few modern replacement houses (fig. 25). The palette is red brick ground floors with timber framed first floors, with a patch work of rendered and herring bone brick nogging. Roofs are mostly pitched with prominent gables to the front. Some have garages to the side with wooden pairs of pointed doors. Most have asymmetric front

elevations but a group have central entrances, number 20 is particularly unusual (Fig. 26). At number 24 there is a blue plaque in memory of the opera singer, Sir Geraint Evans who lived there (Fig. 27). There is little difference between these houses and those that are included further up Birchwood Road within the conservation area in terms of architectural interest.

### **Kingsway and Wood Ride.**

Kingsway and Wood Ride form a loop off Crossway rising up towards the Chislehurst Road. Only Kingsway extends across to the west rising up towards Towncourt Crescent. These roads were laid out in the early stages and most of the houses completed by 1930. The loop at the east end, with houses by Noel Rees is of special interest and lies within the Chislehurst Road Conservation area. Reed and Hoad and John Sutcliffe mentioned previously, also built many of the houses here. The roads cross over the Kyd Brook at the Crossway end.

The section of Kingsway to the west of Crossway has unremarkable semi-detached houses. The pitched roofs of some sweep down over the porch areas adding variety. There is a large detached timber framed house at the top near Towncourt Crescent and an unusual detached house in a more classical style with plain rendered elevations and casement windows behind small Juliette balconies. At the other end is a house that reads as a bungalow although it does have a small first floor dormer on the front elevation. It is unusual within the area as Scruby had banned bungalows from Petts Wood.

The other side of Kingsway commences with semis which are plainer with rendered elevations and brick detailing around the porches and windows. Further up the hill are more detached houses with combinations of neo-Tudor elements such as half-timbering and diamond leaded lights. The houses are quite densely packed in comparison to the top of the hill which is more open.

Along Wood Ride there is a notable use of rough cast as an elevation material on the semi-detached houses. These follow standard forms with double height bay windows to the front, but are notably wider and often the brick ground floor rises up to the base of the first floor window or the area between the two windows is brickwork. The detached houses are asymmetric. The front gardens are generous and set behind low walling.

### **Petts Wood Road**

This is the main road crossing Petts Wood linking the station area to the Chislehurst Road. The road is noticeably wider and more spacious than the other roads, with wide verges and deep gardens in front the houses (Fig. 28). At the west end are shopping parades that link into the main shopping area around the station, the rest of the road is residential.

The shopping parades continue the neo-Tudor architectural style seen around the station area (Fig. 29). They are constructed in brick with timber framed first floors with rendered or brick infill panels. The parade on the north side has a low first floor and exposed rafters at eaves level, this creates a cottage-like character. The shop fronts are particularly well preserved on this side with recessed entrance doors and leaded lights at fascia level. The shops step down the slope in pairs creating an arresting rhythm. Some still have chimney stacks on their front roof slopes.

The first section up to Crossway is entirely semi-detached houses with hipped tiled roofs. Many have "M" shaped paired principle gables to the front where the eaves swoop down over the entrance porch. There is a distinctive use of materials, with waney edged timber cladding on the gables and bay windows and timber braces within porches, this use of "raw" timber straight from the tree, contributes both to the rustic theme as well as the historic theme (Fig. 30). There are some striking chimney stacks across the ridge of some of the houses on the north side which are brick at the top

and rendered below and have a strong modernist feel in contrast to the previously described rustic architectural character.

Beyond Crossway, “M” shaped semis dominate the south side of the road (Fig. 28). A variety of materials are used and the front elevations divided in different ways. The tips of the gables are often in different materials to the rest of the house, using hung tiles, weatherboard, render and decorative tiles. The main elevations area mostly rendered but pebble dash and brick are also used. The porches are recessed with a round window above. The north side of the road has more detached houses particularly as the land rises up. These are relatively modest on narrow plots with block like forms, often with hipped roofs.

### **The South-East Area:**

#### **Greencourt Road, Princes Avenue and Ladywood Avenue**

These roads were laid out slightly later than the 1928 roads. The 1930 Ordnance Survey map shows Princes Avenue marked by a dotted line and only a small section of Ladywood Avenue, Greencourt Road does not appear at all. Collectively they are unified by their neo-Tudor architectural style and their restricted black and white palette of render and timber contrasting with their green settings.

Greencourt Road commences with the church of St Francis, this is a barn like brick church designed by Geoffrey Mullins and consecrated in 1935. It is set in an attractive glade of trees. Despite its size, the dull coloured bricks and woodland setting means that it is recessive in terms of the street scene. The houses contrast strongly in terms of their palette with the church. Initially the palette is white, black and red brick although this gives way to a more limited palette of black and white further up the road. The neo-Tudor semis have white elevations with black timber window frames with diamond leaded lattice windows and dark stained timber doors (Fig. 31). The scale is relatively modest with small flat roofed garages to the side, deep recessed arched porches, generous front gardens. At the top is a canted semi-detached house with an Alpine character, similar to those on the corner of Hazlemere Road and Great Thrift.

Ladywood Avenue is a mixture of detached and semi-detached neo-Tudor houses with dominant heavy timbers (Fig. 32). The render is very rough and distinctively wavy, with deep eaves and prominent rafter ends and lattice windows which all contribute to the rustic character. At the southern end are several brick detached houses. The Quaker meeting house is on the corner with Greencourt Road in a detached house. The original intention was low boundary walls and an open aspect however now several of the houses have fences and hedges between the plots. Reed and Hoad are known to have built on this road.

Princes Avenue is a wide road which is only emphasised by the low or non-existent boundaries in front of the houses at the northern end and the character is particularly open and spacious here with generous lawned front gardens. The houses are by Noel Rees, the best known builder in Petts Wood who is synonymous with neo-Tudor houses in the area. He was a successful builder already in the more upmarket suburbs of London such as Chorleywood but he retained a particular fondness for Petts Wood. Appalled by the banality of much interwar housing he sought to create houses of “novelty and charm”. They have a quirky and distinctive character and houses were still being marketed as Noel Rees houses fifty years after they were built.

Princes Avenue is particularly notable for the Noel Rees group of austere semi-detached houses with “M” shaped gables projecting forwards of the low catslide roofs to the sides (Fig. 33). These are all the same and the curve of the road lends visual variety and interest as the pairs of gables are juxtaposed. The timber-framed semis also by Rees are wider than average and have cat slides to the

front (Fig. 34). The two types are found together elsewhere in Petts Wood, notably on St George's Road and The Covert.

Noel Rees wrote about his houses on Wood Ride in a manner that could be applied equally to Princes Avenue, the houses are of a "distinctive design, pleasant half-timbering, overhanging bays, sweeping gables, timbered porches, all set away from the road, bright and sunny in white dress. No fences, but little low crazy stone walls".

### **Chislehurst Road and Grosvenor Road**

The Chislehurst Road is the historic road between Chislehurst and Orpington, hence its meandering character towards the southern end. The top section is within the Chislehurst Road Conservation Area. Grosvenor Road is a spur road that cuts across the curve in Chislehurst Road. The 1930 Ordnance Survey map shows that Grosvenor Road and the section of Chislehurst Road parallel to it were laid out and largely built by this date. The west side of Chislehurst Road was laid out in the 1930s.

Grosvenor Road is an unremarkable road of semis and detached houses. They are notably wide plots for the semi-detached houses, consequently many have been altered to the side. The houses are mainly painted render under tiled roofs, there are only two examples with half-timbering on the front elevation. At the junction with Elysian Avenue are a pair of unusual L shaped vernacular style houses with two storey entrances with classical style parapets.

The parallel section of Chislehurst Road is equally unremarkable. However, the section to the north, up to the roundabout, holds far more architectural interest. The houses are detached and set in large plots set well back from the road. Those on the east side are earlier and have a strong neo-Tudor character, with prominent gables to the front and porches. They are mostly rendered and painted white but the section towards Grosvenor Road has several examples with brick elevations and herringbone brick nogging between the timbers.

The west side is more dynamic and unusual with an open character. The architectural style is neo-vernacular with Voysey influences. They were built by Cecil Pamphilon whose houses are often distinguished by a wooden diamond or vertical slit in the gable (Fig. 35). He was a local builder who did much of the work himself. The houses fetched as much as £1450 so were at the upper end of the market and with the proceeds Pamphilon was able to build himself a house on Birchwood Road.

The houses are varied in their front elevations but collectively are united in the limited palette of tiled roofs, white rendered elevations, dark windows and doors. The sharp angles of the gables, sweeping roofs down to low eaves and dormers, all collectively form an eye catching group particularly when viewed from Grosvenor Road (Fig. 36).

### **The Covert**

This road connects Crofton Road and The Close, both of which are outside the ASRC. It is built on the site of Scads Hill House and Ashen Wood and first appears in the 1938 Ordnance Survey map. It is distinguished by its green and verdant setting with deep front gardens, grass verges and particularly as the road climbs to its highest point, woodland character due to the mature trees in front of the houses which are presumably survivors from Ashen Wood.

The lower end of the road is mainly detached houses on the north side. The first house is individually designed on a wide plot, it has a rendered ground floor with low eaves and a tile hung gable (Fig. 37). The other detached houses on this side are in a more conventional Noel Rees style neo-Tudor (Fig. 38). The south side of the lower part of the road is later twentieth century and of less interest.

The top of the road where it flattens out is composed of semi-detached houses that are the two types found in Princes Avenue (cover illustration). Both types have prominent front gables, although one is half-timbered the other is austere and unadorned.

### **Willett Way**

The northern section of Willett Way was mapped out by 1930, however, the houses post-date the 1938 Ordnance Survey map. The southern section had been laid out and built on by 1938 with a group of distinctive chalet style houses, these are not currently included in the ASRC.

There are a three pairs of neo-Tudor and plain semi-detached houses similar to those found on The Covert and Princes Avenue, the rest are detached neo-Tudor houses in a Noel Rees style (Fig. 39). Houses on the west side have square recessed porches. The houses on the east side lack the heavy timbers and have a more refined air with diamond leaded casement windows (Fig. 40). This section of road is united by the limited black and white palette found elsewhere in the ASRC.

At the junction of Willett Way and Tudor Way is Christ Church (United Reformed) Church (Fig. 41). Although consent to build was received in 1939, the church was not actually built until after the war in the 1950s. It follows the example of St Francis in being barn like and entirely built of brick. However, it has greater presence within the street scape due its prominent position at the junction of several roads and its more open aspect.

### **St George's Road and Priory Avenue**

The southern half of these roads pre-date the development of the Petts Wood garden suburb and appear on the 1914 Ordnance Survey map as spurs off St Johns Road, although at this point there are few houses and Priory Avenue was known as St Peters Road. Priory Avenue had been laid out by 1930 but the extended part of St George's Road only appears on the 1938 map and is therefore later.

The southern end of St George's Road is very varied with bungalows and detached houses of varying dates and has a very mixed character in contrast to the rest of the ASRC. Of note is the surviving Edwardian house on the north side which has now been extended to the side. The northern end is classic Noel Rees Petts Wood style with the two types of semi-detached houses with prominent gables, one plain and austere, the other half-timbered (Fig. 42). The long lawned front gardens and lack of boundaries between the houses creates an open and attractive setting.

Priory Avenue follows the same pattern with a very mixed architectural character at the southern end blending into a more "Petts Wood" style at the northern end. There are a number of both detached and semi-detached houses which use the distinctive wavy render. These semis have timber framing only in the upper section of the first floor elevation down to the cill height of the window. They have hipped roofs including to front projections and the ends of the roof rafters are visible below the eaves. These are probably Reed and Hoad houses which are also found on Tudor Way and their detailing contributes to a rustic vernacular character.

### **Tudor Way and Hawthorn, Acacia, Maple and Ash Close**

Tudor Way is part of the ancient Green Lane, the closes however were laid out in the 1930s. The architecture of the semi-detached houses in this area is distinctively different and modernist in style in contrast to the rest of Petts Wood's vernacular/neo-Tudor style (Fig. 43). Due to the number of closes, there are not that many houses that actually front onto Tudor Way, with the exception of the

section near the railway (of which only the west side is in the ASRC). Here there are Reed and Hoad, Type A houses, similar to those in Priory Avenue that retailed for £795.

The modernist houses were built by Davis Estates one of the most prolific builders in the wider area. The design draws on the characteristics of the modernist style that was introduced to Britain in the 1920s, with its smooth rendered walls, clean lines, flat roofs and metal windows (Fig. 44). Although there are some examples of semis with flat roofs in the wider area, the style was soon adapted to have hipped roofs to reassure the mortgage companies. The houses were smaller and cheaper than other houses in Petts Wood. Although smooth render is liberally used on the front elevations, the houses are constructed of brick (Fig. 45). The windows were originally Crittall with curved ends towards the entrances, the factory was located nearby but many have now been replaced.

### **Fairway**

This is characterised by its Reed and Hoad Type A houses also found on Tudor Way and Priory Avenue (Fig. 46). What is particularly striking is the thick wavy render which is self-consciously rustic in character (Fig. 47). These were £795 which was at the lower end of the prices in Petts Wood but still above average for the developing London suburbs. There is another type of semi with gables rather than hips to the front projections which is in all other respects the same type of house.

### **West Way.**

This is one of the really early roads, it was laid out and built by 1930 and has a quiet and leafy character despite its position between Fairway and Tudor Way. The road has verges with some small street trees and the gardens are well stocked.

The overriding architectural character is neo-Tudor with small paned casement windows, the houses are small and the effect is charming and village-like in scale (Fig. 48). The builder is not known. The first house on the north side is inspired by Kentish Wealden houses while the house, next door has leaded lights and a charming oriel window on the first floor (Fig. 49).



Fig. 10. Woodland Way looking north-west



Fig. 11. Hazlemere Road looking south-east, note the recessed porch



Fig. 12. Woodland Way



Fig. 13. Manor Way, "Baronial Hall" house





Fig. 14. Silverdale Road



Fig. 15. Towncourt Crescent



Fig. 16. Towncourt Crescent and Hazlemere Road, canted semi on corner plot



Fig. 17. Woodland Way, modernist houses with hipped roofs



Fig. 18. Great Thrift, south side



Fig. 19. Great Thrift, north side



Fig. 20. Great Thrift, south side



Fig. 21. Great Thrift, south side



Fig. 22. Great Thrift, south side



Fig 23. Little Thrift



Fig. 24. Little Thrift



Fig. 25. Birchwood Road



Fig. 26. 20 Birchwood Road



Fig. 27. 24 Birchwood Road



Fig. 28. Petts Wood Road, looking east



Fig. 29. Petts Wood Road, north side, shopping parade



Fig. 30. Petts Wood Road, north side, waney edged weatherboard gables



Fig. 31. Greencourt Road



Fig. 32. Ladywood Avenue



Fig. 33. Princes Avenue, looking east



Fig. 34. Princes Avenue, looking west



Fig. 35. Chislehurst Road



Fig. 36. Chislehurst Road, looking north



Fig. 37. The Covert





Fig. 38. The Covert



Fig. 39. Willett Way, looking south east



Fig. 40. Willett Way



Fig. 41. Christ Church, Tudor Way



Fig. 42. St George's Road



Fig. 43. Acacia Close



Fig. 44. Tudor Way



Fig. 45. Hawthorne Close



Fig. 46. Fairway



Fig. 47. Fairway



Fig. 48. West Way



Fig. 49. West Way

## CONCLUSION

Petts Wood is an historically and architecturally interesting 1930s garden suburb on the outer edges of London. It is significant as a planned garden suburb with a strong overriding vision laid out by its developer Basil Scruby, both in terms of the layout and amenities as well as its architectural character. The architectural character is strongly influenced by the garden suburb movement in particular Hampstead Garden Suburb in North London which emphasises the rural ambience of the area. This is further enhanced by the vernacular architectural styles in particular neo-Tudor, often inspired by country cottages. The controls that Scruby placed on plot sizes, building lines, roof heights and materials ensures that despite the number of builders who worked in the area and the varied design and detailing of the houses there is a sense of unity and cohesiveness to the whole. It is deserving both of its ASRC status as well as the three conservation areas that form a part of it.

The area is under developmental pressure as so many areas close to London inevitably are. Despite this it is remarkable how unspoilt the area is in comparison to other London suburbs and how much of its garden suburb character remains. There are already two Article 4 directions for the ASRC, the first requiring planning permission for alterations to gates, fence walls or other means of enclosure and the second requiring planning permission for any alteration to any front roof slope. The Article 4 directions combined with protection within Bromley's Local Plan for the ASRC suggests that the current policies have been working well up until now. Other particular issues that might arise in the future might also be effectively controlled through Article 4 directions which the London Borough of Bromley has demonstrated its willingness to use these effectively.

The question is whether Petts Wood is of sufficient "special" interest to have the entire ASRC upgraded to conservation area status. The three conservation areas share the same historic background as the ASRC and so it cannot be argued that the ASRC holds insufficient "special" historic interest, the focus must therefore lie in its architectural interest, is this "special" enough? The area varies in its architectural interest, there are certainly groups of houses and roads that hold more interest than others. The NPPF makes it clear the LPAs must ensure that the areas that they designate as a conservation area hold sufficient interest so that the concept of conservation is not devalued (NPPF 164). It is clear that the London Borough of Bromley has adhered to this by limiting the size of its conservation areas to ensure that the quality of its conservation areas within the borough remains high and undiluted.

It is therefore the conclusion and proposal of this report that the ASRC should not be upgraded to conservation area status in its entirety, due to the size of the area, the tradition of small high quality conservation areas within Bromley, the moderate interest and repetitive nature of some of the roads, the effectiveness of existing local policy and Article 4 directions to date and a willingness by the London Borough of Bromley to use Article 4 directions effectively. Instead areas that meet the "special" architectural criteria should be upgraded. Some of this is adjacent to existing conservation areas and so could be viewed as an extension rather than as a new conservation area.

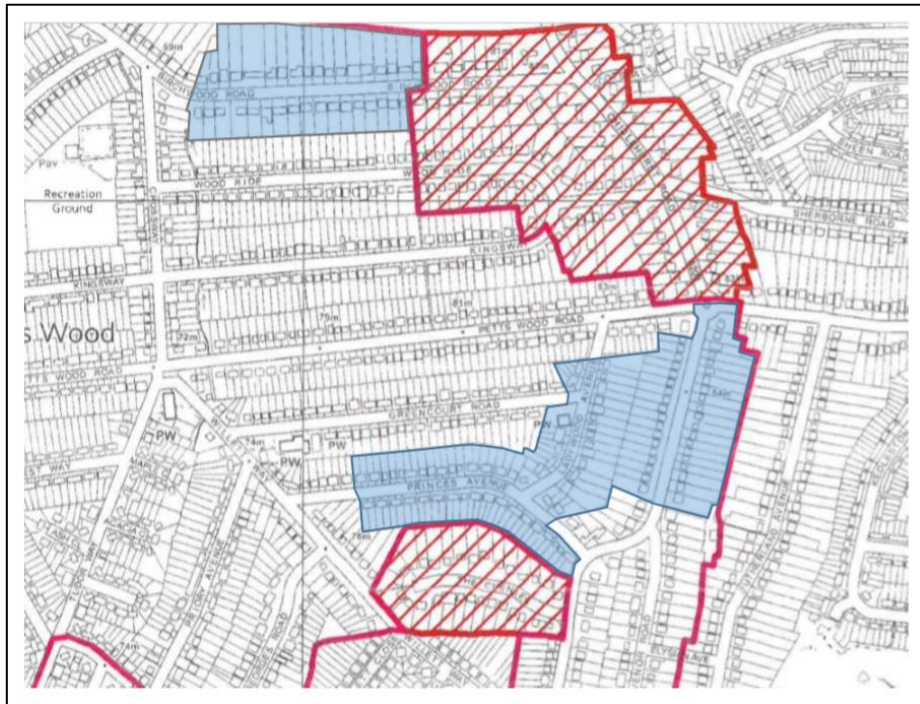
**PROPOSAL**

Fig. 50. Proposal for a conservation area extension in blue.

Roads that it is proposed to upgrade to conservation area status by extending the existing conservation area(s) (Fig. 50):

#### Birchwood Road

Detached houses are potentially more vulnerable to demolition than semi-detached houses as these require developers to only acquire the one property. At the moment under the ASRC there are no controls on demolition that are different to any other areas outside conservation areas. The architectural interest of the south side of the road doesn't appear to be any different to the south side within the conservation area, having the same neo-Tudor style brick and timber detached houses. The north side is more mixed but there are several interesting houses, number 20 is particularly eye catching and number 24 has a blue plaque commemorating the opera singer who owned it, Sir Geraint Evans. Due to the architectural interest this should be upgraded to conservation area status.

#### Ladywood Avenue

There is a limited palette and good group of Reed and Hoad houses as well as the Quaker Reading Room on this road. The green verges and trees contribute positively to the setting of these houses. Many are detached and as stated are particularly vulnerable to potential demolition outside a conservation area. This road should be upgraded.

#### Princes Avenue

This is a really good road full of Noel Rees houses. They may not be as grand as the Chenies but this does not limit their architectural interest as neo-Tudor houses that contribute to the semi-rural garden suburb character. The green setting and spacious open character is all of interest and worth upgrading to conservation area status.

### Chislehurst Road

The Pamphilon houses on this section are no less interesting than the Pamphilon houses that are within the Chislehurst Road Conservation Area to the north, they lack the woodland setting but that is all. The loss of any one of these houses to demolition and redevelopment would impact negatively on this stretch of road which is currently unified by its limited palette, regular plot sizes and angular designs. The houses on the other side of the road are of less interest but should also be upgraded to conservation area status to preserve the integrity of the road as a whole.



Fig. 51. Proposal for a new conservation area, “The Thrifts”.

### Great Thrift and Little Thrift

The houses on the south side of Great Thrift at the top of the hill are really unusual and interesting. This area of Great Thrift down to Hazelmere Road is deserving of conservation area designation due to its “special” architectural quality (Fig. 51). This includes the quality and detail of the houses, the attractive road layout on a hillside and the impressive setting against a back drop of ancient woodland. These three aspects work together to create something “special” and worthy of conservation area status.

Little Thrift is of slightly less architectural interest despite its interesting layout and the woodland setting, however again due to the number of detached houses it would be wise to include it in a Thrift conservation area.

If this is not supported then the group of houses at the top of Great Thrift with the unusual neo-Tudor designs should be locally listed to highlight their interest. While they remain outside a conservation area the potential for demolition is real which would be a great loss to Petts Wood.

### Other Buildings suggested for the local list

St Francis Church, Greencourt Road

Christ Church, Tudor Way

**Recommendation**

1. Extend the Chislehurst Road Conservation area to include Birchwood Road to the west and Chislehurst Road, Ladywood Avenue and Princes Avenue to the south as defined on the map (Fig. 50).
2. Create a new Conservation Area of The Thrifts as defined on the map (Fig. 51). If the proposal for a new conservation area does not find support then as a minimum the neo-Tudor houses at the top of Great Thrift should be locally listed.
3. An Article 4 direction requiring planning permission for demolition could also be applied to the entire ASRC to help preserve it for future generations.
4. Locally list the two churches.



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Report No.  
HPR2021/056

## London Borough of Bromley

### PART ONE - PUBLIC

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**Decision Maker:** DEVELOPMENT CONTROL COMMITTEE

**Date:** 2 November 2021

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** BROMLEY HOUSING TRAJECTORY 2021

**Contact Officer:** Ben Johnson, Head of Planning Policy and Strategy  
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Claire Glavin, Planner  
E-mail: claire.glavin@bromley.gov.uk

**Chief Officer:** Tim Horsman, Assistant Director (Planning)

**Ward:** (All Wards)

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#### 1. Reason for report

- 1.1. National planning policy requires Local Planning Authorities to identify a supply of housing to provide a minimum of five years' worth of housing against their housing target. Bromley's current five-year housing land supply (FYHLS) position was agreed by Development Control Committee in September 2020. This report sets out an updated housing trajectory, split into projections for years 1-5 (the FYHLS, covering 01/04/2021-31/03/2026), years 6-10 and years 11-15.
  - 1.2. The report concludes that the Council cannot demonstrate a FYHLS, although the supply position has improved since publication of the last FYHLS position. Where a minimum of five years housing supply cannot be demonstrated, the presumption in favour of sustainable development (set out in paragraph 11 of the NPPF) is triggered.
- 

#### 2. RECOMMENDATION(S)

- 2.1. That Members agree the Bromley Housing Trajectory 2021 provided at Appendix 1, including the updated five-year housing land supply position for the period 01/04/2021-31/03/2026.

### Impact on Vulnerable Adults and Children

1. Summary of Impact: No impact
- 

### Corporate Policy

1. Policy Status: Not Applicable
  2. BBB Priority: Regeneration
- 

### Financial

1. Cost of proposal: No cost
  2. Ongoing costs: No ongoing cost
  3. Budget head/performance centre: Planning Policy and Strategy
  4. Total current budget for this head: £0.568m
  5. Source of funding: Existing Revenue Budget for 2021/22
- 

### Personnel

1. Number of staff (current and additional): 10 FTE
  2. If from existing staff resources, number of staff hours: N/A
- 

### Legal

1. Legal Requirement: No legislative requirement. National policy requirements set out in National Planning Policy Framework and Planning Practice Guidance.
  2. Call-in: Not Applicable
- 

### Procurement

1. Summary of Procurement Implications: N/A
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A
2. Summary of Ward Councillors comments: N/A

### 3. COMMENTARY

#### Background

- 3.1. The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs), as part of preparing a Local Plan, to prepare a trajectory illustrating the expected rate of housing delivery over the plan period. LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing target; this is known as the five-year housing land supply (FYHLS).
- 3.2. For a site to be included within the FYHLS, it must meet the definition of 'deliverable' set out in the NPPF. Sites projected to deliver beyond the FYHLS period must meet the definition of 'developable' set out in the NPPF.
- 3.3. Section 2 of the Bromley Housing Trajectory 2021 document at Appendix 1 sets out the detailed policy context which informs the production of a housing trajectory. This identifies relevant sections of the NPPF and Planning Practice Guidance (PPG) and policies in the Bromley Local Plan and the London Plan, as well as relevant planning case law and appeal decisions.

#### Housing trajectory and FYHLS update 2021

- 3.4. The current FYHLS position was agreed by Development Control Committee in September 2020. This established that Bromley's FYHLS (covering the period 2020/21 to 2024/25) was 3.31 years supply, which, as it was less than five years supply, triggered the 'presumption in favour of sustainable development' set out in paragraph 11 of the NPPF.
- 3.5. The presumption applies to applications involving new housing and means that policies which are most important for determining an application are classed as 'out-of-date' (such as policies concerning housing supply in situations where a FYHLS cannot be demonstrated). As per paragraph 11 of the NPPF, for decision-taking this means that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance (set out in NPPF footnote 7, which includes Green Belt) provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. However, it should be noted that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 3.6. Officers have prepared an updated FYHLS as part of the overall Bromley Housing Trajectory 2021, which projects delivery over the fifteen-year period between 2021/22 and 2035/36. The methodology for preparing the trajectory is outlined in detail in section 3 of the appended trajectory document. There has been issues with data availability relating to new small sites permissions and overall completions in 2020/21, due to issues with the GLA monitoring system which the Council uses to source planning application monitoring data. The GLA have recently moved to a new monitoring system – the Planning London Datahub – which, at the time of writing, is not fully functional and does not enable easy access to up-to-date permissions data. As a result of these data availability issues, the updated trajectory uses trend data to inform certain inputs.
- 3.7. In summary, the methodology is as follows:
  - Base date – this relates to the start date for the FYHLS period. The FYHLS period covered by this trajectory is 2021/22 to 2025/26, hence the base date is 1 April 2021. It is acknowledged that publication of this trajectory is halfway into the first year of the period, but this is in line with the NPPF and PPG. Only planning permissions up to 31/03/2021 have been included, i.e. those permissions that were known at the base date.

- Housing target – the London Plan target of 774 units per annum has been used for the purposes of this trajectory. A 5% buffer has been applied to the target for the FYHLS, in line with the NPPF. The level of buffer applied is usually informed by the results of the housing delivery test. Where housing delivery over a specified three-year period is 85% or more of the housing target for this period, a 5% buffer is applied. Where it is less than 85%, a 20% buffer is applied. Bromley has delivered more than 85% of its housing delivery targets based on the latest Housing Delivery Test results, therefore it is the 5% buffer that is applicable to the FYHLS.
- Large sites – a large site is defined as a site which is 0.25 hectares/2,500sqm and above. The FYHLS includes large sites which are considered deliverable as per the definition in the NPPF. A number of large sites are also included within years 6-10 of the trajectory; these are considered developable as per the definition in the NPPF. No lapse rate has been applied to large sites, as these sites have been checked in detail and their inclusion reflects evidence that they are deliverable.
- Small sites – a small site is defined as a site which is under 0.25 hectares/2,500sqm. The trajectory assumes small site delivery from two sources:
  - permitted small sites – the trajectory uses the total number of extant permissions (permitted as of 31/03/2020). Data for small sites permitted in 2020/21 is not currently available, therefore this figure has been assumed using trend data. A lapse rate is then applied to account for the potential for some of these small sites to not build out. Finally, a deduction is made to account for projected housing delivery in 2020/21; it is likely that some of these extant schemes will have completed in 2020/21 but actual completion data was not available at the time of writing, therefore this deduction is based on trend data. Average completions data, based on past small sites completions, was used to sense check the small sites phasing, particularly the likelihood of permitted small sites being delivered within the FYHLS period.
  - a windfall assumption – has been included which reflects the likely delivery of as yet unknown small sites. This approach is justified by the London Plan. The windfall assumption has been applied from year three of the FYHLS onwards. As with permitted small sites, average completions data was used to inform this phasing.
- Lapse rate – the housing trajectory includes projected housing delivery from a number of planning permissions that are extant at the time of writing. However, it is recognised that not all these permissions will come forward; based on the standard commencement condition, a planning application will 'lapse' if it is not implemented within three years of the date of grant of planning permission. It is therefore considered necessary to apply a lapse rate to certain extant planning permissions in order to reflect the possibility that some of these permissions may not come forward. For the purposes of the 2021 housing trajectory, the Council have applied a lapse rate to permitted small sites<sup>1</sup> (i.e. those less than 0.25 hectares). The lapse rate has been determined by analysing approved planning applications from 2008/09 to 2018/19 and reflects specific lapse rates for different sized developments on small sites.
- Unit numbers – housing delivery is categorised as either conventional (or self-contained) housing, or non-self-contained housing; these different types of housing are counted in different ways in terms of how they contribute to meeting identified housing targets. Conventional housing is general self-contained housing (houses and flats). It is counted on a per unit basis, i.e. every new house or flat counts as one unit of delivery. Non-self-contained housing can include care homes, supported housing, Houses of Multiple Occupation (HMOs) and purpose-built student accommodation. This has historically been counted on a per bedroom/bedspace basis, i.e. every bedroom/bedspace counts as one unit of delivery; however, the London Plan sets out different approaches for counting different types of non-self-contained accommodation. This trajectory reflects the London Plan.

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<sup>1</sup> This includes the assumed small sites permissions, based on trend data.

3.8. Applying this methodology, the updated Bromley housing trajectory is as follows:

	Years 1-5						Years 6-10	Years 11-15	Years 1-15
	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	TOTAL	TOTAL	TOTAL
<b>Conventional</b>	<b>565</b>	<b>712</b>	<b>622</b>	<b>603</b>	<b>616</b>	<b>3,118</b>	<b>4,429</b>	<b>1,895</b>	<b>9,442</b>
<i>Large sites</i>	146	294	243	224	237	1,144	2,534	0	3,678
<i>Small sites permitted prior to start of trajectory period (lapse rate applied)</i>	419	418	0	0	0	837	0	0	837
<i>Small sites windfall assumption</i>	0	0	379	379	379	1,137	1,895	1,895	4,927
<b>Non-self-contained</b>	100	27	0	0	0	127	0	0	127
<b>Total projected housing delivery</b>	<b>665</b>	<b>739</b>	<b>622</b>	<b>603</b>	<b>616</b>	<b>3,245</b>	<b>4,429</b>	<b>1,895</b>	<b>9,569</b>
<b>Housing target (774 units per annum) + 5% buffer</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>4,064</b>	<b>3,870</b>	<b>3,870</b>	<b>11,804</b>

Source: London Development Database 2020 and GLA Planning London Datahub 2021

Note: some numbers have been rounded

3.9. The table shows that Bromley's FYHLS (covering the period 2021/22 to 2025/26) is 3,245 units, or **3.99 years supply**. This is acknowledged as a significant undersupply and means that the 'presumption in favour of sustainable development' will continue to apply.

3.10. The table shows the projected housing supply for years 6-10 and 11-15. Years 6-10 include projected delivery from a number of sites allocated in the Local Plan which are considered to be 'developable' as per the definition set out in the NPPF; these sites will deliver 21% of the total housing target for the trajectory period, which, alongside small site projections means that there is a strong future supply of housing in the Borough. This is important context for the FYHLS as well, given the potential for the sites currently within years 6-10 to become demonstrably deliverable in the near future and help to bridge the current FYHLS gap.

3.11. In addition, there are other non-allocated sites, including a potential large-scale housing development at the Walnuts Shopping Centre in Orpington, which are considered likely to come forward in the short to medium term. However, these sites have not been included in the figures for the 2021 trajectory, given the current uncertainty about details and timings.

Next steps

- 3.12. As required by the NPPF, the intention is to keep the housing trajectory up-to-date and publish a new iteration at least annually. As noted above, the trajectory at Appendix 1 was compiled despite issues with availability of new small sites permissions data for 2020/21; and ahead of up-to-date completions data for 2020/21 being available. When this data does become available, it will be taken into account in conjunction with the 2021 housing trajectory. An updated trajectory may be brought to Development Control Committee, depending on the scale of the impact that actual completions data has on the trajectory, particularly the FYHLS position.
- 3.13. Paragraphs 3.10 and 3.11 note the potential for some large sites to come forward and hence these may then be defined as ‘deliverable’ and may be included in the FYHLS. Where the status of these sites changes and impacts on the FYHLS figures, an updated trajectory will be brought to Development Control Committee.

#### 4. POLICY IMPLICATIONS

- 4.1 The housing trajectory is important to establish how the Borough is performing in terms of housing completions and future housing supply, particularly the FYHLS. As noted above, where a FYHLS cannot be demonstrated, the presumption in favour of sustainable development is triggered.
- 4.2 The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making (as set out in S38(6) of the Planning and Compulsory Purchase Act 2004).

#### 5. FINANCIAL IMPLICATIONS

- 5.1 The housing trajectory, particularly the FYHLS, should be updated at least annually, taking into account relevant available information. Without an understanding about whether a FYHLS can be demonstrated, the Council may need to expend significant resources (in terms of finance and staffing) to justify and defend a FYHLS position at individual appeal hearing and public inquiries.

#### 6. LEGAL IMPLICATIONS

- 6.1 The requirement to produce a housing trajectory is not set out in legislation, it is a national planning policy requirement. The 2021 housing trajectory is consistent with national planning policy and guidance.

<p><b>Non-Applicable Sections:</b></p>	<p>IMPACT ON VULNERABLE ADULTS AND CHILDREN</p> <p>PERSONNEL IMPLICATIONS</p> <p>PROCUREMENT IMPLICATIONS</p>
<p>Background Documents: (Access via Contact Officer)</p>	<p>Bromley Local Plan 2019 - <a href="https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf">https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf</a></p> <p>London Plan (adopted 2 March 2021), available from: <a href="https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf">https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf</a></p> <p>National Planning Policy Framework (July 2021) - <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</a></p>



	<p>National Planning Practice Guidance - <a href="https://www.gov.uk/guidance/housing-supply-and-delivery">https://www.gov.uk/guidance/housing-supply-and-delivery</a></p> <p>London Borough of Bromley Housing Trajectory 2020, September 2020 - <a href="https://cds.bromley.gov.uk/documents/s50083438/Enc%201%20for%20BROMLEY%20HOUSING%20TRAJECTORY%202020.pdf">https://cds.bromley.gov.uk/documents/s50083438/Enc%201%20for%20BROMLEY%20HOUSING%20TRAJECTORY%202020.pdf</a></p> <p>BROMLEY HOUSING TRAJECTORY 2020, Development Control Committee report, 24 September 2020 - <a href="https://cds.bromley.gov.uk/documents/s50083437/DCC%20-%20Bromley%20Housing%20Trajectory%202020.pdf">https://cds.bromley.gov.uk/documents/s50083437/DCC%20-%20Bromley%20Housing%20Trajectory%202020.pdf</a></p>
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# **London Borough of Bromley**

## **Housing Trajectory 2021**

November 2021

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## 1. INTRODUCTION

- 1.1. This paper provides an up-to-date position of housing land supply in the London Borough of Bromley. The paper considers the adopted and emerging planning policy framework at the time of writing, alongside relevant case law and planning appeals.

## 2. POLICY CONTEXT

- 2.1. There is a range of policy, guidance and relevant case law and material considerations that should inform the preparation of a housing trajectory. These are set out below:

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)

- 2.2. The NPPF (July 2021) sets out the Government's planning policies for England and how these policies should be applied. It is a material consideration in the determination of planning applications. PPG provides further guidance on policies set out in the NPPF.
- 2.3. Paragraph 74 of the NPPF requires local planning authorities (LPAs) to prepare a housing trajectory which illustrates the expected rate of housing delivery for the plan period. LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating). The five-year housing land supply (FYHLS) should be assessed against the housing requirement in the London Plan (March 2021) of 774 homes per annum, as per the NPPF.
- 2.4. The NPPF defines 'Deliverable' as follows:

***“Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 2.5. This definition needs to be considered alongside relevant case law and appeals decisions, discussed in paragraphs 2.20-2.31 below.
- 2.6. With regard to sites which would require further evidence to be considered deliverable, namely those set out in part (b) of the above definition, the PPG<sup>1</sup> provides further guidance on what this evidence may include (although it is not an exhaustive list). It includes:
- Current planning status – for example on larger scale sites with outline planning permission / hybrid permission how much progress has been made towards approving reserved matters or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - Firm progress has been made towards the submission of an application – e.g. written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
  - Firm progress with site assessment work; or
  - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as a successful participation in bids for large-scale infrastructure funding or other similar projects.
- 2.7. The supply of specific deliverable sites identified in the FYHLS should include a buffer (moved forward from late in the plan period). The default buffer is 5% to ensure choice and competition in the market for land, but it is increased to 10% if an LPA is seeking to enshrine a FYHLS through an Annual Position Statement; or 20% where delivery of housing taken as a whole over the previous 3 years is below 85% of the total housing target for the same period, as measured by the Government’s Housing Delivery Test. For the purposes of this FYHLS, Bromley has a buffer of 5%, as the Council is not pursuing an Annual Position Statement and has delivered more than 85% of its housing delivery targets based on the latest Housing Delivery Test results<sup>2</sup>.
- 2.8. Where a LPA cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer), the presumption in favour of sustainable development is triggered. This means that policies which are most important for determining an application are classed as ‘out-of-date’ (such as policies concerning housing supply in situations where a FYHLS cannot be demonstrated). As per paragraph 11 of the NPPF, for decision-taking this means that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance<sup>3</sup> (set out in

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<sup>1</sup> Planning Practice Guidance, Housing Supply and Delivery, Paragraph: 007 Reference ID: 68-007-20190722, available from: <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>2</sup> Housing Delivery Test: 2020 results, available from: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

<sup>3</sup> These policies are set out in NPPF footnote 7, which includes Green Belt.

NPPF footnote 7, which includes Green Belt) provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. It should be noted that the presumption in favour of sustainable development does not trump planning statute; the starting point for decision-taking remains S38(6) of the Planning and Compulsory Purchase Act 2004 (“the PCPA”). This is discussed in paragraphs 2.24 – 2.27 below, with reference to relevant case law.

2.9. Sites included in years 6-15 must be ‘Developable’, defined as:

*“Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

2.10. This trajectory includes a number of sites within years 6-15, most of which are allocated sites in the Local Plan. They are all considered to have a reasonable prospect of being developed within the trajectory period.

2.11. Paragraph 71 of the Framework states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

#### London Plan (March 2021)

2.12. The London Plan is the Spatial Development Strategy for London and forms part of the Development Plan for all London boroughs.

2.13. Policy H1: Increasing housing supply includes ten-year targets for net housing completions. The ten-year target (2019/20 – 2028/29) for Bromley Borough is 7,740 units (774 annualised).

2.14. Table 4.2 sets out ten-year targets for net completions on small sites (below 0.25ha); for Bromley the target is 3,790 units (379 annualised). Paragraph 4.2.3 states boroughs are supported in using windfall assumptions in their housing trajectories based on the small sites target:

*“The small sites target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019.”*

2.15. The FYHLS paper has assessed housing supply against the figure in the London Plan. Paragraph 006 of the PPG<sup>4</sup> confirms that where there is a conflict between adopted strategic housing requirement policies (for example if a new spatial development strategy supersedes an adopted Local Plan) the

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<sup>4</sup> Planning Practice Guidance, Housing Supply and Delivery, Paragraph: 006 Reference ID: 68-006-20190722, available from: <https://www.gov.uk/guidance/housing-supply-and-delivery>

most recently adopted policies will need to be used for the purposes of calculating FYHLS in accordance with Section 38 (5) of the PCPA.

2.16. This housing trajectory projects delivery for a fifteen-year period, from 2021/22 to 2035/36; for the purposes of the trajectory, the housing target of 774 homes per annum is rolled forward post-2029. Paragraph 4.1.11 of the London Plan states:

*“If a target is needed beyond the 10 year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041), and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.”*

2.17. Rolling over the 774 homes per annum figure is consistent with paragraph 4.1.11. There are no significant additional sites from the 2017 SHLAA that would suggest an increase is necessary, nor is there any committed transport infrastructure improvements which would provide any significant further incentive for development. The small sites component of the target makes up around half of the overall target, and paragraph 4.1.11 advocates rolling this forward post 2029; this will also justify a windfall assumption for each year post 2028/29, given the justification for using such assumptions stated in paragraph 4.2.3 of the London Plan (discussed above).

#### Adopted Bromley Local Plan (January 2019)

2.18. Policy 1: Housing Supply specifies that the Council will make provision for a minimum average of 641 additional homes per annum (which was derived from the 2016 London Plan). As noted above, this trajectory has assessed housing supply against the updated target in the new London Plan (774 homes per annum).

2.19. Policy 1 identifies various sources of housing supply to meet the identified housing target, including allocated sites and the development or redevelopment of windfall sites.

#### Relevant Case Law and Appeals

2.20. There is a wealth of case law and planning appeals that relates to the preparation of a housing trajectory, in particular the FYHLS. While these do not provide formal policy and guidance, they do provide important information on how policy and guidance should be interpreted. Relevant case law and appeals have been identified below but this is not intended to be an exhaustive list. The Council will monitor new case law and appeals on an ongoing basis, as there may be relevant considerations that need to be taken into account in future iterations of the housing trajectory.



2.21. This case involved an allowed appeal for four dwellings. The Council maintained they had a supply of 6.03 years, based on a broad interpretation of what constitutes a deliverable site. However, reference was made in the appeal decision to the NPPF and the definition of deliverable including a 'closed list', meaning that no other evidence would be accepted to prove deliverability other than the sources of evidence cited in the definition. As a result, the inspector found that the Council did not have a FYHLS.

2.22. The appeal decision was successfully challenged by the Council in the High Court, with the Secretary of State acknowledging an error in the Inspectors decision and consenting to judgement. The Consent Order<sup>6</sup> specifies the following:

*"B. The Defendant has carefully considered the Inspector's decision and the Claimant's Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework ("NPPF") as a 'closed list'. It is not. The proper interpretation of the definition is that any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years' will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.*

2.23. The implications of the Consent Order are that there may be relevant evidence which can be relied on to justify deliverability, other than the specific evidence cited in the NPPF definition. Other relevant evidence of deliverability might include sites which the Council has resolved to grant planning permission that are only awaiting a signed legal agreement; or draft allocations in an emerging plan. The key consideration is whether the evidence put forward demonstrates that a site is "available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years", as per the NPPF definition of deliverable. This is a matter of planning judgement based on the evidence available."

*Gladman Devts. Ltd (Claimant), Secretary of State (HCLG) and Corby Council (Defendants) CO/3932/2019 March 2020 (High Court); Gladman Devts. Ltd (Claimant), Secretary of State (HCLG) and Uttlesford District Council (Defendants) CO/4265/2019 March 2020 (High Court)<sup>7</sup>; and Gladman Developments Ltd v*

<sup>5</sup> Appeal ref: APP/G2815/W/19/3232099, available here: [https://publicaccess.east-northamptonshire.gov.uk/online-applications/files/F13F93BFB0E9A35E9C6E6DCD237ED359/pdf/18\\_02459\\_OUT-APPEAL\\_DECISION-419848.pdf](https://publicaccess.east-northamptonshire.gov.uk/online-applications/files/F13F93BFB0E9A35E9C6E6DCD237ED359/pdf/18_02459_OUT-APPEAL_DECISION-419848.pdf)

<sup>6</sup> Available here: <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

<sup>7</sup> Available here: <https://www.bailii.org/ew/cases/EWHC/Admin/2020/518.html>

2.24. These cases relate to the application of the presumption in favour of sustainable development set out in paragraph 11(d)(ii) of the NPPF. Gladman Developments challenged two dismissed appeals on the basis that where the presumption is triggered, this requires assessment against the policies in NPPF taken as a whole, without taking into account policies of the development plan, which are matters to be weighed separately (as a material consideration).

2.25. The March 2020 High Court judgment refutes this; it confirms the primacy of the Development Plan when assessing planning applications, and that the policies in the NPPF do not have the force of statute. Paragraph 82 of the judgement summarises the key points:

*“When a decision-maker judges that development plan policies are out-of-date it is still necessary for him to consider the weight to be given to that conclusion and the relevant development plan policies bearing upon the proposal. Likewise, where policy 11(d)(ii) is triggered because a 5 year supply of housing land cannot be demonstrated, the decision-maker will still need to assess the weight to be given to development plan policies, including whether or not they are in substance out-of-date and if so for what reasons. In these circumstances the NPPF does not prescribe the weight which should be given to development plan policies. The decision-maker may also take into account, for example, the nature and extent of any housing shortfall, the reasons therefor, and the prospects of that shortfall being reduced [..]”*

2.26. The February 2021 Court of Appeal judgment reaffirms the High Court judgement; paragraph 66 and 67 of the Court of Appeal judgement notes:

*“66. In my view, therefore, there is nothing to prevent an approach in which the application of the “tilted balance” under paragraph 11(d)(ii) is incorporated into the decision-making under section 70(2) of the 1990 Act and section 38(6) of the 2004 Act in one all-encompassing stage. The decision-maker is not obliged to combine in a single exercise the paragraph 11(d)(ii) Judgment Approved by the court for handing down. Gladman v Secretary of State for Housing assessment with the assessment required to discharge the duty in section 38(6). In principle, however, he lawfully may.*

*67. If this is how it is done, the maker of the decision must keep in mind the statutory primacy of the development plan and the statutory requirement to have regard to other material considerations, including the policies of the NPPF and specifically the policy for the “tilted balance” under paragraph 11(d)(ii), and must make the decision, as section 38(6) requires, in accordance with the development plan unless material considerations indicate otherwise. It will not then be necessary to consider twice, in separate steps, matters that arise both under the relevant policies of the development plan and*

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<sup>8</sup> Available here: <https://www.bailii.org/ew/cases/EWCA/Civ/2021/104.html>

*under the policies of the NPPF. The realistic approach in such a case is likely to be to take into account the development plan policies of relevance to the paragraph 11d)ii assessment within that assessment, rather than outside it. As Holgate J. held (in paragraph 110 of his judgment), the mischief of “double-counting” can thus be avoided. And the integrity of the section 38(6) assessment can be assured. This is not to merge the two presumptions – the statutory presumption in favour of the development plan and the national policy “presumption in favour of sustainable development. It is to acknowledge the existence and status of both presumptions, but also to recognise that they can be lawfully applied together.”*

2.27. While these cases are not relevant to the preparation of a housing trajectory, they are relevant to the results of the trajectory, particularly where a FYHLS cannot be demonstrated. In such an instance, Development Plan policy is not automatically invalidated, and the decision maker retains the ability to determine the weight to be given to relevant policies.

*Land to the East Of Newport Road and to the East and West of Cranfield Road, Woburn Sands, Buckinghamshire MK17 8UH, June 2020 (Planning Appeal)<sup>9</sup>*

2.28. This Secretary of State call-in appeal concerns an outline application for residential-led development. There are a number of issues of contention discussed in the appeal decision, but the discussions of FYHLS base dates and the timing of evidence are of particular relevance. The appellant in this case argued for an alternate base date as the Council’s base date preceded publication of the FYHLS assessment and some evidence of deliverability.

2.29. The inspector considered that it is acceptable that evidence can post-date the base date of the FYHLS, provided that it is used to support sites identified as deliverable as of the base date. The inspector specifically notes that “*there is nothing in the NPPF or PPG that stipulates that all of the documentary evidence for a 5 year HLS has to be available at the base date itself*” and that “*the PPG advocates the use of the latest available evidence.*”

2.30. With regard to whether the base date itself should be altered to align with the dates of evidence being relied on, the inspector highlighted the lack of national policy or guidance that advocates such an approach and stated that such an approach “*would appear to go against efforts to create greater certainty in the planning process... [and] such an approach would mean having to argue HLS at every appeal, rather than having a fixed base date.*”

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<sup>9</sup> Appeal ref: APP/Y0435/W/17/3169314, available here: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/894813/Combined\\_DL\\_IR\\_R\\_to\\_C\\_Newport\\_Road\\_Woburn\\_Sands.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf)

2.31. These issues are also discussed in appeal decisions in Mid Suffolk<sup>10</sup> and Birmingham<sup>11</sup>, and the inspectors in these cases arrive at similar conclusions.

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<sup>10</sup> Appeal ref: APP/W3520/W/18/3214324, available here:

<https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=33741154>

<sup>11</sup> Appeal ref: APP/P4605/W/18/3192918, available here:

<https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=33449408>

### **3. BROMLEY HOUSING TRAJECTORY METHODOLOGY**

- 3.1. The Bromley Local Plan spans the period from 2015/16 to 2029/30. Paragraph 68 of the NPPF requires planning policies to identify a supply of specific, deliverable sites for years one to five of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 3.2. There is no fixed method for preparing a housing trajectory. The NPPF, PPG and the London Plan provide guidance to assist with preparation, and there is a wealth of case law and planning appeals from which interpretations and information can be gleaned.
- 3.3. This section sets out the methodology followed to prepare the Bromley Housing Trajectory 2021. However, this is not set in stone and the methodology may evolve when preparing future iterations of the housing trajectory, to take account of new guidance, case law and any other relevant considerations.

#### Base date

- 3.4. The FYHLS base date is the first day of the FYHLS period; the period covered by this trajectory is 2021/22 to 2025/26, hence the base date is 1 April 2021. It is acknowledged that publication of this trajectory is halfway into the first year of the period, but this is in line with the NPPF and PPG. The Woburn Sands appeal discussed above gives helpful clarity on this issue.
- 3.5. Only permissions up to 31/03/2021 have been included, i.e., those permissions that were known at the base date. Evidence of deliverability can post-date the base date, provided that it is used to support sites identified as deliverable as of 31/03/2021.

#### Housing target

- 3.6. The London Plan attributes a minimum target of 774 units per annum to the Borough that results in a five-year housing requirement target of 3,870 units for the above period.
- 3.7. A 5% buffer increases the five-year figure from 3,870 units to 4,064 units, or 813 units per annum.

#### Large sites

- 3.8. For the purposes of producing the Housing Trajectory, the future supply of conventional housing makes a distinction between large sites (0.25 hectares/2,500sqm and above) and small sites (under 0.25 hectares/2,500sqm). This is consistent with the classifications in the London Plan, which was itself informed by the pan-London SHLAA process.

- 3.9. All large sites included within the FYHLS are considered deliverable; and all large sites included within years 6-15 are considered developable, in line with the respective definitions set out in the NPPF (July 2021).
- 3.10. A lapse rate has not been applied to large sites, as these sites have been checked in detail and their inclusion reflects evidence that they are deliverable. All large sites included in the FYHLS have planning permission and have been assessed to determine if they would be deliverable over the five-year period. Where relevant, developers/agents were contacted to establish if sites were likely to be brought forward or if a start date was known. In some cases, developers were able to confirm that work had already started on site or was imminent.
- 3.11. The large sites included within the housing trajectory are listed in Appendix 1 (Table 4); sites included within the FYHLS are specifically noted.
- 3.12. There are two large sites included in Table 4 that have outline planning permission. These sites have been included in the FYHLS as, in line with the NPPF definition of 'deliverable', there is clear evidence that housing completions will begin on site within five years, as follows:
- Phoenix Lodge, 14A Woodlands Road, Bickley, BR1 2AP, planning application reference: 19/03683/OUT – the outline permission<sup>12</sup> had one reserved matter (landscaping details). Details of the reserved matter were approved in April 2021<sup>13</sup>, and several other conditions have also been discharged.
  - Lubbock House, 1 Northolme Rise, Orpington, BR6 9RF, planning application reference: 20/01280/OUT – the outline permission<sup>14</sup> had one reserved matter (appearance). Details of the reserved matter were approved in June 2021<sup>15</sup>, and several other conditions have also been discharged.

### Small sites

- 3.13. As noted above, a small site is one which is under 0.25 hectares/ 2,500sqm. The trajectory assumes small site delivery from two sources:
- Permitted small sites (extant schemes that were permitted up to 31/03/2020); and
  - A windfall assumption.

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<sup>12</sup> Decision notice available from: [https://searchapplications.bromley.gov.uk/online-applications/files/30828696A58D263338E91B07F1187048/pdf/19\\_03683\\_OUT--2633869.pdf](https://searchapplications.bromley.gov.uk/online-applications/files/30828696A58D263338E91B07F1187048/pdf/19_03683_OUT--2633869.pdf)

<sup>13</sup> Decision notice available from: [https://searchapplications.bromley.gov.uk/online-applications/files/34EC7E378BEA94981A1B1F4D43B6819B/pdf/20\\_04160\\_DET--2787488.pdf](https://searchapplications.bromley.gov.uk/online-applications/files/34EC7E378BEA94981A1B1F4D43B6819B/pdf/20_04160_DET--2787488.pdf)

<sup>14</sup> Decision notice available from: [https://searchapplications.bromley.gov.uk/online-applications/files/77B1B6797DD3B5B7468C79786B2167F8/pdf/20\\_01280\\_OUT--2725232.pdf](https://searchapplications.bromley.gov.uk/online-applications/files/77B1B6797DD3B5B7468C79786B2167F8/pdf/20_01280_OUT--2725232.pdf)

<sup>15</sup> Decision notice available from: [https://searchapplications.bromley.gov.uk/online-applications/files/925501DEAE75DFDA31157DA16A3E147F/pdf/21\\_01010\\_DET--2838075.pdf](https://searchapplications.bromley.gov.uk/online-applications/files/925501DEAE75DFDA31157DA16A3E147F/pdf/21_01010_DET--2838075.pdf)

- 3.14. Data has been used from the 2020 Trajectory (London Development Database) for the small sites projection. This includes permissions up to 31/03/2020 and is included in Appendix 1 (Table 6). Comprehensive up-to-date information on small sites permissions and completions is not available, due to issues with the GLA monitoring system which the Council uses to source planning application data. The GLA have recently moved to a new monitoring system – the Planning London Datahub – which, at the time of writing, is not fully functional and does not enable easy access to up-to-date permissions data.
- 3.15. The small sites data has been partially updated to take account of two sites that were double counted in the 2020 Trajectory and to remove completions from 2019/20.
- 3.16. For permitted small sites, a lapse rate is applied to take account of the potential for non-implementation; this is discussed below. The total permitted small sites figure has been phased evenly over the first two years of the FYHLS. This phasing takes account of average completion rate data from schemes on small sites permitted from 2008/09 to 2018/19; this data shows that the average completion time across all completed schemes in this period was 22 months. There is variance depending on scheme size but ultimately this overall average is considered to be sufficiently robust in order to inform phasing. Applying the average figure to a scheme permitted at the latest possible date for inclusion in the trajectory (i.e. on the base date of 31/03/2021) would mean that this scheme is delivered within the first two years of the FYHLS. When the Planning London Datahub starts to operate effectively and data becomes available, the Trajectory will be updated to reflect actual small sites permissions.
- 3.17. Small site completions (in 2019/20) have been removed from the small site pipeline set out in Table 6. Completions data for 2020/21 was not available at the time of writing. However, it is important to assume some delivery in 2020/21, otherwise the FYHLS figure would be artificially inflated through the inclusion of some sites which will have already completed. In the absence of final starts and completions data, the Council have assumed 2020/21 small sites delivery based on the average small site delivery from 2011/12 to 2019/20; this equates to 302 units per annum.
- 3.18. Completion figures for 2020/21 have been subtracted from the total figure of 1,006 units (total small sites permitted as of 31/03/2020) included in Table 6 of Appendix 1<sup>16</sup>. As noted above, issues with data availability means that we do not have an up-to-date list of small sites permitted between 01/04/2020 and 31/03/2021. However, to not include some assumption for permissions within these dates would mean that the 2021 trajectory is not an accurate reflection of current housing supply. Therefore, it is important to account for some new permissions in the period 01/04/2020 and 31/03/2021. The 2021 trajectory assumes a figure of 400 units for small sites permitted in 2020/21 -

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<sup>16</sup> 302 units estimated completions in 2020/21

this is a trend-based figure, calculated using the annual average figure for planning approvals on small sites from 2008/09 – 2018/19.

- 3.19. A windfall assumption has been included which reflects the likely delivery of as yet unknown small sites. The London Plan sets a small site target for each borough<sup>17</sup>; Bromley's target is 379 units per annum. Paragraph 4.2.3 of the London Plan specifies that "[t]he small sites target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019." This approach was specifically supported by the Panel of Inspectors in their Report of the Examination in Public of the London Plan 2019<sup>18</sup>.
- 3.20. As with the phasing of permitted small sites, average completion data is also an important consideration to inform the phasing of a small sites windfall assumption. It is noted that neither the London Plan nor the Inspectors report provides guidance on when the windfall assumption should be factored in. The Council has factored in a windfall assumption from year three of the trajectory onwards. As noted above, the average completion rate of schemes from 2008/09 to 2018/19 is 22 months. If an additional 6-12 months is assumed as an approximate time taken to achieve planning permission for a small site, this gives a range of 28 to 34 months to allow for as yet unknown small sites to come forward and be delivered. Using an example of an application which is validated on day one of the trajectory (01/04/2021), this would comfortably deliver by the end of year 3 of the trajectory.

#### Lapse rate

- 3.21. The housing trajectory includes projected housing delivery from a number of planning permissions. However, it is recognised that not all these permissions will come forward; based on the standard commencement condition, a planning application will 'lapse' if it is not implemented within three years of the date of grant of planning permission.
- 3.22. It is therefore considered necessary to apply a lapse rate to certain extant planning permissions in order to reflect the possibility that some of these permissions may not come forward. The Council have only applied a lapse rate to permitted small sites (i.e. those less than 0.25 hectares). As noted above, large sites have been checked in detail and their inclusion reflects evidence that they are deliverable; hence application of a lapse rate is not necessary.
- 3.23. The lapse rate has been determined by analysing approved planning applications on small sites, from 2008/09 to 2018/19<sup>19</sup>. Over this period, 3,580 residential units were granted permission on small sites

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<sup>17</sup> As noted in paragraph 4.2.3 of the London Plan, the small sites targets are a component of, and not additional to, the overall housing targets. It is the overall housing target that takes priority, e.g. if the overall target is met in full through large sites, there would not be a requirement to also meet the minimum small sites target.

<sup>18</sup> See paragraph 174, available here: [https://www.london.gov.uk/sites/default/files/london\\_plan\\_report\\_2019\\_final.pdf](https://www.london.gov.uk/sites/default/files/london_plan_report_2019_final.pdf)

<sup>19</sup> As noted elsewhere in this report, as up-to-date small sites information for 2020/21 is not available, the lapse rate figures have not been fully updated; only a small amendment has been made to account for double counting of 21 units in the 2020 Housing Trajectory 'permitted small sites' data. When small sites data does become available, the



and 735 of these permissions have lapsed; this gives a general lapse rate of 20.5%. However, the Council have developed a more sophisticated approach which reflects specific lapse rates for different sized developments on small sites. Table 1 below sets out each of the development sizes and the specific lapse rate for each one:

- 3.24. The Council have applied these specific lapse rates to permitted small sites of the same size, e.g., for all sites which permit one unit, a lapse rate of 22.3% has been applied; for all sites which permit two units, a lapse rate of 20.7% has been applied, etc. Applying these trend-based lapse rates to the permitted small sites delivery projections reduces the figure from 1,006 residential units to 821 residential units<sup>20</sup>.
- 3.25. This figure is based on known extant small sites as of 31/03/2020. It needs to take account of projected completions for 2020/21 (which total 302 units as set out in Table 2). As noted in paragraph 3.18 above, it also needs to take account of small sites permitted in 2020/21 (400 units, based on trend data). As with other extant approvals, it is considered appropriate to apply a lapse rate to these projected approvals. As there is no breakdown of development size, we cannot apply the lapse rate for different sized developments; therefore, we have applied the average lapse rate figure of 20.5%. This reduces the 400-unit figure to 318 units, giving a total figure for extant permitted small sites of 837 units.

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lapse rate calculation will be updated. The Council considers that use of the lapse rate from the 2020 Housing Trajectory is reasonable.

<sup>20</sup> This reflects updates following removal of double counted sites in the 2020 Housing Trajectory – see footnote 19.

Table 1: Lapse rates

Development size	Lapse rate
One unit	22.3%
Two units	20.7%
Three units	24.7%
Four units	25.3%
Five units	21.7%
Six units	5.0%
Seven units	20.0%
Eight units	19.0%
Nine units	33.3%
10-14 units	13.5%
15-19 units	42.1%
20-24 units	31.3%
25-29 units	0%
30-39 units	23.8%
40-49 units	0%
50+ units	0%

Unit numbers

3.26. Housing delivery is categorised as either conventional (or self-contained) housing, or non-self-contained housing; these different types of housing are counted in different ways in terms of how they contribute to meeting identified housing targets.

3.27. Conventional housing is general self-contained housing (houses and flats). It is counted on a per unit basis, i.e. every new house or flat counts as one unit of delivery.

3.28. Non-self-contained housing can include care homes, supported housing, Houses of Multiple Occupation (HMOs) and purpose-built student accommodation. This has historically been counted on a per bedroom/bedspace basis, i.e. every bedroom/bedspace counts as one unit of delivery, based on policy and guidance set out in previous London Plans and London Plan Annual Monitoring Reports.

3.29. The recording of bedroom losses is considered on a case-by-case basis depending on the length of time a facility has been vacant. For the purposes of taking into account existing bedrooms when sites are redeveloped for C3 purposes these will be netted off if the site has become vacant since 2016.<sup>21</sup>

3.30. Paragraph 4.1.9 of the London Plan sets out how different non-self-contained accommodation is to be monitored in future:

*“Net non-self-contained accommodation for students should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. Net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home. All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home. The approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up. The ratios for student accommodation and other forms of communal accommodation mirror the ratios set out in the Government’s Housing Delivery Test Measurement Rulebook.”*

3.31. The Council has two non-self-contained sites in the 2021 trajectory, permission ref: 18/00443/FULL1 at Langley Court which includes a 100-bed care home; and permission ref: 20/01200/FULL1 at Lauriston House Nursing Home, Bickley Park Road which includes an additional 27 bedrooms. These are included at a ratio of 1:1 (1 bedroom counts as 1 unit) as per the London Plan.

3.32. These two permissions are expected to complete well within the FYHLS period; to reflect this, Table 3 of Appendix 1 assumes delivery in Year 1 (2021/22) and Year 2 (2022/23).

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<sup>21</sup> A five-year period of vacancy is considered to be reasonable period of time during which existing non-self-contained floorspace can be ‘netted off’, i.e. if existing non-self-contained bedrooms/bedspaces have become vacant since 2016, they are deducted from the total residential units proposed as part of a new application. If existing non-self-contained bedrooms/bedspaces have been vacant since pre-2016, the existing bedrooms/bedspaces are not deducted.

## 4. BROMLEY HOUSING TRAJECTORY

### 4.1. The Bromley housing trajectory 2021 details:

- completions in the ten-years preceding the FYHLS period (2011/12 to 2020/21); and
- anticipated delivery that makes up a future 15-year housing supply (2021/22 to 2035/36).

Table 2: Housing completions 2011/12 to 2020/21

	Small sites	Large Sites	NSC units	Total	Annual target	Cumulative total	Cumulative target
2011/12	385	261	0	646	500	646	500
2012/13	235	292	0	527	500	1,173	1,000
2013/14	186	516	0	702	500	1,875	1,500
2014/15	171	259	0	430	500	2,305	2,000
2015/16	336	433	-11	758	641	3,063	2,641
2016/17	587	335	57	979	641	4,042	3,282
2017/18	375	213	27	615	641	4,657	3,923
2018/19	198	511	22	731	641	5,388	4,564
2019/20	249	287	0	536	587 <sup>22</sup>	5,924	5,151
2020/21	302 <sup>23</sup>	23 <sup>24</sup>	0 <sup>25</sup>	325	511 <sup>26</sup>	6,249	5,662

Source: London Development Database 2020 and GLA Datahub 2021

<sup>22</sup> The housing target for 2019/20 is 641 units but the 2020 Housing Delivery Test included a Covid-19 adjustment, reducing the housing target by 1 month to reflect the temporary disruption caused by the first national lockdown. Further information is provided in the 'Housing Delivery Test: 2020 Measurement Technical note', available here:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/953304/2020\\_HDT\\_technical\\_note.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953304/2020_HDT_technical_note.pdf)

<sup>23</sup> The small sites figure for 2020/21 is based on the average figure for small site completions from 2011/12 to 2019/20, as noted in the small sites' methodology section above. The italics in Table 2 denote figures which include this average figure.

<sup>24</sup> The large sites figure for 2020/21 is an estimated figure from officer research. The final figure will not be known until starts and completions data for 2020/21 is finalised. It is noted that the estimated figure does not include any sites which are assumed to deliver in the FYHLS period, as set out in Table 4.

<sup>25</sup> The final NSC figure for 2020/21 will not be known until starts and completions data for 2020/21 is finalised.

<sup>26</sup> The Department for Levelling Up, Housing and Communities has indicated that the 2021 Housing Delivery Test will be reduced by 122 days (the months of April to July 2020) to account for fluctuating levels of housing delivery as local authorities and construction industry continued to face disruption on a national, regional and local level due to the pandemic, see Written Ministerial Statement - <https://hansard.parliament.uk/commons/2021-09-06/debates/21090616000016/HousingDeliveryTest>. Bromley's 2020/21 target has therefore been reduced by 33.4% (122 days divided by 365 days). This gives a target of 511 units (rounded) for 2020/21.

4.2. Table 2 illustrates that housing completions have consistently exceeded annual targets over the period April 2011 to March 2021. Total cumulative delivery over this period exceeded the cumulative targets by approximately 587 units (or 10%). Even without the estimated completions in 2020/21, delivery since 2011/12 exceeds the cumulative targets by 262 units (or 5%).

Table 3: Fifteen Year Housing Land Supply 2021/22 to 2035/36

	Years 1-5						Years 6-10	Years 11-15	Years 1-15
	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	TOTAL	TOTAL	TOTAL
<b>Conventional</b>	<b>565</b>	<b>712</b>	<b>622</b>	<b>603</b>	<b>616</b>	<b>3,118</b>	<b>4,429</b>	<b>1,895</b>	<b>9,442</b>
<i>Large sites</i>	146	294	243	224	237	1,144	2,534	0	3,678
<i>Small sites permitted prior to start of trajectory period (lapse rate applied)</i>	419	418	0	0	0	837	0	0	837
<i>Small sites windfall assumption</i>	0	0	379	379	379	1,137	1,895	1,895	4,927
<b>Non-self-contained</b>	100	27	0	0	0	127	0	0	127
<b>Total projected housing delivery</b>	<b>665</b>	<b>739</b>	<b>622</b>	<b>603</b>	<b>616</b>	<b>3,245</b>	<b>4,429</b>	<b>1,895</b>	<b>9,569</b>
<b>Housing target (774 units per annum) + 5% buffer</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>813</b>	<b>4,064</b>	<b>3,870</b>	<b>3,870</b>	<b>11,804</b>

Source: London Development Database 2020 and GLA Planning London Datahub 2021

Note: some numbers have been rounded

4.3. Table 3 shows that Bromley's FYHLS (covering the period 2021/22 to 2025/26) is 3,245 units, or **3.99 years supply**. This is acknowledged as a significant undersupply and means that the 'presumption in favour of sustainable development' will apply. Section 2 of this report provides information on the presumption and how it should be applied.

- 4.4. Table 3 shows the projected housing supply for years 6-10 and 11-15. Years 6-10 include projected delivery from a number of sites allocated in the Local Plan which are considered to be 'developable' as per the definition set out in the NPPF; these sites will deliver 21% of the total housing target for the trajectory period, which, alongside small site projections means that there is a strong future supply of housing in the Borough. This is important context for the FYHLS as well, given the potential for the sites currently within years 6-10 to become demonstrably deliverable in the near future and help to bridge the current FYHLS gap.
- 4.5. Development Control Committee resolved to grant planning permission<sup>27</sup> for an outline application (including 210 residential units) at Crystal Palace Park on 25 March 2021<sup>28</sup>. This development is considered to be developable (as per the definition set out in the NPPF) and therefore is included in Years 6-10 of the Trajectory.
- 4.6. In addition, there are other non-allocated sites, including a potential large-scale housing development at the Walnuts Shopping Centre in Orpington, which are considered likely to come forward in the short to medium term. However, these sites have not been included in the figures for the 2021 trajectory, given the current uncertainty about details and timings<sup>29</sup>.

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<sup>27</sup> Subject to the prior completion of a Section 106 legal agreement and any Direction by the Mayor of London and the Secretary of State.

<sup>28</sup> Minutes of the Development Control Committee meeting are available from: <https://cds.bromley.gov.uk/mgAi.aspx?ID=70025>

<sup>29</sup> Information on this project is available from: <https://thewalnutsorpington.co.uk>; <https://areli.co.uk/projects>

## APPENDIX 1: SITES INCLUDED WITHIN BROMLEY HOUSING TRAJECTORY 2021

Table 4: Large Sites

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Little Lavender Orchard Road BR6 7NT	20/00952/FULL1	Chelsfield and Pratts Bottom	04/06/2020	P	SC	1	1	0
Hasells Nursery Jackson Road BR2 8NS	16/05353/FULL1	Bromley Common and Keston	10/08/2017	S	SC	7	7	0
North Orpington Pumping Station East Drive BR5 2BY	15/04610/FULL1	Cray Valley East	31/08/2017	S	SC	15	15	0
56a Foxgrove Road Beckenham BR3 5DB	18/04202/RECON	Copers Cope	28/09/2017	S	SC	12	12	0
Lilly's Farm Chelsfield Lane Orpington BR6 6NN	19/02343/FULL1	Chelsfield and Pratts Bottom	27/01/2021	P	SC	1	1	0



Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Maybrey Business Park Worsley Bridge Road London SE26 5AZ	16/05897/FULL1	Copers Cope	18/05/2017	S	SC	159	159	0
Land Adjacent To Bromley College London Road Bromley	17/05084/FULL1	Bromley Town	25/09/2018	S	SC	24	24	0
18 Homefield Rise, Orpington BR6 0RU	20/02697/FULL1 Site 11	Orpington	23/12/2020	P	SC	63	63	0
Phoenix Lodge 14A Woodlands Road Bickley BR1 2AP	19/03683/OUT	Bickley	28/09/2020	S	SC	8	8	0
Land adjacent to Moorcroft House, 18 Wilderness Road Chislehurst	18/05436/FULL1	Chislehurst	05/02/2019	S	SC	1	1	0
Potters Farm Turpington Lane Bromley BR2 8JN	18/04265/FULL1	Bromley Common and Keston	18/02/2019	P	SC	3	3	0

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Potters Farm Turpington Lane Bromley BR2 8JN	19/01505/FULL1	Bromley Common and Keston	02/07/2019	P	SC	2	2	0
Land to the rear of former Dylon International Premises Station Approach Lower Sydenham SE26 5BQ	20/00781/FULL1	Copers Cope	29/03/2021	P	SC	254	254	0
GlaxoSmithKline Langley Court South Eden Park Road Beckenham	18/00443/FULL1	Kelsey and Eden Park	28/06/2019	S	SC	280	280	0
28 Park Hill Road Shortlands Bromley BR2 0LF	19/01198/FULL1	Copers Cope	24/07/2019	P	SC	9	9	0
Land At Junction With South Eden Park Road and Bucknall Way Beckenham	19/01543/FULL1	Kelsey and Eden Park	05/12/2019	P	SC	143	143	0

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Old Town Hall 30 Tweedy Road BR1 3FE	19/03545/FULL1	Bromley Town	12/03/2021	P	SC	53	53	0
Lubbock House Northolme Rise Oprington	20/01280/OUT	Farnborough and Crofton	03/02/2021	P	SC	13	13	0
Car Park Brindley Way Bromley	20/00300/FULL1	Plaistow and Sundridge	31/07/2020	P	SC	25	25	0
27 Bloomfield Road Bromley BR2 9RY	19/05263/FULL1	Bromley Common and Keston	13/07/2020	S	SC	4	4	0
Flamingo Park Club Sidcup By Pass Road Chislehurst BR7 6HL	17/04478/FULL1	Chislehurst	05/07/2019	P	SC	42	42	0
Banbury House, Bushell Way, Chislehurst	20/02903/FULL1 and Site 13	Chislehurst	26/01/2021	P	SC	25	25	0

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Crystal Palace Park Thicket Road Penge London SE20 8DT@	20/00325/OUT	Crystal Palace	N/A	NP	SC	210	0	210
Bromley Civic Centre, Stockwell Close	Site 1	Bromley Town	N/A	NP	SC	70	0	70
Land adjacent to Bromley North Station	Site 2	Bromley Town	N/A	NP	SC	525	0	525
Hill Car Park and Adjacent Lands, Bromley Town Centre	Site 3	Bromley Town	N/A	NP	SC	150	0	150
Gas Holder Site Homesdale Road Bickley <sup>30</sup>	Site 4	Bickley	N/A	NP	SC	60	0	60
Land adjacent to Bickley Station	Site 5	Bickley	N/A	NP	SC	30	0	30

<sup>30</sup>A recent appeal decision for this site confirms that this site is 'developable' as per the NPPF definition. Paragraph 39 of the decision states: "[...] it cannot be said there is no reasonable prospect of an application for a policy compliant scheme coming forward within the plan period". Appeal decision available from: <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=43702672>

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Bromley Valley Gym and Adjacent Lands, Chipperfield Road, St Paul's Cray	Site 6	Cray Valley West	N/A	NP	SC	200	0	200
West of Bromley High Street and land at Bromley South	Site 10	Bromley Town	N/A	NP	SC	1,230	0	1,230
Homefield Rise, Orpington	Site 11	Orpington	N/A	NP	SC	24 <sup>31</sup>	0	24
Small Halls, York Rise, Orpington	Site 12	Farnborough and Crofton	N/A	NP	SC	35	0	35
<b>TOTAL</b>						<b>3,678</b>	<b>1,144</b>	<b>2,534</b>

Source: London Development Database 2020 and GLA Datahub 2021

<sup>31</sup> Note that this figure is derived from the projected delivery from Site 11 (as set out in the Local Plan) minus units already approved on the site under planning application reference: 20/02697/FULL1.

Table 5: Non-self-contained units

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Langley Court South Eden Park Road BR3 3AT (100 bed care home element)	18/00443/FULL1	Kelsey and Eden Park	28/06/2019	S	NSC	100	100	0
Lauriston House Nursing Home Bickley Park Road Bickley BR1 2AZ	20/01200/FULL1	Bickley	13/11/2020	P	NSC	27	27	0
<b>TOTAL</b>						<b>127</b>	<b>127</b>	<b>0</b>

Source: London Development Database 2020 and GLA Planning London Datahub 2021

Table 6: Small Sites

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
Tripes Farm Business Centre	Chelsfield Lane	BR6 7RS	16/00388/RESPA	ORPINGTON	08/04/2016	S	0.020	SC	1	1
Rear Of 18	Wood Drive	BR7 5EU	15/03360/OUT	CHISLEHURST	26/05/2016	S	0.074	SC	1	1
High Gable	Hazel Grove	BR6 8LU	16/02506/FULL1	FARNBOROUGH AND CROFTON	25/07/2016	S	0.177	SC	-1	-1
High Gable	Hazel Grove	BR6 8LU	16/02506/FULL1	FARNBOROUGH AND CROFTON	25/07/2016	S	0.177	SC	1	1
171a	High Street	BR3 1AH	16/02021/RESPA	COPERS COPE	29/07/2016	S	0.010	SC	1	1
123a	Southborough Lane	BR2 8AP	16/00753/FULL1	BROMLEY COMMON AND KESTON	17/08/2016	S	0.016	SC	1	1
Elder Cottage	Jail Lane	TN16 3AU	16/03189/FULL1	DARWIN	30/08/2016	S	0.040	SC	-1	-1
Elder Cottage	Jail Lane	TN16 3AU	16/03189/FULL1	DARWIN	30/08/2016	S	0.040	SC	1	1
78	Brow Crescent	BR5 4LP	16/01547/FULL1	ORPINGTON	02/09/2016	S	0.030	SC	-1	-1
78	Brow Crescent	BR5 4LP	16/01547/FULL1	ORPINGTON	02/09/2016	S	0.030	SC	1	1
Land And Garages Rear Of The Squirrels Hilda Vale	Hilda Vale Close	BR6 7AH	16/03191/FULL1	FARNBOROUGH AND CROFTON	13/09/2016	S	0.040	SC	1	1
45	Longdon Wood	BR2 6EN	16/03068/FULL6	BROMLEY COMMON AND KESTON	22/12/2016	S	0.032	SC	-1	-1

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
45	Longdon Wood	BR2 6EN	16/03068/FULL6	BROMLEY COMMON AND KESTON	22/12/2016	S	0.032	SC	1	1
Rear Of 13	Mada Road	BR6 8HQ	16/04943/FULL1	FARNBOROUGH AND CROFTON	22/12/2016	S	0.039	SC	1	1
2 Oak Cottages	Leesons Hill	BR5 2LH	16/02565/FULL1	CRAY VALLEY WEST	05/01/2017	S	0.006	SC	1	1
11a	Heathfield	BR7 6AF	17/00963/FULL1	CHISLEHURST	24/04/2017	S	0.073	SC	-1	-1
11a	Heathfield	BR7 6AF	17/00963/FULL1	CHISLEHURST	24/04/2017	S	0.073	SC	1	1
69a	Grove Park Road	SE9 4NS	17/00584/FULL1	MOTTINGHAM AND CHISLEHURST NORTH	28/04/2017	S	0.094	SC	-1	-1
69a	Grove Park Road	SE9 4NS	17/00584/FULL1	MOTTINGHAM AND CHISLEHURST NORTH	28/04/2017	S	0.094	SC	1	1
Millfield	Ashmore Lane	BR2 6DJ	16/04578/FULL1	DARWIN	16/05/2017	S	0.015	SC	1	1
Studio At Burgh Hill	Kingswood Road	BR2 0HQ	16/04022/FULL1	SHORTLANDS	06/06/2017	S	0.008	SC	1	1
2 Crow Hill	Rookery Road	BR6 7JE	17/01523/FULL1	DARWIN	26/06/2017	S	0.150	SC	1	1
15-17	High Street	SE20 7HJ	17/01970/FULL1	PENGE AND CATOR	05/07/2017	P	0.016	SC	1	1
49	Southborough Road	BR1 2EL	17/02768/PLUD	BICKLEY	31/07/2017	P	0.022	SC	-1	-1
49	Southborough Road	BR1 2EL	17/02768/PLUD	BICKLEY	31/07/2017	P	0.022	SC	1	1
19	Cambridge Road	BR1 4EB	17/02579/FULL1	PLAISTOW AND SUNDRIDGE	16/08/2017	P	0.008	SC	-2	-2
19	Cambridge Road	BR1 4EB	17/02579/FULL1	PLAISTOW AND SUNDRIDGE	16/08/2017	P	0.008	SC	1	1



Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
21	Langley Road	BR3 4AE	17/02002/FULL1	KELSEY AND EDEN PARK	31/08/2017	S	0.052	SC	1	1
31	Lubbock Road	BR7 5JG	16/04593/FULL1	CHISLEHURST	01/09/2017	P	0.040	SC	1	1
11	Station Approach	BR2 7EQ	17/03194/AXRPA	HAYES AND CONEY HALL	14/09/2017	P	0.008	SC	1	1
45	Beckenham Road	BR3 4PR	17/02701/FULL1	CLOCK HOUSE	03/10/2017	P	0.055	SC	1	1
9	Julian Road	BR6 6HT	17/03680/FULL1	CHELSEFIELD AND PRATTS BOTTOM	20/10/2017	S	0.130	SC	-1	-1
9	Julian Road	BR6 6HT	17/03680/FULL1	CHELSEFIELD AND PRATTS BOTTOM	20/10/2017	S	0.130	SC	1	1
5	Vicarage Drive	BR3 1JW	17/03980/FULL1	COPERS COPE	23/10/2017	P	0.023	SC	1	1
4	Pleydell Avenue	SE19 2LP	16/05881/FULL1	CRYSTAL PALACE	26/10/2017	P	0.010	SC	1	1
134	Worsley Bridge Road	BR3 1RP	17/04258/PLUD	COPERS COPE	09/11/2017	P	0.008	SC	-2	-2
134	Worsley Bridge Road	BR3 1RP	17/04258/PLUD	COPERS COPE	09/11/2017	P	0.008	SC	1	1
53	Kechill Gardens	BR2 7NB	17/03930/FULL1	HAYES AND CONEY HALL	16/11/2017	S	0.050	SC	1	1
Land At North East Of Rosewood Farm	Warren Road	BR6 6EP	16/05334/FULL1	CHELSEFIELD AND PRATTS BOTTOM	29/11/2017	P	0.083	SC	1	1
Rear Of 117a	Anerley Road	SE20 8AJ	17/04800/RESPA	CRYSTAL PALACE	06/12/2017	S	0.009	SC	1	1
21	Denbridge Road	BR1 2AG	17/04871/FULL1	BICKLEY	18/12/2017	S	0.055	SC	-1	-1
21	Denbridge Road	BR1 2AG	17/04871/FULL1	BICKLEY	18/12/2017	S	0.055	SC	1	1

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
Woodfold	Manor Park Road	BR7 5PY	17/04938/FULL1	CHISLEHURST	11/01/2018	S	0.117	SC	1	1
26a	Station Square	BR5 1NA	17/05446/RESPA	PETTS WOOD AND KNOLL	17/01/2018	S	0.004	SC	1	1
Montagu	Keston Avenue	BR2 6BH	17/01574/FULL1	BROMLEY COMMON AND KESTON	22/01/2018	P	0.010	SC	1	1
Beechcroft	Hangrove Hill	BR6 7LG	17/05866/FULL1	DARWIN	15/02/2018	P	0.080	SC	-1	-1
Beechcroft	Hangrove Hill	BR6 7LG	17/05866/FULL1	DARWIN	15/02/2018	P	0.080	SC	1	1
75b	Mottingham Road	SE9 4QZ	17/05903/FULL1	MOTTINGHAM AND CHISLEHURST NORTH	16/02/2018	P	0.006	SC	1	1
The Coach House	Ashmore Lane	BR2 6DJ	17/05755/FULL3	DARWIN	23/02/2018	P	0.030	SC	1	1
Land At 56	Harvest Bank Road	BR4 9DJ	17/05156/FULL1	HAYES AND CONEY HALL	27/02/2018	P	0.033	SC	1	1
Bickley Court Cottage	Chislehurst Road	BR1 2NW	18/00172/FULL1	BICKLEY	02/03/2018	P	0.180	SC	-1	-1
Bickley Court Cottage	Chislehurst Road	BR1 2NW	18/00172/FULL1	BICKLEY	02/03/2018	P	0.180	SC	1	1
73	Southlands Road	BR2 9QT	17/01925/FULL1	BROMLEY COMMON AND KESTON	27/03/2018	P	0.009	SC	1	1
1	Red Oak Close	BR6 8HH	18/00188/FULL1	FARNBOROUGH AND CROFTON	29/03/2018	P	0.039	SC	1	1
2	Station Road	SE20 7BQ	18/00564/FULL1	PENGE AND CATOR	05/04/2018	P	0.005	SC	1	1
37	Chatsworth Parade	BR5 1DE	17/04888/FULL1	PETTS WOOD AND KNOLL	13/04/2018	P	0.019	SC	1	1

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Carola	Southfield Road	BR7 6QR	18/00535/FULL1	CHISLEHURST	19/04/2018	P	0.089	SC	-1	-1
Carola	Southfield Road	BR7 6QR	18/00535/FULL1	CHISLEHURST	19/04/2018	P	0.089	SC	1	1
34	Foxgrove Road	BR3 5BD	18/00945/FULL1	COPERS COPE	23/04/2018	S	0.117	SC	-1	-1
34	Foxgrove Road	BR3 5BD	18/00945/FULL1	COPERS COPE	23/04/2018	S	0.117	SC	-1	-1
34	Foxgrove Road	BR3 5BD	18/00945/FULL1	COPERS COPE	23/04/2018	S	0.117	SC	1	1
Bow Wood	Stonehouse Road	TN14 7HW	18/00776/FULL1	CHELSEFIELD AND PRATTS BOTTOM	23/04/2018	P	0.160	SC	-1	-1
Bow Wood	Stonehouse Road	TN14 7HW	18/00776/FULL1	CHELSEFIELD AND PRATTS BOTTOM	23/04/2018	P	0.160	SC	1	1
116	Worlds End Lane	BR6 6AS	18/01050/FULL1	CHELSEFIELD AND PRATTS BOTTOM	26/04/2018	P	0.070	SC	-1	-1
116	Worlds End Lane	BR6 6AS	18/01050/FULL1	CHELSEFIELD AND PRATTS BOTTOM	26/04/2018	P	0.070	SC	1	1
1	Meadow Way	BR6 8LN	18/00687/FULL1	FARNBOROUGH AND CROFTON	26/04/2018	P	0.118	SC	-1	-1
1	Meadow Way	BR6 8LN	18/00687/FULL1	FARNBOROUGH AND CROFTON	26/04/2018	P	0.118	SC	1	1
17	The Weald	BR7 5DT	17/02897/FULL1	CHISLEHURST	27/04/2018	P	0.031	SC	1	1
14	Hayne Road	BR3 4HY	17/02775/FULL1	CLOCK HOUSE	27/04/2018	P	0.040	SC	1	1
77	Lovibonds Avenue	BR6 8EP	18/01344/FULL1	FARNBOROUGH AND CROFTON	25/05/2018	S	0.016	SC	-1	-1
77	Lovibonds Avenue	BR6 8EP	18/01344/FULL1	FARNBOROUGH AND CROFTON	25/05/2018	S	0.016	SC	1	1

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Pine Crest	Lubbock Road	BR7 5JG	18/01218/FULL1	CHISLEHURST	25/05/2018	P	0.031	SC	-1	-1
Pine Crest	Lubbock Road	BR7 5JG	18/01218/FULL1	CHISLEHURST	25/05/2018	P	0.031	SC	1	1
46	Camden Park Road	BR7 5HF	18/01451/FULL1	CHISLEHURST	04/06/2018	P	0.167	SC	-1	-1
46	Camden Park Road	BR7 5HF	18/01451/FULL1	CHISLEHURST	04/06/2018	P	0.167	SC	1	1
21	Church Road	SE19 2TE	18/00984/FULL1	CRYSTAL PALACE	05/06/2018	P	0.008	SC	1	1
5	The Meadows	BR6 6HS	18/01915/FULL1	CHELSEFIELD AND PRATTS BOTTOM	20/06/2018	P	0.120	SC	-1	-1
5	The Meadows	BR6 6HS	18/01915/FULL1	CHELSEFIELD AND PRATTS BOTTOM	20/06/2018	P	0.120	SC	1	1
1	Golden Lane	BR4 9RD	18/01968/FULL1	WEST WICKHAM	21/06/2018	P	0.070	SC	1	1
24	Wickham Court Road	BR4 9LN	18/01005/FULL1	WEST WICKHAM	28/06/2018	P	0.069	SC	-1	-1
24	Wickham Court Road	BR4 9LN	18/01005/FULL1	WEST WICKHAM	28/06/2018	P	0.069	SC	1	1
27	Blandford Road	BR3 4NE	18/01664/OUT	CLOCK HOUSE	05/07/2018	P	0.014	SC	1	1
Land Adjacent To 9	Bracken Hill Lane	BR1 4AJ	18/01359/FULL1	BROMLEY TOWN	05/07/2018	P	0.030	SC	1	1
21	Shawfield Park	BR1 2NQ	18/01975/FULL1	BICKLEY	09/07/2018	P	0.097	SC	-1	-1
21	Shawfield Park	BR1 2NQ	18/01975/FULL1	BICKLEY	09/07/2018	P	0.097	SC	1	1
238	Main Road	TN16 3BD	17/04411/FULL1	BIGGIN HILL	18/07/2018	P	0.040	SC	1	1
Beau Lodge	Kelsey Lane	BR3 3NF	18/02211/FULL1	KELSEY AND EDEN PARK	18/07/2018	P	0.063	SC	-1	-1

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Beau Lodge	Kelsey Lane	BR3 3NF	18/02211/FULL1	KELSEY AND EDEN PARK	18/07/2018	P	0.063	SC	1	1
32	Wellbrook Road	BR6 7AB	18/01395/FULL1	FARNBOROUGH AND CROFTON	26/07/2018	P	0.080	SC	-1	-1
32	Wellbrook Road	BR6 7AB	18/01395/FULL1	FARNBOROUGH AND CROFTON	26/07/2018	P	0.080	SC	1	1
70	Sutherland Avenue	TN16 3HG	18/01271/FULL1	BIGGIN HILL	01/08/2018	P	0.017	SC	-1	-1
70	Sutherland Avenue	TN16 3HG	18/01271/FULL1	BIGGIN HILL	01/08/2018	P	0.017	SC	1	1
17	Park Farm Road	BR1 2PE	18/02366/FULL1	BICKLEY	29/08/2018	S	0.137	SC	-1	-1
17	Park Farm Road	BR1 2PE	18/02366/FULL1	BICKLEY	29/08/2018	S	0.137	SC	1	1
Petley's Farm	Luxted Road	BR6 7JS	18/02851/FULL1	DARWIN	30/08/2018	P	0.050	SC	1	1
79	Station Road	BR4 0PX	18/02483/FULL1	WEST WICKHAM	11/09/2018	P	0.016	SC	1	1
1	Melbourne Close	BR6 0BJ	17/01073/FULL1	PETTS WOOD AND KNOLL	12/09/2018	P	0.044	SC	1	1
2	Mere Close	BR6 8ES	18/03072/FULL1	FARNBOROUGH AND CROFTON	13/09/2018	P	0.060	SC	-1	-1
2	Mere Close	BR6 8ES	18/03072/FULL1	FARNBOROUGH AND CROFTON	13/09/2018	P	0.060	SC	1	1
2	Kechill Gardens	BR2 7NQ	18/02956/FULL1	HAYES AND CONEY HALL	20/09/2018	P	0.050	SC	-1	-1
2	Kechill Gardens	BR2 7NQ	18/02956/FULL1	HAYES AND CONEY HALL	20/09/2018	P	0.050	SC	1	1
Little Redlands	Chislehurst Road	BR1 2NJ	18/02906/FULL1	BICKLEY	21/09/2018	P	0.160	SC	-1	-1
Little Redlands	Chislehurst Road	BR1 2NJ	18/02906/FULL1	BICKLEY	21/09/2018	P	0.160	SC	1	1
102	Nightingale Lane	BR1 2SE	18/02287/FULL1	BICKLEY	28/09/2018	P	0.080	SC	1	1

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10	Manor Place	BR7 5QH	18/02002/FULL1	CHISLEHURST	02/10/2018	P	0.021	SC	-1	-1
10	Manor Place	BR7 5QH	18/02002/FULL1	CHISLEHURST	02/10/2018	P	0.021	SC	1	1
Land At 91	Gillmans Road	BR5 4LD	18/03633/FULL1	ORPINGTON	08/10/2018	S	0.008	SC	1	1
2	Heron Court	BR2 9LR	18/02912/FULL1	BROMLEY TOWN	11/10/2018	P	0.023	SC	1	1
Luxted Farm	Luxted Road	BR6 7JT	18/03033/FLXAG	DARWIN	15/10/2018	P	0.024	SC	1	1
Elliott House, 4	Elliott Road	BR2 9NU	18/03982/FULL1	BROMLEY TOWN	16/10/2018	S	0.005	SC	1	1
113	Widmore Road	BR1 3AH	18/03702/FULL1	PLAISTOW AND SUNDRIDGE	17/10/2018	P	0.012	SC	1	1
Westmoreland Garage	Southlands Road	BR1 2EG	18/03965/FULL1	BICKLEY	19/10/2018	P	0.010	SC	1	1
92	Bassetts Way	BR6 7AG	18/03417/FULL1	FARNBOROUGH AND CROFTON	19/10/2018	P	0.020	SC	1	1
26	Walnuts Road	BR6 0RQ	18/03983/FULL1	ORPINGTON	29/10/2018	S	0.030	SC	1	1
11	Homesdale Road	BR5 1JS	18/03786/FULL1	PETTS WOOD AND KNOLL	29/10/2018	P	0.056	SC	-1	-1
11	Homesdale Road	BR5 1JS	18/03786/FULL1	PETTS WOOD AND KNOLL	29/10/2018	P	0.056	SC	1	1
67	Tweedy Road	BR1 3NH	18/03969/AXRPA	BROMLEY TOWN	05/11/2018	P	0.013	SC	1	1
30	Arthur Road	TN16 3DD	18/04118/FULL1	BIGGIN HILL	07/11/2018	P	0.046	SC	-1	-1
30	Arthur Road	TN16 3DD	18/04118/FULL1	BIGGIN HILL	07/11/2018	P	0.046	SC	1	1
Dawn Corner	Viewlands Avenue	TN16 2JE	18/03364/FULL1	DARWIN	12/11/2018	S	0.180	SC	-1	-1
Dawn Corner	Viewlands Avenue	TN16 2JE	18/03364/FULL1	DARWIN	12/11/2018	S	0.180	SC	1	1

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Fitzgerald Place, 66	The Avenue	BR3 5ES	18/03541/FULL1	COPERS COPE	13/11/2018	P	0.140	SC	1	1
Renniks Stud	Buckhurst Road	TN16 2HS	18/04193/FULL1	DARWIN	20/11/2018	S	0.005	SC	1	1
9 St Clare Court	Foxgrove Avenue	BR3 5BG	18/01012/FULL1	COPERS COPE	21/11/2018	P	0.033	SC	1	1
162	Maple Road	SE20 8JB	17/04615/AXRPA	PENGE AND CATOR	23/11/2018	P	0.003	SC	1	1
195	High Street	BR4 0LX	18/04276/FULL1	WEST WICKHAM	28/11/2018	P	0.030	SC	1	1
17	New Street Hill	BR1 5AU	18/04006/FULL1	PLAISTOW AND SUNDRIDGE	30/11/2018	P	0.150	SC	-1	-1
17	New Street Hill	BR1 5AU	18/04006/FULL1	PLAISTOW AND SUNDRIDGE	30/11/2018	P	0.150	SC	1	1
17	Widmore Road	BR1 1RL	18/04507/RESPA	BROMLEY TOWN	06/12/2018	P	0.008	SC	1	1
32	Avenue Road	SE20 7RR	18/04444/FULL1	PENGE AND CATOR	10/12/2018	P	0.035	SC	1	1
51	London Lane	BR1 4HB	18/04504/FULL1	PLAISTOW AND SUNDRIDGE	11/12/2018	P	0.009	SC	1	1
88	High Street	BR1 1HF	18/04710/FULL1	BROMLEY TOWN	11/12/2018	P	0.009	SC	1	1
Log Cabin, Orchard Cottage	Westerham Road	BR2 6HB	18/00887/FULL1	BROMLEY COMMON AND KESTON	13/12/2018	P	0.020	SC	-1	-1
Log Cabin, Orchard Cottage	Westerham Road	BR2 6HB	18/00887/FULL1	BROMLEY COMMON AND KESTON	13/12/2018	P	0.020	SC	1	1
Torpin	Wilderness Road	BR7 5EZ	17/04074/FULL1	CHISLEHURST	13/12/2018	P	0.063	SC	1	1
77	Petersham Drive	BR5 2QE	18/04497/FULL1	CRAY VALLEY WEST	21/12/2018	S	0.040	SC	1	1
The Orchard	Cricket Ground Road	BR7 5HD	18/02446/FULL1	CHISLEHURST	04/01/2019	P	0.060	SC	1	1

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36	Ashfield Lane	BR7 6LQ	18/01021/ FULL1	CHISLEHURST	07/01/2019	P	0.080	SC	-1	-1
36	Ashfield Lane	BR7 6LQ	18/01021/ FULL1	CHISLEHURST	07/01/2019	P	0.080	SC	1	1
21	Beechcroft	BR7 5DB	18/05137/ FULL1	CHISLEHURST	18/01/2019	P	0.136	SC	-1	-1
21	Beechcroft	BR7 5DB	18/05137/ FULL1	CHISLEHURST	18/01/2019	P	0.136	SC	1	1
45	Whateley Road	SE20 7NE	18/04528/ FULL1	PENGE AND CATOR	24/01/2019	S	0.027	SC	1	1
The Barn	Hookwood Road	BR6 7NX	18/05054/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	04/02/2019	P	0.140	SC	1	1
19	Lower Road	BR5 4AH	18/04386/ FULL1	CRAY VALLEY EAST	07/02/2019	S	0.034	SC	-1	-1
19	Lower Road	BR5 4AH	18/04386/ FULL1	CRAY VALLEY EAST	07/02/2019	S	0.034	SC	1	1
225	Worlds End Lane	BR6 6AT	18/05200/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	08/02/2019	P	0.050	SC	-1	-1
225	Worlds End Lane	BR6 6AT	18/05200/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	08/02/2019	P	0.050	SC	1	1
2	Church Road	BR6 7DB	18/04998/ FULL1	FARNBOROUGH AND CROFTON	21/02/2019	P	0.021	SC	1	1
4	Oxenden Wood Road	BR6 6HR	19/00025/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	07/03/2019	S	0.062	SC	-1	-1
4	Oxenden Wood Road	BR6 6HR	19/00025/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	07/03/2019	S	0.062	SC	1	1
125	High Street	BR6 7AZ	18/05327/ FULL1	FARNBOROUGH AND CROFTON	13/03/2019	P	0.004	SC	1	1
Saxbys	St Pauls Cray Road	BR7 6QA	18/05573/ FULL1	CHISLEHURST	22/03/2019	P	0.170	SC	1	1



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Knockholt Farm	New Year's Lane	TN14 7PQ	18/01859/FLXAG	CHELSEFIELD AND PRATTS BOTTOM	09/04/2019	P	0.022	SC	1	1
11 Provincial Terrace	Green Lane	SE20 7JQ	19/01000/FULL1	PENGE AND CATOR	23/04/2019	P	0.040	SC	1	1
142	Cudham Lane North	TN14 7QS	18/05674/FULL1	DARWIN	02/05/2019	P	0.027	SC	-1	-1
142	Cudham Lane North	TN14 7QS	18/05674/FULL1	DARWIN	02/05/2019	P	0.027	SC	1	1
24	Marion Crescent	BR5 2DD	19/01241/AXRPA	CRAY VALLEY EAST	20/05/2019	P	0.006	SC	1	1
Squirrels Chase	Lodge Road	BR1 3ND	18/05526/FULL1	PLAISTOW AND SUNDRIDGE	20/05/2019	P	0.030	SC	-1	-1
Squirrels Chase	Lodge Road	BR1 3ND	18/05526/FULL1	PLAISTOW AND SUNDRIDGE	20/05/2019	P	0.030	SC	1	1
8	Meriden Close	BR1 2UF	19/00572/FULL1	BICKLEY	20/05/2019	P	0.060	SC	-1	-1
8	Meriden Close	BR1 2UF	19/00572/FULL1	BICKLEY	20/05/2019	P	0.060	SC	1	1
Bramshaw	Raggleswood	BR7 5NH	19/00947/FULL1	CHISLEHURST	22/05/2019	P	0.098	SC	-1	-1
Bramshaw	Raggleswood	BR7 5NH	19/00947/FULL1	CHISLEHURST	22/05/2019	P	0.098	SC	1	1
75	Station Road	BR4 0PX	19/00606/FULL1	WEST WICKHAM	23/05/2019	P	0.023	SC	1	1
31	Grosvenor Road	BR4 9PY	19/01619/FULL6	WEST WICKHAM	28/05/2019	P	0.026	SC	1	1
1	Riverwood Lane	BR7 5QN	19/00705/FULL1	CHISLEHURST	13/06/2019	P	0.021	SC	-1	-1
1	Riverwood Lane	BR7 5QN	19/00705/FULL1	CHISLEHURST	13/06/2019	P	0.021	SC	1	1
50	Petersham Drive	BR5 2QE	19/01348/FULL1	CRAY VALLEY WEST	14/06/2019	S	0.030	SC	1	1

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29	Swievelands Road	TN16 3QU	19/01279/ FULL1	BIGGIN HILL	14/06/2019	P	0.053	SC	1	1
67	Lusted Hall Lane	TN16 2NN	18/04032/ FULL1	BIGGIN HILL	02/07/2019	P	0.010	SC	1	1
96	Barnfield Wood Road	BR3 6SX	19/01487/ FULL1	WEST WICKHAM	08/07/2019	P	0.140	SC	-1	-1
96	Barnfield Wood Road	BR3 6SX	19/01487/ FULL1	WEST WICKHAM	08/07/2019	P	0.140	SC	1	1
84	Craven Road	BR6 7RT	19/01914/ FULL1	ORPINGTON	11/07/2019	S	0.160	SC	-1	-1
84	Craven Road	BR6 7RT	19/01914/ FULL1	ORPINGTON	11/07/2019	S	0.160	SC	1	1
8	The Woodlands	BR6 6HL	19/00617/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	11/07/2019	P	0.183	SC	-1	-1
8	The Woodlands	BR6 6HL	19/00617/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	11/07/2019	P	0.183	SC	1	1
Land Rear Of 58 To 60 Anerley Park	Castledine Road	SE20 8PL	19/01174/ FULL1	CRYSTAL PALACE	15/07/2019	P	0.020	SC	1	1
Deneside	Orchard Road	BR6 7NS	19/01744/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	22/07/2019	P	0.090	SC	-1	-1
Deneside	Orchard Road	BR6 7NS	19/01744/ FULL1	CHELSEFIELD AND PRATTS BOTTOM	22/07/2019	P	0.090	SC	1	1
56	Ancaster Road	BR3 4DY	19/01949/ FULL1	CLOCK HOUSE	23/07/2019	P	0.023	SC	1	1
Timberley	Westbury Road	BR1 2QB	18/04690/ FULL1	BICKLEY	23/07/2019	P	0.107	SC	-1	-1
Timberley	Westbury Road	BR1 2QB	18/04690/ FULL1	BICKLEY	23/07/2019	P	0.107	SC	1	1

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15	Chislehurst Road	BR6 0DF	19/02175/FULL1	PETTS WOOD AND KNOLL	26/07/2019	P	0.018	SC	1	1
2	Mere Close	BR6 8ES	19/02510/FULL1	FARNBOROUGH AND CROFTON	01/08/2019	P	0.060	SC	-1	-1
2	Mere Close	BR6 8ES	19/02510/FULL1	FARNBOROUGH AND CROFTON	01/08/2019	P	0.060	SC	1	1
127	High Street	BR3 1AG	19/02714/RESPA	COPERS COPE	02/08/2019	P	0.008	SC	1	1
195	High Street	SE20 7PF	19/02424/AXRPA	PENGE AND CATOR	05/08/2019	P	0.013	SC	1	1
Land Adjacent 2	Torr Road	SE20 7PS	19/01513/FULL1	PENGE AND CATOR	06/08/2019	P	0.006	SC	1	1
88	Chelsfield Lane	BR5 4PZ	19/02525/FULL1	ORPINGTON	06/08/2019	P	0.037	SC	1	1
27	Bourdon Road	SE20 7S	19/02353/FULL1	CLOCK HOUSE	09/08/2019	P	0.007	SC	1	1
Gara Rise	Orchard Road	BR6 7NS	19/02045/FULL1	CHELSEFIELD AND PRATTS BOTTOM	09/08/2019	P	0.113	SC	-1	-1
Gara Rise	Orchard Road	BR6 7NS	19/02045/FULL1	CHELSEFIELD AND PRATTS BOTTOM	09/08/2019	P	0.113	SC	1	1
Woodlands	Holwood Park Avenue	BR6 8NQ	19/02269/FULL1	BROMLEY COMMON AND KESTON	15/08/2019	S	0.161	SC	-1	-1
Woodlands	Holwood Park Avenue	BR6 8NQ	19/02269/FULL1	BROMLEY COMMON AND KESTON	15/08/2019	S	0.161	SC	1	1
159	Ravenscroft Road	BR3 4TN	19/02599/FULL1	CLOCK HOUSE	19/08/2019	P	0.018	SC	1	1
44	Highfield Road	BR7 6QZ	19/02444/FULL1	CHISLEHURST	19/08/2019	P	0.077	SC	-1	-1
44	Highfield Road	BR7 6QZ	19/02444/FULL1	CHISLEHURST	19/08/2019	P	0.077	SC	1	1

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
7	Longdon Wood	BR2 6EN	19/01404/FULL1	BROMLEY COMMON AND KESTON	22/08/2019	P	0.100	SC	-1	-1
7	Longdon Wood	BR2 6EN	19/01404/FULL1	BROMLEY COMMON AND KESTON	22/08/2019	P	0.100	SC	1	1
Newlands	South Hill	BR7 5EF	19/01050/FULL1	CHISLEHURST	30/08/2019	P	0.114	SC	-1	-1
Newlands	South Hill	BR7 5EF	19/01050/FULL1	CHISLEHURST	30/08/2019	P	0.114	SC	1	1
11	Red Lodge Road	BR4 0EL	19/02244/FULL1	WEST WICKHAM	02/09/2019	S	0.011	SC	1	1
Public Conveniences At Junction Of Temple Road And	Main Road	TN16	19/01601/FULL1	BIGGIN HILL	04/09/2019	P	0.043	SC	1	1
1	Ruskin Walk	BR2 8EP	19/03090/PLUD	BROMLEY COMMON AND KESTON	09/09/2019	P	0.006	SC	-1	-1
1	Ruskin Walk	BR2 8EP	19/03090/PLUD	BROMLEY COMMON AND KESTON	09/09/2019	P	0.006	SC	1	1
17	Longdon Wood	BR2 6EN	18/04914/FULL1	BROMLEY COMMON AND KESTON	16/09/2019	P	0.140	SC	-1	-1
17	Longdon Wood	BR2 6EN	18/04914/FULL1	BROMLEY COMMON AND KESTON	16/09/2019	P	0.140	SC	1	1
Land Adjacent To 27	Edward Road	BR1 3NG	19/03181/FULL1	PLAISTOW AND SUNDRIDGE	19/09/2019	P	0.140	SC	1	1
Claremont	Berrys Green Road	TN16 3AJ	19/02507/FULL1	DARWIN	24/09/2019	P	0.015	SC	-1	-1

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Claremont	Berrys Green Road	TN16 3AJ	19/02507/FULL1	DARWIN	24/09/2019	P	0.015	SC	1	1
18	London Road	BR1 3QR	19/03464/AXRPA	BROMLEY TOWN	11/10/2019	P	0.002	SC	1	1
25	Ingleby Way	BR7 6DD	19/02959/OUT	CHISLEHURST	15/10/2019	P	0.071	SC	-1	-1
25	Ingleby Way	BR7 6DD	19/02959/OUT	CHISLEHURST	15/10/2019	P	0.071	SC	1	1
10	Highland Road	BR1 4AD	19/03134/FULL1	BROMLEY TOWN	01/11/2019	P	0.029	SC	1	1
7	Denbridge Road	BR1 2AG	19/03198/FULL1	BICKLEY	01/11/2019	P	0.077	SC	1	1
Primrose Farm	Jail Lane	TN16 3AX	19/03995/FULL1	DARWIN	07/11/2019	P	0.100	SC	-1	-1
Primrose Farm	Jail Lane	TN16 3AX	19/03995/FULL1	DARWIN	07/11/2019	P	0.100	SC	1	1
124	Marlow Road	SE20 7XG	19/03985/FULL1	CLOCK HOUSE	21/11/2019	P	0.024	SC	1	1
Premier House 27a	Bloomfield Road	BR2 9RY	19/03974/RESPA	BROMLEY COMMON AND KESTON	25/11/2019	P	0.008	SC	1	1
40	Harvest Bank Road	BR4 9DJ	19/03756/FULL1	HAYES AND CONEY HALL	04/12/2019	P	0.240	SC	-1	-1
40	Harvest Bank Road	BR4 9DJ	19/03756/FULL1	HAYES AND CONEY HALL	04/12/2019	P	0.240	SC	1	1
67	Wickham Way	BR3 3AH	19/04128/FULL1	SHORTLANDS	09/12/2019	P	0.120	SC	-1	-1
67	Wickham Way	BR3 3AH	19/04128/FULL1	SHORTLANDS	09/12/2019	P	0.120	SC	1	1
Hedgerows	Orchard Road	BR6 7NT	19/03685/FULL1	CHELSFIELD AND PRATTS BOTTOM	12/12/2019	P	0.057	SC	-1	-1
Hedgerows	Orchard Road	BR6 7NT	19/03685/FULL1	CHELSFIELD AND PRATTS BOTTOM	12/12/2019	P	0.057	SC	1	1

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80	College Road	BR1 3PE	19/04364/AXRPA	PLAISTOW AND SUNDRIDGE	13/12/2019	P	0.003	SC	1	1
	Orchard Road	BR1 2PS	19/03655/PLUD	BICKLEY	19/12/2019	P	0.000	SC	-1	-1
	Orchard Road	BR1 2PS	19/03655/PLUD	BICKLEY	19/12/2019	P	0.000	SC	1	1
36	Yester Road	BR7 5HR	19/04006/FULL1	CHISLEHURST	20/12/2019	P	0.090	SC	-1	-1
36	Yester Road	BR7 5HR	19/04006/FULL1	CHISLEHURST	20/12/2019	P	0.090	SC	1	1
1a	Saxon Road	BR1 3RP	19/03520/FULL1	PLAISTOW AND SUNDRIDGE	28/01/2020	P	0.022	SC	1	1
2	Styles Way	BR3 3AJ	19/04658/FULL1	SHORTLANDS	03/02/2020	P	0.130	SC	-1	-1
2	Styles Way	BR3 3AJ	19/04658/FULL1	SHORTLANDS	03/02/2020	P	0.130	SC	1	1
144	Maple Road	SE20 8JB	19/04537/FULL1	PENGE AND CATOR	06/02/2020	P	0.015	SC	1	1
Mulberries	Mavelstone Road	BR1 2PD	19/01281/FULL1	BICKLEY	10/02/2020	P	0.009	SC	-1	-1
Mulberries	Mavelstone Road	BR1 2PD	19/01281/FULL1	BICKLEY	10/02/2020	P	0.009	SC	1	1
103	Kenwood Drive	BR3 6RA	19/03574/FULL1	KELSEY AND EDEN PARK	25/02/2020	P	0.003	SC	1	1
3	Wiverton Road	SE26 5JA	19/04972/FULL1	PENGE AND CATOR	25/02/2020	P	0.011	SC	1	1
88a	High Street	BR6 0JY	20/00408/RESPA	PETTS WOOD AND KNOLL	20/03/2020	P	0.000	SC	1	1
Adj. To 12	Elmerside Road	BR3 4AJ	15/01065/DET	KELSEY AND EDEN PARK	14/08/2015	S	0.057	SC	2	2
46-50	High Street	BR6 6BJ	16/05762/FULL1	CHELSEFIELD AND PRATTS BOTTOM	13/02/2017	S	0.015	SC	2	2
Waterford House, 4	Newman Road	BR1 1RJ	16/05473/FULL1	BROMLEY TOWN	04/07/2017	P	0.003	SC	1	1

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Waterford House, 4	Newman Road	BR1 1RJ	16/05473/FULL1	BROMLEY TOWN	04/07/2017	P	0.003	SC	1	1
1	The Glen	BR2 0JB	17/02167/FULL1	SHORTLANDS	27/07/2017	P	0.023	SC	-1	-1
1	The Glen	BR2 0JB	17/02167/FULL1	SHORTLANDS	27/07/2017	P	0.023	SC	1	1
1	The Glen	BR2 0JB	17/02167/FULL1	SHORTLANDS	27/07/2017	P	0.023	SC	1	1
147	Masons Hill	BR2 9HW	17/02243/FULL1	BROMLEY TOWN	02/08/2017	P	0.025	SC	-1	-1
147	Masons Hill	BR2 9HW	17/02243/FULL1	BROMLEY TOWN	02/08/2017	P	0.025	SC	1	1
147	Masons Hill	BR2 9HW	17/02243/FULL1	BROMLEY TOWN	02/08/2017	P	0.025	SC	1	1
35a	Windsor Drive	BR6 6EZ	17/03144/FULL1	CHELSEFIELD AND PRATTS BOTTOM	30/08/2017	P	0.005	SC	-1	-1
35a	Windsor Drive	BR6 6EZ	17/03144/FULL1	CHELSEFIELD AND PRATTS BOTTOM	30/08/2017	P	0.005	SC	1	1
35a	Windsor Drive	BR6 6EZ	17/03144/FULL1	CHELSEFIELD AND PRATTS BOTTOM	30/08/2017	P	0.005	SC	1	1
314	Court Road	BR6 9DA	17/02833/FULL6	ORPINGTON	06/09/2017	P	0.010	SC	-1	-1
314	Court Road	BR6 9DA	17/02833/FULL6	ORPINGTON	06/09/2017	P	0.010	SC	1	1
314	Court Road	BR6 9DA	17/02833/FULL6	ORPINGTON	06/09/2017	P	0.010	SC	1	1
1	College Road	BR1 3PT	17/03042/FULL1	BROMLEY TOWN	06/09/2017	P	0.019	SC	-1	-1
1	College Road	BR1 3PT	17/03042/FULL1	BROMLEY TOWN	06/09/2017	P	0.019	SC	2	2
92	Mounthurst Road	BR2 7PQ	17/03470/FULL1	HAYES AND CONEY HALL	13/09/2017	P	0.032	SC	-1	-1

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92	Mounthurst Road	BR2 7PQ	17/03470/FULL1	HAYES AND CONEY HALL	13/09/2017	P	0.032	SC	2	2
31	West Street	BR1 1RE	17/03097/FULL1	BROMLEY TOWN	27/09/2017	P	0.017	SC	-1	-1
31	West Street	BR1 1RE	17/03097/FULL1	BROMLEY TOWN	27/09/2017	P	0.017	SC	1	1
31	West Street	BR1 1RE	17/03097/FULL1	BROMLEY TOWN	27/09/2017	P	0.017	SC	1	1
28	Kynaston Road	BR1 5AL	17/00251/FULL1	PLAISTOW AND SUNDRIDGE	10/10/2017	S	0.057	SC	-1	-1
28	Kynaston Road	BR1 5AL	17/00251/FULL1	PLAISTOW AND SUNDRIDGE	10/10/2017	S	0.057	SC	2	2
165	High Street	SE20 7DS	17/03964/FULL1	PENGE AND CATOR	07/12/2017	P	0.027	SC	2	2
	Salisbury Road	BR2 9PU	17/03649/FULL1	BROMLEY COMMON AND KESTON	07/12/2017	P	0.040	SC	2	2
175	Slades Drive	BR7 6JZ	16/05574/FULL1	CHISLEHURST	11/12/2017	P	0.056	SC	-1	-1
175	Slades Drive	BR7 6JZ	16/05574/FULL1	CHISLEHURST	11/12/2017	P	0.056	SC	1	1
175	Slades Drive	BR7 6JZ	16/05574/FULL1	CHISLEHURST	11/12/2017	P	0.056	SC	1	1
88	Imperial Way	BR7 6JR	17/04858/FULL1	CHISLEHURST	18/12/2017	P	0.044	SC	-1	-1
88	Imperial Way	BR7 6JR	17/04858/FULL1	CHISLEHURST	18/12/2017	P	0.044	SC	2	2
69-71	Church Road	SE19 2TA	17/05426/B8RES	CRYSTAL PALACE	30/01/2018	P	0.012	SC	2	2
22	Normanhurst Road	BR5 3AL	17/05669/FULL1	CRAY VALLEY WEST	01/02/2018	S	0.011	SC	-1	-1
22	Normanhurst Road	BR5 3AL	17/05669/FULL1	CRAY VALLEY WEST	01/02/2018	S	0.011	SC	2	2
216	Widmore Road	BR1 2RH	17/05770/FULL1	BICKLEY	07/02/2018	P	0.009	SC	-1	-1



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216	Widmore Road	BR1 2RH	17/05770/FULL1	BICKLEY	07/02/2018	P	0.009	SC	2	2
52	Baston Road	BR2 7BE	17/05668/FULL1	HAYES AND CONEY HALL	13/03/2018	P	0.040	SC	-1	-1
52	Baston Road	BR2 7BE	17/05668/FULL1	HAYES AND CONEY HALL	13/03/2018	P	0.040	SC	2	2
45	Beckenham Road	BR4 0QS	17/05521/FULL1	WEST WICKHAM	04/04/2018	P	0.128	SC	-1	-1
45	Beckenham Road	BR4 0QS	17/05521/FULL1	WEST WICKHAM	04/04/2018	P	0.128	SC	2	2
31	Ravensbourne Road	BR1 1HN	18/00885/FULL1	BROMLEY TOWN	23/05/2018	P	0.022	SC	-1	-1
31	Ravensbourne Road	BR1 1HN	18/00885/FULL1	BROMLEY TOWN	23/05/2018	P	0.022	SC	2	2
107	Plaistow Lane	BR1 3AR	18/00640/FULL1	BICKLEY	14/06/2018	S	0.100	SC	-1	-1
107	Plaistow Lane	BR1 3AR	18/00640/FULL1	BICKLEY	14/06/2018	S	0.100	SC	2	2
136	Main Road	TN16 3BA	18/01041/FULL1	BIGGIN HILL	05/07/2018	P	0.110	SC	2	2
Land Adjoining St Margarets	Chelsfield Lane	BR6 7RS	17/02621/OUT	ORPINGTON	05/07/2018	P	0.123	SC	2	2
205a	High Street	SE20 7PF	18/01428/FULL1	PENGE AND CATOR	09/07/2018	P	0.019	SC	-1	-1
205a	High Street	SE20 7PF	18/01428/FULL1	PENGE AND CATOR	09/07/2018	P	0.019	SC	2	2
93	Avenue Road	BR3 4RX	18/02268/FULL1	CLOCK HOUSE	10/07/2018	P	0.003	SC	-1	-1
93	Avenue Road	BR3 4RX	18/02268/FULL1	CLOCK HOUSE	10/07/2018	P	0.003	SC	1	1
93	Avenue Road	BR3 4RX	18/02268/FULL1	CLOCK HOUSE	10/07/2018	P	0.003	SC	1	1
Beverley House	Foxgrove Avenue	BR3 5AZ	18/01788/FULL1	COPERS COPE	16/07/2018	P	0.012	SC	2	2

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65	Cambridge Road	SE20 7XJ	18/01741/ FULL1	CLOCK HOUSE	31/07/2018	P	0.016	SC	-1	-1
65	Cambridge Road	SE20 7XJ	18/01741/ FULL1	CLOCK HOUSE	31/07/2018	P	0.016	SC	2	2
22	Yester Road	BR7 5LT	18/02501/ FULL1	BICKLEY	20/08/2018	S	0.101	SC	-2	-2
22	Yester Road	BR7 5LT	18/02501/ FULL1	BICKLEY	20/08/2018	S	0.101	SC	2	2
146	Mead Way	BR2 9EU	18/02792/ FULL1	HAYES AND CONEY HALL	23/08/2018	P	0.023	SC	-1	-1
146	Mead Way	BR2 9EU	18/02792/ FULL1	HAYES AND CONEY HALL	23/08/2018	P	0.023	SC	1	1
146	Mead Way	BR2 9EU	18/02792/ FULL1	HAYES AND CONEY HALL	23/08/2018	P	0.023	SC	1	1
6	Irene Road	BR6 0HA	17/04924/ FULL1	PETTS WOOD AND KNOLL	03/09/2018	P	0.130	SC	-1	-1
6	Irene Road	BR6 0HA	17/04924/ FULL1	PETTS WOOD AND KNOLL	03/09/2018	P	0.130	SC	2	2
4	Devonshire Road	SE9 4QP	18/02846/ FULL1	MOTTINGHAM AND CHISLEHURST NORTH	19/09/2018	P	0.027	SC	-1	-1
4	Devonshire Road	SE9 4QP	18/02846/ FULL1	MOTTINGHAM AND CHISLEHURST NORTH	19/09/2018	P	0.027	SC	1	1
4	Devonshire Road	SE9 4QP	18/02846/ FULL1	MOTTINGHAM AND CHISLEHURST NORTH	19/09/2018	P	0.027	SC	1	1
188-190	Maple Road	SE20 8HT	18/03903/ FULL1	PENGE AND CATOR	01/10/2018	P	0.011	SC	1	1
188-190	Maple Road	SE20 8HT	18/03903/ FULL1	PENGE AND CATOR	01/10/2018	P	0.011	SC	1	1

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47a	Mottingham Road	SE9 4QZ	18/03388/ FULL1	MOTTINGHAM AND CHISLEHURST NORTH	08/10/2018	P	0.011	SC	-1	-1
47a	Mottingham Road	SE9 4QZ	18/03388/ FULL1	MOTTINGHAM AND CHISLEHURST NORTH	08/10/2018	P	0.011	SC	2	2
Land Rear Of 148 To 152	High Street	BR6 0JR	18/03913/ FULL1	ORPINGTON	22/10/2018	P	0.018	SC	2	2
88	Magpie Hall Lane	BR2 8ER	18/02650/ FULL1	BROMLEY COMMON AND KESTON	25/10/2018	P	0.007	SC	-1	-1
88	Magpie Hall Lane	BR2 8ER	18/02650/ FULL1	BROMLEY COMMON AND KESTON	25/10/2018	P	0.007	SC	2	2
9	Station Square	BR5 1LY	17/05149/ FULL1	PETTS WOOD AND KNOLL	05/11/2018	P	0.037	SC	2	2
29a	Station Approach	BR2 7EB	18/04207/ RESPA	HAYES AND CONEY HALL	08/11/2018	P	0.006	SC	2	2
6	Norheads Lane	TN16 3XT	18/04297/ FULL1	BIGGIN HILL	29/11/2018	P	0.016	SC	-1	-1
6	Norheads Lane	TN16 3XT	18/04297/ FULL1	BIGGIN HILL	29/11/2018	P	0.016	SC	2	2
47	South Hill Road	BR2 0RL	18/03627/ FULL1	SHORTLANDS	07/12/2018	P	0.080	SC	2	2
8-10	Church Road	BR6 7DB	18/04527/ FULL1	FARNBOROUGH AND CROFTON	20/12/2018	P	0.012	SC	1	1
8-10	Church Road	BR6 7DB	18/04527/ FULL1	FARNBOROUGH AND CROFTON	20/12/2018	P	0.012	SC	1	1
78	St John's Road	BR5 1HY	17/05427/ FULL1	PETTS WOOD AND KNOLL	07/01/2019	P	0.070	SC	-1	-1
78	St John's Road	BR5 1HY	17/05427/ FULL1	PETTS WOOD AND KNOLL	07/01/2019	P	0.070	SC	2	2

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1	St Augustine's Avenue	BR2 8AG	18/0009/ FULL1	BICKLEY	16/01/2019	S	0.039	SC	2	2
100	Barnfield Wood Road	BR3 6SX	18/05340/ FULL1	WEST WICKHAM	11/02/2019	P	0.070	SC	-1	-1
100	Barnfield Wood Road	BR3 6SX	18/05340/ FULL1	WEST WICKHAM	11/02/2019	P	0.070	SC	2	2
47	Croydon Road	BR3 4AB	18/03055/ FULL1	KELSEY AND EDEN PARK	14/03/2019	P	0.010	SC	-1	-1
47	Croydon Road	BR3 4AB	18/03055/ FULL1	KELSEY AND EDEN PARK	14/03/2019	P	0.010	SC	2	2
136	Maple Road	SE20 8JB	19/00359/ FULL1	PENGE AND CATOR	20/03/2019	P	0.012	SC	-1	-1
136	Maple Road	SE20 8JB	19/00359/ FULL1	PENGE AND CATOR	20/03/2019	P	0.012	SC	2	2
Haddon	Beechcroft	BR7 5DB	18/05285/ FULL1	CHISLEHURST	25/04/2019	P	0.150	SC	-1	-1
Haddon	Beechcroft	BR7 5DB	18/05285/ FULL1	CHISLEHURST	25/04/2019	P	0.150	SC	2	2
17a	High Street	BR1 1LG	19/01485/ FULL1	BROMLEY TOWN	04/06/2019	P	0.020	SC	1	1
17a	High Street	BR1 1LG	19/01485/ FULL1	BROMLEY TOWN	04/06/2019	P	0.020	SC	1	1
182a	High Street	BR6 0JW	19/01011/ FULL1	ORPINGTON	13/06/2019	P	0.009	SC	1	1
182a	High Street	BR6 0JW	19/01011/ FULL1	ORPINGTON	13/06/2019	P	0.009	SC	1	1
10	Churchfields Road	BR3 4QW	19/01777/ FULL1	CLOCK HOUSE	13/06/2019	P	0.013	SC	1	1
10	Churchfields Road	BR3 4QW	19/01777/ FULL1	CLOCK HOUSE	13/06/2019	P	0.013	SC	1	1
7	Moselle Road	TN16 3HS	19/00782/ FULL1	DARWIN	13/06/2019	P	0.114	SC	-1	-1
7	Moselle Road	TN16 3HS	19/00782/ FULL1	DARWIN	13/06/2019	P	0.114	SC	2	2

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92a	High Street	BR6 0JY	19/01327/RESPA	PETTS WOOD AND KNOLL	14/06/2019	P	0.006	SC	2	2
Clarence Court	Rushmore Hill	BR6 7LZ	19/01690/RESPA	CHELSFIELD AND PRATTS BOTTOM	14/06/2019	P	0.010	SC	2	2
30	Wimborne Way	BR3 4DJ	19/00848/FULL1	CLOCK HOUSE	14/06/2019	P	0.050	SC	-1	-1
30	Wimborne Way	BR3 4DJ	19/00848/FULL1	CLOCK HOUSE	14/06/2019	P	0.050	SC	1	1
30	Wimborne Way	BR3 4DJ	19/00848/FULL1	CLOCK HOUSE	14/06/2019	P	0.050	SC	1	1
174	Petts Wood Road	BR5 1LG	19/01206/FULL1	PETTS WOOD AND KNOLL	28/06/2019	P	0.033	SC	2	2
334	High Street	BR6 0NQ	19/01977/FULL1	ORPINGTON	04/07/2019	P	0.018	SC	-1	-1
334	High Street	BR6 0NQ	19/01977/FULL1	ORPINGTON	04/07/2019	P	0.018	SC	2	2
1	Castledine Road	SE20 8PL	19/02189/FULL1	CRYSTAL PALACE	16/07/2019	P	0.015	SC	-1	-1
1	Castledine Road	SE20 8PL	19/02189/FULL1	CRYSTAL PALACE	16/07/2019	P	0.015	SC	1	1
1	Castledine Road	SE20 8PL	19/02189/FULL1	CRYSTAL PALACE	16/07/2019	P	0.015	SC	1	1
11a	Queen Anne Avenue	BR2 0SA	19/01158/FULL1	SHORTLANDS	19/07/2019	P	0.018	SC	-1	-1
11a	Queen Anne Avenue	BR2 0SA	19/01158/FULL1	SHORTLANDS	19/07/2019	P	0.018	SC	2	2
Land Adjacent To 33	Milford Gardens	CR0 7TT	19/02081/FULL1	KELSEY AND EDEN PARK	22/07/2019	P	0.024	SC	2	2
41	Mounthurst Road	BR2 7PG	19/02040/FULL1	HAYES AND CONEY HALL	30/07/2019	P	0.025	SC	-1	-1
41	Mounthurst Road	BR2 7PG	19/02040/FULL1	HAYES AND CONEY HALL	30/07/2019	P	0.025	SC	2	2

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11	Daerwood Close	BR2 8NU	19/02230/FULL1	BROMLEY COMMON AND KESTON	02/08/2019	S	0.013	SC	-1	-1
11	Daerwood Close	BR2 8NU	19/02230/FULL1	BROMLEY COMMON AND KESTON	02/08/2019	S	0.013	SC	2	2
53	Parish Lane	SE20 7LJ	19/01591/FULL1	PENGE AND CATOR	06/08/2019	P	0.008	SC	2	2
40	Arundel Drive	BR6 9JG	19/01908/FULL1	CHELSEFIELD AND PRATTS BOTTOM	12/08/2019	P	0.048	SC	-1	-1
40	Arundel Drive	BR6 9JG	19/01908/FULL1	CHELSEFIELD AND PRATTS BOTTOM	12/08/2019	P	0.048	SC	1	1
40	Arundel Drive	BR6 9JG	19/01908/FULL1	CHELSEFIELD AND PRATTS BOTTOM	12/08/2019	P	0.048	SC	1	1
42	Station Road	SE20 7BJ	19/02675/FULL1	PENGE AND CATOR	14/08/2019	P	0.012	SC	1	1
42	Station Road	SE20 7BJ	19/02675/FULL1	PENGE AND CATOR	14/08/2019	P	0.012	SC	1	1
Elmfield Court	Westgate Road	BR3 5EA	19/02371/FULL1	COPERS COPE	15/08/2019	P	0.025	SC	2	2
Land Opposite 1 To 4	Tye Lane	BR6 7DB	18/01926/RECON	FARNBOROUGH AND CROFTON	20/08/2019	S	0.111	SC	2	2
69-71	Church Road	SE19 2TA	19/02493/FULL1	CRYSTAL PALACE	02/09/2019	P	0.053	SC	2	2
67	High Street	BR3 1AW	19/02529/FULL1	COPERS COPE	03/09/2019	P	0.016	SC	-1	-1
67	High Street	BR3 1AW	19/02529/FULL1	COPERS COPE	03/09/2019	P	0.016	SC	1	1
67	High Street	BR3 1AW	19/02529/FULL1	COPERS COPE	03/09/2019	P	0.016	SC	1	1

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8	North Street	BR1 1SB	19/02500/FULL1	BROMLEY TOWN	05/09/2019	P	0.013	SC	-1	-1
8	North Street	BR1 1SB	19/02500/FULL1	BROMLEY TOWN	05/09/2019	P	0.013	SC	1	1
8	North Street	BR1 1SB	19/02500/FULL1	BROMLEY TOWN	05/09/2019	P	0.013	SC	1	1
264	High Street	BR6 0NB	19/02465/FULL1	ORPINGTON	16/09/2019	P	0.083	SC	2	2
5-7	Croydon Road	SE20 7TJ	19/03686/FULL1	PENGE AND CATOR	02/12/2019	P	0.050	SC	1	1
5-7	Croydon Road	SE20 7TJ	19/03686/FULL1	PENGE AND CATOR	02/12/2019	P	0.050	SC	1	1
35	High Street	BR1 1LD	19/03530/FULL1	BROMLEY TOWN	17/12/2019	P	0.007	SC	2	2
South Park Court	Park Road	BR3 1PH	19/04619/FULL1	COPERS COPE	13/01/2020	P	0.008	SC	2	2
2 Station Cottages	Station Approach	BR6 6EU	19/05193/FULL1	CHELSFIELD AND PRATTS BOTTOM	28/02/2020	P	0.200	SC	2	2
Khami Cottage	Polesteeple Hill	TN16 3TG	20/00493/FULL1	BIGGIN HILL	30/03/2020	P	0.053	SC	-1	-1
Khami Cottage	Polesteeple Hill	TN16 3TG	20/00493/FULL1	BIGGIN HILL	30/03/2020	P	0.053	SC	2	2
44	Napier Road	BR2 9JA	14/00473/FULL1	BROMLEY TOWN	25/04/2014	S	0.010	SC	-1	-1
44	Napier Road	BR2 9JA	14/00473/FULL1	BROMLEY TOWN	25/04/2014	S	0.010	SC	3	3
Land Adjacent 92	Whippendell Way	BR5 3DE	15/04089/FULL1	CRAY VALLEY WEST	17/12/2015	S	0.040	SC	2	2
Land Adjacent 92	Whippendell Way	BR5 3DE	15/04089/FULL1	CRAY VALLEY WEST	17/12/2015	S	0.040	SC	1	1
Ruskin Meadows	Jail Lane	TN16 3AX	16/02944/B8RES	DARWIN	25/08/2016	S	0.106	SC	3	3
Penge Library, 186	Maple Road	SE20 8HT	16/04736/FULL1	PENGE AND CATOR	27/07/2017	P	0.053	SC	3	3

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Premier House, 1 Cobden Court	Wimpole Close	BR2 9JF	17/02791/RESPA	BROMLEY TOWN	02/08/2017	P	0.007	SC	3	3
190	High Street	SE20 7QB	17/04551/FULL1	PENGE AND CATOR	20/11/2017	P	0.014	SC	3	3
Land Adjacent To 8	The Close	BR3 4AP	17/04061/FULL1	KELSEY AND EDEN PARK	04/12/2017	P	0.080	SC	3	3
100	Madeira Avenue	BR1 4AS	17/02290/OUT	BROMLEY TOWN	10/01/2018	P	0.090	SC	-1	-1
100	Madeira Avenue	BR1 4AS	17/02290/OUT	BROMLEY TOWN	10/01/2018	P	0.090	SC	2	2
100	Madeira Avenue	BR1 4AS	17/02290/OUT	BROMLEY TOWN	10/01/2018	P	0.090	SC	1	1
119-121	High Street	SE20 7DW	17/05578/FULL1	PENGE AND CATOR	26/01/2018	P	0.019	SC	-1	-1
119-121	High Street	SE20 7DW	17/05578/FULL1	PENGE AND CATOR	26/01/2018	P	0.019	SC	1	1
119-121	High Street	SE20 7DW	17/05578/FULL1	PENGE AND CATOR	26/01/2018	P	0.019	SC	2	2
25	Goodmead Road	BR6 0HX	18/01070/OUT	CRAY VALLEY EAST	23/04/2018	P	0.100	SC	3	3
The Gardens	Chapmans Lane	BR5 3JA	18/00047/FULL1	CRAY VALLEY EAST	25/05/2018	P	0.120	SC	1	1
The Gardens	Chapmans Lane	BR5 3JA	18/00047/FULL1	CRAY VALLEY EAST	25/05/2018	P	0.120	SC	2	2
89	High Street	SE20 7HW	18/00913/FULL1	PENGE AND CATOR	12/06/2018	S	0.012	SC	-1	-1
89	High Street	SE20 7HW	18/00913/FULL1	PENGE AND CATOR	12/06/2018	S	0.012	SC	2	2
89	High Street	SE20 7HW	18/00913/FULL1	PENGE AND CATOR	12/06/2018	S	0.012	SC	1	1
198a	High Street	SE20 7QB	18/01019/FULL1	PENGE AND CATOR	13/06/2018	S	0.014	SC	-1	-1



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198a	High Street	SE20 7QB	18/01019/FULL1	PENGE AND CATOR	13/06/2018	S	0.014	SC	1	1
198a	High Street	SE20 7QB	18/01019/FULL1	PENGE AND CATOR	13/06/2018	S	0.014	SC	1	1
198a	High Street	SE20 7QB	18/01019/FULL1	PENGE AND CATOR	13/06/2018	S	0.014	SC	1	1
Jaspers Lodge	Kelsey Lane	BR3 3NF	18/00297/FULL1	KELSEY AND EDEN PARK	28/09/2018	S	0.050	SC	3	3
Oakdene, 51	Bourne Way	BR2 7HA	18/03182/FULL1	HAYES AND CONEY HALL	11/10/2018	P	0.180	SC	2	2
Oakdene, 51	Bourne Way	BR2 7HA	18/03182/FULL1	HAYES AND CONEY HALL	11/10/2018	P	0.180	SC	1	1
132	High Street	SE20 7EU	18/01848/AXRPA	PENGE AND CATOR	31/10/2018	P	0.015	SC	3	3
348	Crofton Road	BR6 8NN	18/01247/FULL1	FARNBOROUGH AND CROFTON	22/11/2018	P	0.050	SC	2	2
348	Crofton Road	BR6 8NN	18/01247/FULL1	FARNBOROUGH AND CROFTON	22/11/2018	P	0.050	SC	1	1
165-167	High Street	BR6 0LW	18/04523/FULL1	ORPINGTON	31/01/2019	P	0.033	SC	1	1
165-167	High Street	BR6 0LW	18/04523/FULL1	ORPINGTON	31/01/2019	P	0.033	SC	2	2
253	Beckenham Road	BR3 4RP	18/05554/FULL1	CLOCK HOUSE	18/02/2019	P	0.020	SC	-1	-1
253	Beckenham Road	BR3 4RP	18/05554/FULL1	CLOCK HOUSE	18/02/2019	P	0.020	SC	1	1
253	Beckenham Road	BR3 4RP	18/05554/FULL1	CLOCK HOUSE	18/02/2019	P	0.020	SC	2	2
2-4	Raleigh Road	SE20 7JB	19/00919/B8RES	PENGE AND CATOR	17/04/2019	S	0.020	SC	3	3
9	Farnaby Road	BR1 4BL	19/00384/FULL1	BROMLEY TOWN	25/04/2019	P	0.049	SC	-1	-1
9	Farnaby Road	BR1 4BL	19/00384/FULL1	BROMLEY TOWN	25/04/2019	P	0.049	SC	3	3

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2	Wimpole Close	BR2 9JF	19/01098/RESPA	BROMLEY TOWN	16/05/2019	P	0.015	SC	3	3
41	Station Approach	BR2 7EB	19/01749/FULL1	HAYES AND CONEY HALL	18/06/2019	P	0.024	SC	1	1
41	Station Approach	BR2 7EB	19/01749/FULL1	HAYES AND CONEY HALL	18/06/2019	P	0.024	SC	2	2
168-170	High Street	BR3 1EW	19/02185/FULL1	COPERS COPE	03/09/2019	P	0.010	SC	1	1
168-170	High Street	BR3 1EW	19/02185/FULL1	COPERS COPE	03/09/2019	P	0.010	SC	2	2
46	High Street	BR6 0JQ	19/02782/FULL1	CRAY VALLEY EAST	11/09/2019	P	0.134	SC	3	3
2	Derwent Road	SE20 8SW	19/03653/FULL2	CRYSTAL PALACE	26/11/2019	P	0.005	SC	-1	-1
2	Derwent Road	SE20 8SW	19/03653/FULL2	CRYSTAL PALACE	26/11/2019	P	0.005	SC	3	3
18	Snowdown Close	SE20 7RU	18/05377/FULL1	PENGE AND CATOR	02/12/2019	P	0.037	SC	-1	-1
18	Snowdown Close	SE20 7RU	18/05377/FULL1	PENGE AND CATOR	02/12/2019	P	0.037	SC	1	1
18	Snowdown Close	SE20 7RU	18/05377/FULL1	PENGE AND CATOR	02/12/2019	P	0.037	SC	1	1
18	Snowdown Close	SE20 7RU	18/05377/FULL1	PENGE AND CATOR	02/12/2019	P	0.037	SC	1	1
241	High Street	BR1 1NZ	19/04406/FULL1	BROMLEY TOWN	28/01/2020	P	0.020	SC	3	3
2a	Kingswood Road	SE20 7BN	13/04218/FULL1	PENGE AND CATOR	26/03/2014	S	0.100	SC	4	4
Chandlers House	Southlands Road	BR2 9QP	17/03198/RESPA	BROMLEY COMMON AND KESTON	01/09/2017	P	0.025	SC	4	4
Land Adjacent 24	Chesterfield Close	BR5 3PQ	17/01224/FULL1	CRAY VALLEY EAST	11/12/2017	P	0.064	SC	4	4
16	Elmfield Road	BR1 1LR	17/05586/FULL1	BROMLEY TOWN	15/02/2018	S	0.073	SC	2	2

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16	Elmfield Road	BR1 1LR	17/05586/FULL1	BROMLEY TOWN	15/02/2018	S	0.073	SC	2	2
26	Manor Road	BR3 5LE	18/00998/FULL1	KELSEY AND EDEN PARK	18/06/2018	P	0.047	SC	-2	-2
26	Manor Road	BR3 5LE	18/00998/FULL1	KELSEY AND EDEN PARK	18/06/2018	P	0.047	SC	2	2
26	Manor Road	BR3 5LE	18/00998/FULL1	KELSEY AND EDEN PARK	18/06/2018	P	0.047	SC	2	2
Parker House, 27	Elmcroft Road	BR6 0HZ	18/02103/FULL1	CRAY VALLEY EAST	29/11/2018	P	0.075	SC	2	2
Parker House, 27	Elmcroft Road	BR6 0HZ	18/02103/FULL1	CRAY VALLEY EAST	29/11/2018	P	0.075	SC	2	2
150-164	Upper Elmers End Road	BR3 3DY	18/04540/FULL1	KELSEY AND EDEN PARK	28/12/2018	P	0.026	SC	1	1
150-164	Upper Elmers End Road	BR3 3DY	18/04540/FULL1	KELSEY AND EDEN PARK	28/12/2018	P	0.026	SC	3	3
8	Padua Road	SE20 8HF	18/03402/FULL1	PENGE AND CATOR	04/01/2019	P	0.047	SC	-1	-1
8	Padua Road	SE20 8HF	18/03402/FULL1	PENGE AND CATOR	04/01/2019	P	0.047	SC	2	2
8	Padua Road	SE20 8HF	18/03402/FULL1	PENGE AND CATOR	04/01/2019	P	0.047	SC	2	2
1	Bullers Wood Drive	BR7 5LS	17/05535/FULL1	BICKLEY	07/01/2019	P	0.184	SC	-1	-1
1	Bullers Wood Drive	BR7 5LS	17/05535/FULL1	BICKLEY	07/01/2019	P	0.184	SC	-1	-1
1	Bullers Wood Drive	BR7 5LS	17/05535/FULL1	BICKLEY	07/01/2019	P	0.184	SC	4	4
309-311	Beckenham Road	BR3 4RL	18/05512/FULL1	PENGE AND CATOR	25/02/2019	P	0.026	SC	4	4
52	High Street	BR1 1EG	19/01340/FULL1	BROMLEY TOWN	23/05/2019	P	0.020	SC	1	1
52	High Street	BR1 1EG	19/01340/FULL1	BROMLEY TOWN	23/05/2019	P	0.020	SC	3	3

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35	High Street	BR1 1LD	19/02331/RESPA	BROMLEY TOWN	31/07/2019	P	0.017	SC	4	4
263	Beckenham Road	BR3 4RP	19/03554/FULL1	CLOCK HOUSE	09/10/2019	P	0.022	SC	-2	-2
263	Beckenham Road	BR3 4RP	19/03554/FULL1	CLOCK HOUSE	09/10/2019	P	0.022	SC	-1	-1
263	Beckenham Road	BR3 4RP	19/03554/FULL1	CLOCK HOUSE	09/10/2019	P	0.022	SC	4	4
2-4	Lewes Road	BR1 2RN	18/04305/FULL1	BICKLEY	01/11/2019	P	0.043	SC	4	4
Weald House Unit 1 2	Southlands Road	BR2 9QP	19/04377/RESPA	BROMLEY COMMON AND KESTON	11/12/2019	P	0.040	SC	1	1
Weald House Unit 1 2	Southlands Road	BR2 9QP	19/04377/RESPA	BROMLEY COMMON AND KESTON	11/12/2019	P	0.040	SC	1	1
Weald House Unit 1 2	Southlands Road	BR2 9QP	19/04377/RESPA	BROMLEY COMMON AND KESTON	11/12/2019	P	0.040	SC	2	2
159	Ravenscroft Road	BR3 4TN	16/01908/RESPA	CLOCK HOUSE	17/06/2016	S	0.011	SC	5	5
63-65	Chislehurst Road	BR7 5NP	16/01032/FULL1	CHISLEHURST	08/09/2016	S	0.035	SC	-2	-2
63-65	Chislehurst Road	BR7 5NP	16/01032/FULL1	CHISLEHURST	08/09/2016	S	0.035	SC	-1	-1
63-65	Chislehurst Road	BR7 5NP	16/01032/FULL1	CHISLEHURST	08/09/2016	S	0.035	SC	5	5
Regal House, 10	Letchworth Drive	BR2 9BE	17/03187/RESPA	HAYES AND CONEY HALL	05/09/2017	P	0.034	SC	3	3
Regal House, 10	Letchworth Drive	BR2 9BE	17/03187/RESPA	HAYES AND CONEY HALL	05/09/2017	P	0.034	SC	2	2
36	Great Elms Road	BR2 9NF	17/03122/FULL1	BROMLEY TOWN	07/09/2017	P	0.038	SC	5	5
286 - 290	High Street	BR6 0LU	17/04642/FULL1	ORPINGTON	04/12/2017	P	0.100	SC	4	4

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286 - 290	High Street	BR6 0LU	17/04642/FULL1	ORPINGTON	04/12/2017	P	0.100	SC	1	1
Heatherwood, 33	Station Road	BR6 0RZ	17/04378/FULL1	ORPINGTON	04/01/2018	S	0.060	SC	4	4
Heatherwood, 33	Station Road	BR6 0RZ	17/04378/FULL1	ORPINGTON	04/01/2018	S	0.060	SC	1	1
Clarence House	Rushmore Hill	BR6 7LZ	18/03013/RESPA	CHELSFIELD AND PRATTS BOTTOM	09/08/2018	S	0.025	SC	5	5
Tahoma Lodge, 70	Lubbock Road	BR7 5JX	18/02745/FULL1	CHISLEHURST	11/10/2018	P	0.180	SC	-1	-1
Tahoma Lodge, 70	Lubbock Road	BR7 5JX	18/02745/FULL1	CHISLEHURST	11/10/2018	P	0.180	SC	-1	-1
Tahoma Lodge, 70	Lubbock Road	BR7 5JX	18/02745/FULL1	CHISLEHURST	11/10/2018	P	0.180	SC	3	3
Tahoma Lodge, 70	Lubbock Road	BR7 5JX	18/02745/FULL1	CHISLEHURST	11/10/2018	P	0.180	SC	2	2
21a	Ancaster Road	BR3 4DZ	18/02033/FULL1	CLOCK HOUSE	03/12/2018	P	0.060	SC	5	5
54	Shortlands Road	BR2 0JP	19/00230/FULL1	SHORTLANDS	02/04/2019	P	0.059	SC	-1	-1
54	Shortlands Road	BR2 0JP	19/00230/FULL1	SHORTLANDS	02/04/2019	P	0.059	SC	5	5
Orchard House, 5	Woodlands Road	BR1 2AD	18/01938/FULL1	BICKLEY	02/07/2019	P	0.239	SC	5	5
195	High Street	BR4 0LX	19/03142/FULL1	WEST WICKHAM	13/09/2019	P	0.030	SC	-2	-2
195	High Street	BR4 0LX	19/03142/FULL1	WEST WICKHAM	13/09/2019	P	0.030	SC	3	3
195	High Street	BR4 0LX	19/03142/FULL1	WEST WICKHAM	13/09/2019	P	0.030	SC	1	1
195	High Street	BR4 0LX	19/03142/FULL1	WEST WICKHAM	13/09/2019	P	0.030	SC	1	1
51	Ancaster Road	BR3 4DZ	19/04153/FULL1	CLOCK HOUSE	10/01/2020	P	0.046	SC	-1	-1

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51	Ancaster Road	BR3 4DZ	19/04153/FULL1	CLOCK HOUSE	10/01/2020	P	0.046	SC	5	5
Alan Hills Motors	Alma Place	SE19 2TB	17/02876/FULL1	CRYSTAL PALACE	13/11/2017	S	0.175	SC	6	6
16	St John's Road	SE20 7ED	17/05514/FULL1	PENGE AND CATOR	16/03/2018	P	0.047	SC	-1	-1
16	St John's Road	SE20 7ED	17/05514/FULL1	PENGE AND CATOR	16/03/2018	P	0.047	SC	3	3
16	St John's Road	SE20 7ED	17/05514/FULL1	PENGE AND CATOR	16/03/2018	P	0.047	SC	2	2
16	St John's Road	SE20 7ED	17/05514/FULL1	PENGE AND CATOR	16/03/2018	P	0.047	SC	1	1
61	The Avenue	BR3 5EE	17/01955/FULL1	COPERS COPE	14/05/2018	P	0.157	SC	-1	-1
61	The Avenue	BR3 5EE	17/01955/FULL1	COPERS COPE	14/05/2018	P	0.157	SC	6	6
8	Page Heath Villas	BR1 2DS	18/01783/FULL1	BICKLEY	31/05/2018	P	0.044	SC	-1	-1
8	Page Heath Villas	BR1 2DS	18/01783/FULL1	BICKLEY	31/05/2018	P	0.044	SC	1	1
8	Page Heath Villas	BR1 2DS	18/01783/FULL1	BICKLEY	31/05/2018	P	0.044	SC	5	5
Barn Hawe	Church Hill	BR6 0HE	18/00967/FULL1	ORPINGTON	15/06/2018	P	0.100	SC	-1	-1
Barn Hawe	Church Hill	BR6 0HE	18/00967/FULL1	ORPINGTON	15/06/2018	P	0.100	SC	3	3
Barn Hawe	Church Hill	BR6 0HE	18/00967/FULL1	ORPINGTON	15/06/2018	P	0.100	SC	3	3
46	Crystal Palace Park Road	SE26 6UG	18/01228/FULL1	CRYSTAL PALACE	18/06/2018	P	0.068	SC	-1	-1
46	Crystal Palace Park Road	SE26 6UG	18/01228/FULL1	CRYSTAL PALACE	18/06/2018	P	0.068	SC	5	5
46	Crystal Palace Park Road	SE26 6UG	18/01228/FULL1	CRYSTAL PALACE	18/06/2018	P	0.068	SC	1	1

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129	High Street	SE20 7DS	18/02481/FULL1	PENGE AND CATOR	25/07/2018	P	0.018	SC	5	5
129	High Street	SE20 7DS	18/02481/FULL1	PENGE AND CATOR	25/07/2018	P	0.018	SC	1	1
Hillcroft	Southill Road	BR7 5EE	18/02209/FULL1	CHISLEHURST	29/08/2018	S	0.100	SC	-1	-1
Hillcroft	Southill Road	BR7 5EE	18/02209/FULL1	CHISLEHURST	29/08/2018	S	0.100	SC	2	2
Hillcroft	Southill Road	BR7 5EE	18/02209/FULL1	CHISLEHURST	29/08/2018	S	0.100	SC	4	4
174-176	High Street	BR6 0JW	17/04817/FULL1	ORPINGTON	09/11/2018	P	0.050	SC	3	3
174-176	High Street	BR6 0JW	17/04817/FULL1	ORPINGTON	09/11/2018	P	0.050	SC	3	3
The Hurns	Southill Road	BR7 5EE	18/04700/FULL1	CHISLEHURST	07/02/2019	P	0.070	SC	-1	-1
The Hurns	Southill Road	BR7 5EE	18/04700/FULL1	CHISLEHURST	07/02/2019	P	0.070	SC	2	2
The Hurns	Southill Road	BR7 5EE	18/04700/FULL1	CHISLEHURST	07/02/2019	P	0.070	SC	4	4
62	Park Hill Road	BR2 0LF	19/00775/FULL1	COPERS COPE	05/06/2019	P	0.080	SC	-1	-1
62	Park Hill Road	BR2 0LF	19/00775/FULL1	COPERS COPE	05/06/2019	P	0.080	SC	6	6
1	Scotts Lane	BR2 0LH	19/01805/FULL1	COPERS COPE	15/07/2019	P	0.086	SC	-1	-1
1	Scotts Lane	BR2 0LH	19/01805/FULL1	COPERS COPE	15/07/2019	P	0.086	SC	5	5
1	Scotts Lane	BR2 0LH	19/01805/FULL1	COPERS COPE	15/07/2019	P	0.086	SC	1	1
2	Oak Grove Road	SE20 7RQ	19/05128/PLUD	PENGE AND CATOR	18/02/2020	P	0.000	SC	-1	-1
2	Oak Grove Road	SE20 7RQ	19/05128/PLUD	PENGE AND CATOR	18/02/2020	P	0.000	SC	6	6

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
156-158	Main Road	TN16 3BA	18/01234/FULL1	BIGGIN HILL	05/07/2018	P	0.102	SC	6	6
156-158	Main Road	TN16 3BA	18/01234/FULL1	BIGGIN HILL	05/07/2018	P	0.102	SC	1	1
County House, 241	Beckenham Road	BR3 4FD	18/01890/FULL1	CLOCK HOUSE	09/08/2018	P	0.218	SC	5	5
County House, 241	Beckenham Road	BR3 4FD	18/01890/FULL1	CLOCK HOUSE	09/08/2018	P	0.218	SC	2	2
44	Westmoreland Road	BR2 0QS	17/04784/FULL1	SHORTLANDS	28/08/2018	P	0.120	SC	-1	-1
44	Westmoreland Road	BR2 0QS	17/04784/FULL1	SHORTLANDS	28/08/2018	P	0.120	SC	3	3
44	Westmoreland Road	BR2 0QS	17/04784/FULL1	SHORTLANDS	28/08/2018	P	0.120	SC	4	4
Ece Travel	Royal Parade Mews	BR7 6TN	19/00216/FULL1	CHISLEHURST	04/07/2019	P	0.060	SC	4	4
Ece Travel	Royal Parade Mews	BR7 6TN	19/00216/FULL1	CHISLEHURST	04/07/2019	P	0.060	SC	3	3
69-71	Church Road	SE19 2TA	19/03203/FULL1	CRYSTAL PALACE	08/11/2019	P	0.061	SC	-1	-1
69-71	Church Road	SE19 2TA	19/03203/FULL1	CRYSTAL PALACE	08/11/2019	P	0.061	SC	-1	-1
69-71	Church Road	SE19 2TA	19/03203/FULL1	CRYSTAL PALACE	08/11/2019	P	0.061	SC	3	3
69-71	Church Road	SE19 2TA	19/03203/FULL1	CRYSTAL PALACE	08/11/2019	P	0.061	SC	2	2
69-71	Church Road	SE19 2TA	19/03203/FULL1	CRYSTAL PALACE	08/11/2019	P	0.061	SC	2	2
16	St John's Road	SE20 7ED	19/04823/FULL1	PENGE AND CATOR	04/02/2020	P	0.047	SC	-1	-1
16	St John's Road	SE20 7ED	19/04823/FULL1	PENGE AND CATOR	04/02/2020	P	0.047	SC	5	5
16	St John's Road	SE20 7ED	19/04823/FULL1	PENGE AND CATOR	04/02/2020	P	0.047	SC	1	1



Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
16	St John's Road	SE20 7ED	19/04823/FULL1	PENGE AND CATOR	04/02/2020	P	0.047	SC	1	1
Parker House 27	Elmcroft Road	BR6 0HZ	16/03670/RESPA	CRAY VALLEY EAST	28/09/2016	S	0.024	SC	3	3
Parker House 27	Elmcroft Road	BR6 0HZ	16/03670/RESPA	CRAY VALLEY EAST	28/09/2016	S	0.024	SC	5	5
3	Beckenham Road	BR3 4ES	16/04145/FULL1	CLOCK HOUSE	22/12/2016	S	0.100	SC	2	2
3	Beckenham Road	BR3 4ES	16/04145/FULL1	CLOCK HOUSE	22/12/2016	S	0.100	SC	6	6
Ontario Centre, 9	Helegan Close	BR6 9XJ	16/05900/OUT	CHELSFIELD AND PRATTS BOTTOM	19/05/2017	S	0.180	SC	8	8
173-175	High Street	BR6 0LW	17/02330/FULL1	ORPINGTON	05/09/2017	P	0.036	SC	1	1
173-175	High Street	BR6 0LW	17/02330/FULL1	ORPINGTON	05/09/2017	P	0.036	SC	7	7
122	Anerley Road	SE20 8DL	17/02975/FULL1	CRYSTAL PALACE	26/10/2017	P	0.018	SC	4	4
122	Anerley Road	SE20 8DL	17/02975/FULL1	CRYSTAL PALACE	26/10/2017	P	0.018	SC	4	4
Greytown House, 221-227	High Street	BR6 0NZ	18/01564/RESPA	ORPINGTON	09/05/2018	P	0.051	SC	6	6
Greytown House, 221-227	High Street	BR6 0NZ	18/01564/RESPA	ORPINGTON	09/05/2018	P	0.051	SC	2	2
196-198	High Street	BR1 1HE	18/04000/FULL1	BROMLEY TOWN	27/11/2018	P	0.170	SC	-1	-1
196-198	High Street	BR1 1HE	18/04000/FULL1	BROMLEY TOWN	27/11/2018	P	0.170	SC	2	2
196-198	High Street	BR1 1HE	18/04000/FULL1	BROMLEY TOWN	27/11/2018	P	0.170	SC	6	6
115a	High Street	BR3 1AG	18/04669/FULL1	COPERS COPE	24/01/2019	P	0.065	SC	4	4

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
115a	High Street	BR3 1AG	18/04669/FULL1	COPERS COPE	24/01/2019	P	0.065	SC	4	4
The Elms	Westbury Road	BR3 4DD	17/01072/FULL1	CLOCK HOUSE	30/05/2017	S	0.070	SC	-1	-1
The Elms	Westbury Road	BR3 4DD	17/01072/FULL1	CLOCK HOUSE	30/05/2017	S	0.070	SC	3	3
The Elms	Westbury Road	BR3 4DD	17/01072/FULL1	CLOCK HOUSE	30/05/2017	S	0.070	SC	6	6
Kemnal Stables	Kemnal Road	BR7 6LT	17/03076/OUT	CHISLEHURST	12/03/2018	P	0.049	SC	-1	-1
Kemnal Stables	Kemnal Road	BR7 6LT	17/03076/OUT	CHISLEHURST	12/03/2018	P	0.049	SC	6	6
Kemnal Stables	Kemnal Road	BR7 6LT	17/03076/OUT	CHISLEHURST	12/03/2018	P	0.049	SC	2	2
Kemnal Stables	Kemnal Road	BR7 6LT	17/03076/OUT	CHISLEHURST	12/03/2018	P	0.049	SC	1	1
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	-3	-3
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	-3	-3
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	4	4
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	1	1
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	3	3
15	Bromley Common	BR2 9LS	18/01946/FULL1	BROMLEY TOWN	20/07/2018	P	0.115	SC	1	1
Charnwood, 74	Chislehurst Road	BR7 5LD	17/05515/OUT	BICKLEY	25/09/2018	S	0.150	SC	-1	-1
Charnwood, 74	Chislehurst Road	BR7 5LD	17/05515/OUT	BICKLEY	25/09/2018	S	0.150	SC	9	9
143	Hayes Lane	BR2 9EJ	18/02092/OUT	HAYES AND CONEY HALL	28/03/2019	P	0.130	SC	-1	-1

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
143	Hayes Lane	BR2 9EJ	18/02092/OUT	HAYES AND CONEY HALL	28/03/2019	P	0.130	SC	8	8
143	Hayes Lane	BR2 9EJ	18/02092/OUT	HAYES AND CONEY HALL	28/03/2019	P	0.130	SC	1	1
Hayes Street Farm	Hayes Lane	BR2 7LB	17/05543/FULL1	HAYES AND CONEY HALL	25/06/2019	P	0.163	SC	1	1
Hayes Street Farm	Hayes Lane	BR2 7LB	17/05543/FULL1	HAYES AND CONEY HALL	25/06/2019	P	0.163	SC	2	2
Hayes Street Farm	Hayes Lane	BR2 7LB	17/05543/FULL1	HAYES AND CONEY HALL	25/06/2019	P	0.163	SC	4	4
Hayes Street Farm	Hayes Lane	BR2 7LB	17/05543/FULL1	HAYES AND CONEY HALL	25/06/2019	P	0.163	SC	2	2
18	Bromley Common	BR2 9PD	19/01537/FULL1	BROMLEY TOWN	22/07/2019	P	0.238	SC	9	9
Regal House 10	Letchworth Drive	BR2 9BE	19/03042/FULL1	HAYES AND CONEY HALL	12/12/2019	P	0.153	SC	9	9
Nexus Apartments, 39	Elmfield Road	BR1 1AJ	17/04313/FULL1	BROMLEY TOWN	03/09/2018	P	0.206	SC	4	4
Nexus Apartments, 39	Elmfield Road	BR1 1AJ	17/04313/FULL1	BROMLEY TOWN	03/09/2018	P	0.206	SC	3	3
Nexus Apartments, 39	Elmfield Road	BR1 1AJ	17/04313/FULL1	BROMLEY TOWN	03/09/2018	P	0.206	SC	3	3
Tenison House, 45	Tweedy Road	BR1 3NF	18/03887/RESPA	BROMLEY TOWN	09/11/2018	P	0.037	SC	4	4
Tenison House, 45	Tweedy Road	BR1 3NF	18/03887/RESPA	BROMLEY TOWN	09/11/2018	P	0.037	SC	6	6
61	Plaistow Lane	BR1 3TU	18/00028/FULL1	PLAISTOW AND SUNDRIDGE	18/01/2019	P	0.090	SC	-5	-5
61	Plaistow Lane	BR1 3TU	18/00028/FULL1	PLAISTOW AND SUNDRIDGE	18/01/2019	P	0.090	SC	8	8
61	Plaistow Lane	BR1 3TU	18/00028/FULL1	PLAISTOW AND SUNDRIDGE	18/01/2019	P	0.090	SC	2	2

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
19	Anerley Road	SE19 2AS	18/01303/FULL1	CRYSTAL PALACE	20/05/2019	P	0.022	SC	-8	-8
19	Anerley Road	SE19 2AS	18/01303/FULL1	CRYSTAL PALACE	20/05/2019	P	0.022	SC	5	5
19	Anerley Road	SE19 2AS	18/01303/FULL1	CRYSTAL PALACE	20/05/2019	P	0.022	SC	5	5
All Saints Catholic School	Layhams Road	BR4 9HN	18/03940/FULL1	HAYES AND CONEY HALL	25/10/2019	P	0.079	SC	6	6
All Saints Catholic School	Layhams Road	BR4 9HN	18/03940/FULL1	HAYES AND CONEY HALL	25/10/2019	P	0.079	SC	4	4
Allum House 92	Plaistow Lane	BR1 3HU	19/01263/FULL1	PLAISTOW AND SUNDRIDGE	14/02/2020	P	0.097	SC	-1	-1
Allum House 92	Plaistow Lane	BR1 3HU	19/01263/FULL1	PLAISTOW AND SUNDRIDGE	14/02/2020	P	0.097	SC	1	1
Allum House 92	Plaistow Lane	BR1 3HU	19/01263/FULL1	PLAISTOW AND SUNDRIDGE	14/02/2020	P	0.097	SC	8	8
Allum House 92	Plaistow Lane	BR1 3HU	19/01263/FULL1	PLAISTOW AND SUNDRIDGE	14/02/2020	P	0.097	SC	1	1
57	Liddon Road	BR1 2SR	20/00209/RESPA	BICKLEY	23/03/2020	P	0.065	SC	8	8
57	Liddon Road	BR1 2SR	20/00209/RESPA	BICKLEY	23/03/2020	P	0.065	SC	2	2
Bromley Business Centre 13-27	Hastings Road	BR2 8NA	20/00149/RESPA	BROMLEY COMMON AND KESTON	27/03/2020	P	0.000	SC	6	6
Bromley Business Centre 13-27	Hastings Road	BR2 8NA	20/00149/RESPA	BROMLEY COMMON AND KESTON	27/03/2020	P	0.000	SC	2	2
Bromley Business	Hastings Road	BR2 8NA	20/00149/RESPA	BROMLEY COMMON AND KESTON	27/03/2020	P	0.000	SC	2	2

Address		Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	
Centre 13-27										
53	Liddon Road	BR1 2SR	17/02274/B8RES	BICKLEY	08/02/2018	S	0.045	SC	11	11
55	Liddon Road	BR1 2SR	17/02905/RESPA	BICKLEY	28/08/2018	S	0.064	SC	11	11
Borkwood Court	Sevenoaks Road	BR6 9LA	18/00142/FULL1	CHELSEFIELD AND PRATTS BOTTOM	02/03/2020	P	0.230	SC	-6	-6
Borkwood Court	Sevenoaks Road	BR6 9LA	18/00142/FULL1	CHELSEFIELD AND PRATTS BOTTOM	02/03/2020	P	0.230	SC	6	6
Borkwood Court	Sevenoaks Road	BR6 9LA	18/00142/FULL1	CHELSEFIELD AND PRATTS BOTTOM	02/03/2020	P	0.230	SC	5	5
135	Masons Hill	BR2 9HT	20/00274/RESPA	BROMLEY TOWN	26/03/2020	P	0.000	SC	3	3
135	Masons Hill	BR2 9HT	20/00274/RESPA	BROMLEY TOWN	26/03/2020	P	0.000	SC	8	8
S T C House 38	Croydon Road	BR3 4BJ	20/00393/RESPA	KELSEY AND EDEN PARK	27/03/2020	P	0.000	SC	12	12
Burnhill Business Centre	Burnhill Road	BR3 3LA	16/02466/RESPA	COPERS COPE	29/07/2016	S	0.014	SC	14	14
Bayheath House, 4	Fairway	BR5 1EG	18/04635/RESPA	PETTS WOOD AND KNOLL	17/12/2018	P	0.047	SC	7	7
Bayheath House, 4	Fairway	BR5 1EG	18/04635/RESPA	PETTS WOOD AND KNOLL	17/12/2018	P	0.047	SC	1	1
Bayheath House, 4	Fairway	BR5 1EG	18/04635/RESPA	PETTS WOOD AND KNOLL	17/12/2018	P	0.047	SC	8	8
Insurance House, 38	Croydon Road	BR3 4BJ	18/03990/RESPA	KELSEY AND EDEN PARK	21/12/2018	P	0.057	SC	16	16
Prospect House, 19-21	Homesdale Road	BR2 9LY	18/05474/RESPA	BROMLEY TOWN	29/01/2019	P	0.108	SC	9	9

Address			Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
Prospect House, 19-21	Homesdale Road	BR2 9LY	18/05474/RESPA	BROMLEY TOWN	29/01/2019	P	0.108	SC	8	8
46	High Street	BR6 0JQ	19/00294/RESPA	CRAY VALLEY EAST	08/03/2019	P	0.079	SC	17	17
251	High Street	BR6 0NZ	17/00266/RESPA	ORPINGTON	08/03/2017	S	0.131	SC	12	12
251	High Street	BR6 0NZ	17/00266/RESPA	ORPINGTON	08/03/2017	S	0.131	SC	22	22
H G Wells Centre	St Marks Road	BR2 9HG	13/03345/FULL1	BROMLEY TOWN	13/08/2015	S	0.095	SC	6	6
H G Wells Centre	St Marks Road	BR2 9HG	13/03345/FULL1	BROMLEY TOWN	13/08/2015	S	0.095	SC	1	1
H G Wells Centre	St Marks Road	BR2 9HG	13/03345/FULL1	BROMLEY TOWN	13/08/2015	S	0.095	SC	39	39
H G Wells Centre	St Marks Road	BR2 9HG	13/03345/FULL1	BROMLEY TOWN	13/08/2015	S	0.095	SC	5	5
H G Wells Centre	St Marks Road	BR2 9HG	13/03345/FULL1	BROMLEY TOWN	13/08/2015	S	0.095	SC	1	1
Yeoman House, 57-63	Croydon Road	SE20 7TS	19/01837/RESPA	PENGE AND CATOR	28/06/2019	P	0.116	SC	29	29
Yeoman House, 57-63	Croydon Road	SE20 7TS	19/01837/RESPA	PENGE AND CATOR	28/06/2019	P	0.116	SC	28	28
124-126	High Street	BR1 1DW	17/04945/FULL1	BROMLEY TOWN	10/01/2019	P	0.226	SC	45	45
124-126	High Street	BR1 1DW	17/04945/FULL1	BROMLEY TOWN	10/01/2019	P	0.226	SC	6	6
<b>TOTAL</b>									<b>1,406(1,006 units from applications listed in Table 6, plus 400</b>	<b>1,406 (1,006 units from applications listed in Table 6, plus 400 units from</b>

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Site size	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5
							units from assumed approvals in 2020/21)	assumed approvals in 2020/21)

Source: London Development Database 2020

Notes: Data in Table 6 is from September 2020 Trajectory, reflecting extant permissions as of 31/03/2020. GLA Planning London Datahub data will be used to update this table, when data is available.

The ‘Small sites permitted prior to start of trajectory period (lapse rate applied)’ figure of 837units, set out in Table 3, is derived from the gross delivery of 1,006 units (the total extant permissions in Table 6); plus 400 units for planning approvals during 2020/21<sup>32</sup>. This figure (1,406 units) then has a lapse rate applied; for the 1,006 units from actual permissions, the lapse rate is trend-based, based on the specific lapse rates for different sized schemes, as set out in Table 1; and for the 400 assumed units for 2020/21 (based on trend data), the overall average lapse rate is used. Finally, 302 units are deducted for completions in 2020/21 (based on trend information). This gives the figure of 837units.

Table 6 includes multiple entries for most small sites, which reflects how the data is held on the London Development Database. Adding together each line for each site gives the total number of residential units on that site.

<sup>32</sup> See paragraph 3.18 above

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# Agenda Item 8

Report No.

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** DEVELOPMENT CONTROL COMMITTEE

**Date:** 2 November 2021

**Decision Type:** Non-Urgent Non-Executive Non-Key

**Title:** INFRASTRUCTURE FUNDING STATEMENT 2021

**Contact Officer:** James Renwick, Infrastructure Delivery Team Leader  
E-mail: [james.renwick@bromley.gov.uk](mailto:james.renwick@bromley.gov.uk)

**Chief Officer:** Tim Horsman, Assistant Director (Planning)

**Ward:** (All Wards);

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1. Reason for report

- 1.1 This report seeks the Committee's agreement to publish the second annual 'Infrastructure Funding Statement' for the 2020/21 financial year as required under the Community Infrastructure Levy Regulations 2010 (as amended) by 31 December 2021. Under the Regulations the Council is designated as a 'contribution receiving authority' and is required to publish certain information in respect of S106 and CIL amounts collected.

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2. **RECOMMENDATION(S)**

- 2.1 That the Development Control Committee approve the Infrastructure Funding Statement at Appendix 1, noting that it will be published on the Council's website by 31 December 2021 to comply with the requirements of the Community Infrastructure Levy Regulations 2010 (as amended).

## Impact on Vulnerable Adults and Children

1. Summary of Impact: No Impact
- 

## Corporate Policy

1. Policy Status: Not Applicable
  2. BBB Priority: Excellent Council Quality Environment Vibrant, Thriving Town Centres Healthy Bromley:
- 

## Financial

1. Cost of proposal: Not Applicable:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Planning Policy and Strategy
  4. Total current budget for this head: £0.568m
  5. Source of funding: Existing Revenue Budget for 2020/21
- 

## Personnel

1. Number of staff (current and additional): 3 FTE
  2. If from existing staff resources, number of staff hours: N/A
- 

## Legal

1. Legal Requirement: The Community Infrastructure Levy Regulations 2010 (as amended)
  2. Call-in: Not Applicable
- 

## Procurement

1. Summary of Procurement Implications: N/A
- 

## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
- 

## Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A
2. Summary of Ward Councillors comments: N/A

### 3. COMMENTARY

#### Background

- 3.1 The Community Infrastructure Levy (CIL) Regulations were amended in 2019 to include a new statutory requirement on “contribution receiving authorities” (which includes local planning authorities) to publish an Infrastructure Funding Statement (IFS) detailing the collection and spend of the CIL and planning obligations in the Borough.
- 3.2 The IFS must be published annually. The Council published its first IFS in December 2020 following approval by Development Control Committee in November 2020; the deadline for publication for this year’s statement (the second IFS published by the Council) is 31 December 2021.
- 3.3 The Council brought into effect a local CIL mechanism on 15 June 2021. The 2020/21 IFS covers the period before any local CIL has been charged and so is not reported; however, it will be covered in next year’s report. The Council still acts as the collecting authority for the Mayor of London CIL and a summary of the amounts received are reported in the IFS.

#### Infrastructure Funding Statement – December 2021

- 3.4 In 2020/21 there were 26 new S106 agreements secured (and three further Council-led developments which contained conditions for infrastructure payments) with a total potential value of £3,213,388.59. While this is a significant reduction on the total amount secured in 2019/20 (£10.4m from 17 agreements), the 2019/20 figures were inflated by a potential £6.8m to come from one development (GlaxoSmithKline, Langley Court, Beckenham). An analysis of 2018/19 data, where £1.3m was secured from 9 agreements would suggest the amount secured per agreement has generally remained constant over the last three years.
- 3.5 Income received from s106 agreements in 2020/21 totalled £474,280.80, this is compared to £3,460,315.25 received in 2019/20. This decrease is likely a result of a reduction in sites being developed during the pandemic; early indications suggest that 2021/22 will begin to return to previous levels of income, with the first quarter of 2021/22 reporting income of around £1m. Similarly, collection of Mayor of London CIL in 2020/21 dropped to £2,155,703.23 from the £3,578,343.93 received in 2019/20.
- 3.6 Expenditure of s106 sums during 2020/21 totalled £2,368,629.44, which is slightly lower than 2019/20 (£3,127,510.05). The closing balance of s106 funds at the end of 2020/21 totalled £9.2m, which is a net reduction of £1.9m from the previous year (£11.1m).
- 3.7 As per the recommendation of members of the ERC PDS Committee in October 2020, officers have been in dialogue across council services to identify a pipeline of projects for future expenditure – of the £10.3m balance currently held (as of end of July 2021), £7.3m has been ‘allocated’ for future expenditure (principally for health, schools and affordable housing). Of the remaining £3m of ‘unallocated’ funds currently held by the Council, around half was received since April 2020. Officers are continuing to identify projects for spending of funds; some amounts are tied in the s106 agreement to an identified set of site-specific works and not generally available (such as highways and parking).
- 3.8 In conclusion, while the 2020/21 IFS highlights a notable reduction in the collection of infrastructure payments, this is largely explained by a slow-down in development activity during the pandemic. Early indications of 2021/22 data suggest that income via s106 agreements may return towards the historic average in next year’s report. The 2020/21 report also highlights that there is much less ‘unallocated’ s106 amounts than has been reported in previous years.

- 3.9 In the long term, we would expect to see an overall increase in the total amount of funds collected for infrastructure – however we do not anticipate significant receipts via the Bromley local CIL until the 2022/23 report when CIL liable developments begin to be implemented (sites granted consent after 15 June 2021).

#### Infrastructure Funding Statement – future years

- 3.10 The 2021/22 report will contain information in respect of local CIL collection– the information that would need to be reported is listed in Appendix A of the proposed IFS at Appendix 1. A key requirement in future reports will be a commentary on the projects the Council intends to spend CIL towards, and a narrative distinguishing the future use of S106 from that of CIL. This work is underway, with a revised Planning Obligations Supplementary Planning Document (SPD) currently being prepared. At present the Council’s Infrastructure Delivery Plan<sup>1</sup> contains details on infrastructure requirements in the Borough across various services, and information on the types of projects that may in future be funded via CIL.
- 3.11 National Planning Practice Guidance (PPG)<sup>2</sup> seeks more narrative on the delivery of infrastructure, to provide the public with a clearer understanding of what infrastructure is being delivered or planned for delivery in the Borough. It is envisaged that future reports could contain further narrative on proposed future expenditure, in particular CIL.

## **4. POLICY IMPLICATIONS**

- 4.1 Planning obligations must only be sought where they meet the three tests set out in Regulation 122 of the CIL Regulations. The National Planning Policy Framework (NPPF)<sup>3</sup> and PPG<sup>4</sup> sets out national policy and guidance relating to planning obligations.
- 4.2 Development Plan policies play a crucial role in securing appropriate planning obligations. Policy 125 of the Local Plan (2019) sets out the Council’s approach to Section 106 agreements. The Planning Obligations Supplementary Planning Document (SPD) (2010) provides further guidance on the Council’s general approach to planning obligations, and where possible the requirements, and mechanisms for infrastructure contributions. The SPD is currently being updated to reflect the adoption of CIL and other changes.
- 4.3 Policies in the adopted London Plan also set out priorities for planning obligations, which includes affordable housing and public transport improvements.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 The production of an Infrastructure Funding Statement will be funded from the administrative proportion the Council is permitted to retain from CIL receipts.

## **6. LEGAL IMPLICATIONS**

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<sup>1</sup> The Infrastructure Delivery Plan was updated in September 2020 as part of preparation of the Borough CIL Charging Schedule. It is available here:

[https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)

<sup>2</sup> Paragraph: 177 Reference ID: 25-177-20190901, available here: <https://www.gov.uk/guidance/community-infrastructure-levy>

<sup>3</sup> NPPF paragraphs 55-58, available here: <https://www.gov.uk/guidance/national-planning-policy-framework/4-decision-making#para55>

<sup>4</sup> PPG, Planning Obligations, available here: <https://www.gov.uk/guidance/planning-obligations>

- 6.1 Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires the publication of an IFS by 31 December each year, reporting planning obligations data from the preceding financial year. Schedule 2 of the regulations sets out the information to be contained in the IFS, while the PPG provides guidance on the how the Council should seek to provide such information.

<p><b>Non-Applicable Sections:</b></p>	<p>IMPACT ON VULNERABLE ADULTS AND CHILDREN</p> <p>PERSONNEL IMPLICATIONS</p> <p>PROCUREMENT IMPLICATIONS</p>
<p>Background Documents: (Access via Contact Officer)</p>	<p>Bromley Local Plan 2019 - <a href="https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf">https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf</a></p> <p>Bromley CIL documents (including CIL Charging Schedule and Infrastructure Delivery Plan) <a href="https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy">https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy</a></p> <p><u>Infrastructure Funding Statement December 2020, available from:</u> <a href="https://www.bromley.gov.uk/download/downloads/id/6668/bromley_infrastructure_funding_statement_201920.pdf">https://www.bromley.gov.uk/download/downloads/id/6668/bromley_infrastructure_funding_statement_201920.pdf</a></p> <p><u>Development Control Committee report, 19 November 2020, 'INFRASTRUCTURE FUNDING STATEMENT', available from:</u> <a href="https://cde.bromley.gov.uk/documents/s50084649/Infrastructure%20Funding%20Statement%202020.pdf">https://cde.bromley.gov.uk/documents/s50084649/Infrastructure%20Funding%20Statement%202020.pdf</a></p>

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## Infrastructure Funding Statement



**December 2021**

December 2021  
London Borough of Bromley  
Planning Policy and Strategy

T: 0208 313 4344

E: [LCIL@bromley.gov.uk](mailto:LCIL@bromley.gov.uk)

# London Borough of Bromley

## Infrastructure Funding Statement

### December 2021

#### Introduction

1. Under Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) (“the Regulations”), the Council is identified as a ‘contribution receiving authority’ and is required to produce an annual Infrastructure Funding Statement (IFS) outlining the collection and use of planning obligations in the Borough; the first report of which is to be published by 31 December 2020 and then every annual anniversary thereafter. Schedule 2 of the Regulations outlines the matters to be reported in the IFS.
2. The Council currently receives Planning Obligations through the use of Section 106 agreements; this may include the direct provision of infrastructure or financial payments towards infrastructure. The Council is also the collecting authority for the Mayor of London CIL, the receipts of which are directly passed to the Mayor of London; more details can be found on the Mayor’s website at <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>
3. The Council Introduced a Local CIL on 19 April 2021, which came into effect on 15 June 2021. As this report covers the period from 01 April 2020 to 31 March 2021, there are no receipts to report other than those raised towards the Mayor of London CIL. More information can be found on the Council’s website at [https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)



## Infrastructure Funding Statement 2021

### Matters required to be reported under Schedule 2 of the CIL Regulations 2010

#### In relation to matters of collection and expenditure CIL (paragraph 1):

4. During the financial year 2020/21, the Council was not a CIL Charging Authority, but did function as a “Collecting Authority” for CIL on behalf of the Mayor of London. The CIL regulations direct under Regulation 121A(4): “Nothing in paragraph (1) requires a contribution receiving authority to include in its annual infrastructure funding statement any information in relation to CIL which it collects on behalf of another charging authority.”
5. However, for transparency, the Council can report that during 01 April 2020 to 31 March 2021 it issued 60 CIL demand notices worth a potential £2,155,703.23. During this period £2,142,948.76 was received, of which £85,717.95 (4%) was retained to cover the Council’s administrative costs of administering and collecting CIL, the remaining £2,057,230.81 was passed directly on to the Mayor of London.

#### In relation to matters of collection and expenditure S106 amounts (paragraph 3 and 4):

*(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;*

6. During the 2020/21 financial year 26 new S106 Agreements (and a further 6 variations to existing agreements) were signed. In addition, 3 council led schemes were awarded planning permissions and contained planning conditions requiring payments towards infrastructure. The total potential value of contributions from the new agreements was £3,213,388.59.

*(b) the total amount of money under any planning obligations which was received during the reported year;*

7. During the 2020/21 financial year the Council received £474,280.80 from S106 payments

*(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;*

8. At the end of the previous financial year (2019/20) there was a balance of contributions totaling £11,100,704.72 (inclusive of any amendments from previous reported balance). Of this, £2,368,629.44 was spent during 20/21, £7,201,225.58 was allocated for future expenditure (including those allocated before 20/21). The balance of contributions held from 2019/20 that are unallocated is £1,530,849.70

*(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—*

- (i) in relation to affordable housing, the total number of units which will be provided;
- (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

9. During 2020/21, 4 agreements were signed with the potential for 116 affordable housing units (with a further 60 to be provided by council-led schemes). There were no non-financial contributions towards education.

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

10. During 2020/21 a total of £6,260,922.74 of S106 funds were allocated towards future expenditure.

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);

11. During 2020/21 £2,368,629.44 was spent

(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

Scheme	Total S106 funds allocated
LBB Affordable Housing Scheme at York Rise	£970,963.34
LBB Affordable Housing Scheme at Burnt Ash Lane, and Anerley Town Hall	£263,220.62
LBB Affordable Housing Scheme at West Wickham Library	£355,901.19
LBB Affordable Housing Scheme at Bromley North	£515,000.00
LBB Affordable Housing Scheme at Beckenham Car Park	£40,446.16
Carbon Offset Fund	£3,738.77
Domestic Energy Efficiency Advice and Referral Service	£14,000.00
Farnborough Primary School	£773,390.76
St Georges CE Primary School	£643,705.32
St Pauls Cray CE Primary School	£86,590.74
Clare House Primary School	£81,165.23
ST Johns CE Primary School	£1,004,046.84
Oaklands Primary School	£133,104.43
Poverest Primary School	£231,680.22
Marian Vian Primary School	£532,938.59
Stewart Fleming Primary School	£230,120.55
Worsley Bridge Primary School	£380,909.98
TOTAL	£6,260,922.74

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Spend Area	Expenditure during 2020/21
Total for Highway Improvement works	£0.00
Total Local Economy & Town Centres	£247,424.12
Total parking schemes	£0.00
Total Landscaping schemes	£0.00
Total Community Facilities	£33,458.43
Total Housing	£997,515.13
Total for Healthcare/CCG	£992,800.00
Total Education	£29,984.00
Total for other	£67,447.76
<b>Total All</b>	<b>£2,368,629.44</b>

*(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);*

12. None

*(ii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;*

13. None

*(iv) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.*

14. The total amount of funds retained at the end of 2020/21 was £9,206,356.08. From the data held, none of the sums are specifically identified for longer term maintenance

## Appendix A

### **Future matters to be reported upon during the 2021/22 report**

- (a) the total value of CIL set out in all demand notices issued in the reported year;
- (b) the total amount of CIL receipts for the reported year;
- (c) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;
- (d) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;
- (e) the total amount of CIL expenditure for the reported year;
- (f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;
- (g) in relation to CIL expenditure for the reported year, summary details of—
  - (i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;
  - (ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);
  - (iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;
- (h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;
- (i) the amount of CIL passed to—
  - (i) any parish council under regulation 59A or 59B; and
  - (ii) any person under regulation 59(4);
- (j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—
  - (i) the total CIL receipts that regulations 59E and 59F applied to;
  - (ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;
- (k) summary details of any notices served in accordance with regulation 59E, including—
  - (i) the total value of CIL receipts requested from each parish council;
  - (ii) any funds not yet recovered from each parish council at the end of the reported year;

(l) the total amount of—

(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;

(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.

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Report No.  
DRR000000

## London Borough of Bromley

### PART ONE - PUBLIC

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**Decision Maker:** **DEVELOPMENT CONTROL COMMITTEE**

**Date:** **2 November 2021**

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** **SHOPFRONT DESIGN GUIDANCE IN BROMLEY**

**Contact Officer:** Tim Horsman, Assistant Director (Planning)  
E-mail: Tim.Horsman@bromley.gov.uk

Ben Johnson, Head of Planning Policy and Strategy  
E-mail: ben.johnson@bromley.gov.uk

**Chief Officer:** Director of Housing, Planning, Property and Regeneration

**Ward:** Copers Cope

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1. Reason for report

- 1.1 The Beckenham High Street Shop Fronts Design Guide (at Appendix 1) has been submitted to the Council with a view to it being used to assess relevant planning applications in Beckenham Town Centre. This report considers this guide and recommends that it be used to inform the production of the borough wide shopfront design guidance in the Council's forthcoming Bromley Design Guide Supplementary Planning Document (SPD).
- 

2. **RECOMMENDATION(S)**

- 2.1 **That the Beckenham High Street Shop Fronts Design Guide be used by the Council to inform the production of borough wide shopfront design guidance in the forthcoming Bromley Design Guide Supplementary Planning Document.**

## Impact on Vulnerable Adults and Children

1. Summary of Impact: None
- 

## Corporate Policy

1. Policy Status: N/A
  2. BBB Priority: Quality Environment, Excellent Council, Healthy Bromley
- 

## Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: N/A
  3. Budget head/performance centre: Planning Policy and Strategy
  4. Total current budget for this head: £0.568m
  5. Source of funding: Existing Revenue Budget for 2021/22
- 

## Personnel

1. Number of staff (current and additional): 10fte
  2. If from existing staff resources, number of staff hours: N/A
- 

## Legal

1. Legal Requirement: N/A
  2. Call-in: Not Applicable
- 

## Procurement

1. Summary of Procurement Implications: None
- 

## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
- 

## Ward Councillor Views

1. Have Ward Councillors been asked for comments? The draft was provided by Ward Cllrs
2. Summary of Ward Councillors comments: Ward Councillors are understood to be supportive of the use of the guide in future decision making and in informing future guidance and policy



### 3. COMMENTARY

- 3.1 The appended Beckenham High Street Shop Fronts Design Guide has been submitted to the Council with a view to it being used to assess relevant planning applications in Beckenham Town Centre. The production of the guide was initiated by the Beckenham Town Centre Team and has been produced in collaboration between the Beckenham Business Association, Copers Cope Area Residents' Association, Park Langley Residents' Association, West Beckenham Residents' Association, and The Beckenham Society.
- 3.2 The document has not had any input from the Council nor was its production specifically encouraged by any Council decision. The neighbourhood planning process<sup>1</sup> does allow local groups to prepare and adopt documents (subject to an independent examination and a local referendum), but such groups must first identify a specific neighbourhood area and demonstrate that they are a representative forum for this area, in line with national legislation. The Beckenham group is not a designated forum.
- 3.3 The Beckenham document includes broad guidance on shopfronts and related features, and relevant photographs of Beckenham Town Centre. The vast majority of the document replicates a similar draft guide produced for Chislehurst in 2014. Development Control Committee (DCC) noted the content of the Chislehurst guide in 2014 and supported using the guide to inform a borough-wide shopfront design guide as part of preparing the Local Plan<sup>2</sup>.
- 3.4 The Beckenham document does not include any guidance that is specific to Beckenham, nor has any cogent reason been put forward to justify why a Beckenham-specific document would be necessary. The broad guidance that is provided could apply borough wide. As the guide is largely based on the 2014 draft Chislehurst guide, it does not reflect the most up-to-date planning policy context, particularly the adoption of the new London Plan (and the guide itself references the London Plan 2016). The guide also includes a number of elements that are not relevant planning matters.
- 3.5 There is a range of national, regional and local policy and legislation that would apply to shopfronts, for example, Local Plan policy 101 and London Plan policy D3. It is not the case that there is a vacuum of policy or guidance for shopfronts. It is understood that a number of cases of unauthorised development have taken place in Beckenham involving insensitive alterations to shopfronts. Whilst additional guidance would help to ensure that new proposals are suitable, it would not prevent those who are ignorant or intent on breaching planning regulations from carrying out unauthorised work.
- 3.6 As the Town Centre is designated as a Conservation Area, it already has a very high level of protection against inappropriate development, and where this does take place the Council has existing enforcement powers to ensure that any inappropriate development is removed. The Beckenham Conservation Area appraisal already serves to highlight important elements of the Town Centre that contribute to its character and appearance, and a management plan for conserving the area. This existing document is considered sufficient to uphold the high quality of the area.
- 3.7 The Council's Local Development Scheme (LDS)<sup>3</sup>, published in September 2020, sets out the planning documents that the Council intends to produce (in accordance with planning legislation); this includes a borough-wide Design Guide SPD which will provide guidance on key

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<sup>1</sup> Details on the neighbourhood planning process are available from:

<https://neighbourhoodplanning.org/about/neighbourhood-planning/>

<sup>2</sup> Development Control Committee report, 10 April 2014, 'SHOPFRONT DESIGN GUIDACNE', available from:

<https://cde.bromley.gov.uk/documents/s50019459/DRR14046%20SHOPFRONT%20DESIGN%20GUIDE.pdf>

<sup>3</sup> Available from:

[https://www.bromley.gov.uk/download/downloads/id/1801/local\\_development\\_scheme\\_september\\_2020.pdf](https://www.bromley.gov.uk/download/downloads/id/1801/local_development_scheme_september_2020.pdf)

design and sustainability principles for new development in the borough, including borough-wide guidance on shopfronts (which reflects the intent of the Chislehurst guide which DCC noted in 2014). Officers intend to use the Beckenham and Chislehurst guides to inform the shopfront guidance in the Bromley Design Guide SPD; the borough wide guidance will build on the relevant parts of the Beckenham and Chislehurst guides and reflect the most up-to-date policy context.

- 3.8 It is anticipated that a draft Bromley Design Guide SPD will come to relevant committees (including Development Control Committee) for consideration in 2022, ahead of public consultation. Adopting ad hoc documents would not be appropriate and undermine the planned approach to the production and publication of planning policy and guidance, which could ultimately be harmful to the outcomes of decision making in the Borough.

#### 4. POLICY IMPLICATIONS

- 4.1 The Beckenham High Street Shop Fronts Design Guide has no formal policy status as it is not a document that has been prepared by the Council or a relevant neighbourhood forum, as per the requirements of planning legislation. The Bromley Design Guide SPD, once adopted, will be a material consideration in the determination of planning applications and provide strong support for planning decisions where needed.

#### 5. FINANCIAL IMPLICATIONS

- 5.1 No financial implications from the report recommendation set out in paragraph 2.1. The financial implications of producing the Bromley Design Guide SPD have been considered and can be met within the existing Planning Policy and Strategy budget.

#### 6. LEGAL IMPLICATIONS

- 6.1 No legal implications from the report recommendation set out in paragraph 2.1. The production of the Bromley Design Guide will be undertaken in line with relevant planning legislation, which includes a statutory requirement for consultation.

<b>Non-Applicable Sections:</b>	<p>IMPACT ON VULNERABLE ADULTS AND CHILDREN</p> <p>PERSONNEL IMPLICATIONS</p> <p>PROCUREMENT IMPLICATIONS</p>
Background Documents: (Access via Contact Officer)	<p>Bromley Local Plan 2019</p> <p>London Plan (adopted March 2021)</p>

# Beckenham High Street Shop Fronts Design Guide



## **Acknowledgements**

The Design Guide was initiated by the Beckenham Town Centre Team and has been produced in collaboration between the Beckenham Business Association, Copers Cope Area Residents' Association, Park Langley Residents' Association, West Beckenham Residents' Association, and The Beckenham Society. It has been adapted from the Guide jointly produced in 2014 by the Chislehurst Town Team and Bromley Council.

The Beckenham High Street Shop Fronts Design Guide was largely prepared by John Parker of The Beckenham Society (TBS), photography was provided by David Wood (AGPA) and graphics by Colin Hughes (Park Langley Residents' Association). Editorial and community input was provided by the Copers Cope Area Residents' Association (Chair, Chloe-Jane Ross) and West Beckenham Residents' Association (Chair, Marie Pender).

The Guide will eventually become a statutory part of the London Borough of Bromley Local Plan 2019.

# BECKENHAM HIGH STREET



Fig. 1

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# 1. Introduction

- 1.1. Beckenham Town Centre lies in a Conservation Area, and has a vibrancy which, combined with an historical setting, has the potential to become one of suburban London's most outstanding High Streets. Essential to that aim is the need for well-designed and executed shop fronts and storeys above, that complement the existing visual amenity of the High Street. The intention is to encourage good shop front design that responds to the immediate architecture and the High Street as a whole, while supporting the commercial needs of businesses. Beckenham High Street was designated as a Conservation Area in 2015. In 2020 pedestrian, traffic and environmental improvement works were completed. This included the creation of a High Street Heritage Trail.
- 1.2. The Design Guide provides a framework and guidelines for delivering a sensitive approach to shop front design and signage and protecting buildings from insensitive change over time.

This document is intended as guidance for those:

- wishing to alter, or install a new, shop front;
  - seeking to replace or erect signs, canopies or security features on a shop;
  - whose current shop fronts fall short of the standards in this document;
  - wishing to display goods in front of their shop.
- 1.3. These guidelines apply to all commercial and retail uses on the High Street. Using this Guide and engaging in early discussion with the London Borough of Bromley (the Council) will help to ensure the most successful shop front outcomes.
  - 1.4. The Beckenham Town Centre Team and the Council encourage the retention of historic and original shop fronts. They require a high standard of appearance of all shop fronts and associated awnings, roller shutters, grilles, signs and lighting. Shop fronts must always respect the upper part of the building and relate well to adjoining frontages (where these are well designed). The design can be either traditional or modern but basic principles of scale, details, and quality of materials should be used.

## 2. Planning Applications

- 2.1. Planning applications are required for all new shop fronts, or alterations to existing shop fronts that materially affect the external appearance of a building.
- 2.2. New shop fronts, projecting signs, lighting or external shutters will require Planning Permission and new lettering may require Advertisement Consent. If the shop is a Statutory Listed Building it may also require Listed Building Consent. It is advisable to contact the Heritage Team at the Council when considering carrying out work. Telephone 020 8461 7532.
- 2.3. All illuminated signs or fascias and many other non-illuminated signs and advertisements, require Advertisement Consent.
- 2.4. The Planning Department can give advice to applicants on what needs permission.
- 2.5. Applicants are strongly recommended to use the Council's pre-application service.
- 2.6. All designs should adhere to Building Regulations to ensure they are in line with safety, space, design and accessibility standards, and should seek required permission to be authorised.
- 2.7. It is important to remember that where the proposed alteration or addition contravenes policy, guidance or regulations, the Council may refuse the application and the work to the shop front will not be allowed. No work should be started before written permission has been granted. **Any work done without permission is liable to enforcement action to have it removed at the applicant's expense.**



### 3. Shop Front Features

3.1. This diagram (Fig. 2) illustrates the key components of a traditional shop front:

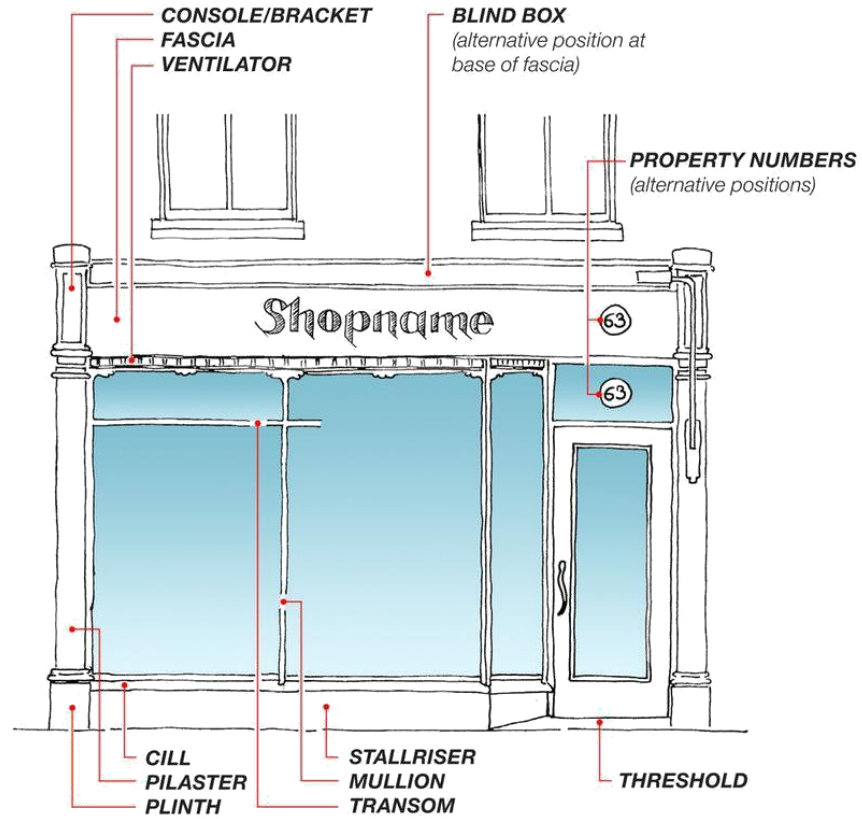


Fig. 2

## 4. Benefits of Good Design

- 4.1. The principle purpose of a shop front is the advertisement and display of the goods and services provided inside the building. However, good design promotes not only the individual business but contributes to its location, raising the quality of the High Street, or lowering it if good design is ignored.
- 4.2. Key issues for good design in Beckenham High Street are:
- the design should not be considered in isolation but as a part of the overall composition of the building and the wider appearance and street scene of the High Street;
  - the design should reflect and respect the history of the surroundings and the local area;
  - the materials should respect the host building;
  - the proportions of the shop front should harmonise with the main and adjoining buildings;
  - standard 'house design' should be integrated sensitively and adapted to reflect the characteristics of the street scene and building;
  - there should be good and safe accessibility for clients, customers and passing pedestrians.

## 5. Retention of Original Features

5.1. The retention of architectural features of merit can help integrate a new shop front into a building. (Fig. 3). The shop front should not be considered as merely an insertion into the building.



Fig. 3

5.2. Where a traditional or historic shop front exists, the Council will insist on its retention by means of appropriate repair or restyling. Where traditional features remain, their retention and restoration will be encouraged (Fig. 4).



Fig. 4



Fig. 5

5.3. Traditional features may have been removed from many shops, whilst others are concealed by more recent alterations. Where original features no longer exist, it may be desirable to reinstate or replace them with similar features. Any disfiguring later additions should be removed, damage repaired and features reinstated with materials that are the same as, or match, the original.

5.4. Existing Victorian or Edwardian pilasters, consoles and fascias should remain undisturbed, or be restored where altered (Fig. 5).

## 6. Creating well-proportioned frontages

6.1. Elements such as doors, fascias and windows should be in proportion with both the building it belongs to and the general street scene. It then forms an integral part of the elevation rather than an isolated element on the ground floor. This can be achieved by taking into account design, scale and architectural style of the building, and also by echoing the arrangement of the windows, columns and areas of walling on the upper floors and neighbouring buildings (Fig. 6).

6.2. In small scale buildings the shop front should also be small. The depth, height and lettering etc of the fascia, the size of the display windows, and the proportions of the various detailing, should all be modest.

6.3. In larger buildings the shop front can be correspondingly larger, but should still be in proportion to the building. If large windows are necessary but otherwise out of scale, their impact can be reduced by subdivision. This can be achieved with mullions and transoms. These can also be used to help relate the shop front to architectural features on the upper floor, as described in paragraph 6.1 above.



Fig. 6

## 7. Maintaining Rhythm

- 7.1. A shop front extending across several buildings, especially where the fascia is continuous, often spoils the vertical rhythm of narrow frontages. This can be avoided by subdividing it into separate shop fronts - one to each building.

Where buildings are similar in size or architecture, complimentary designs will enhance the frontages of all the individual shop fronts. Variations in the height of fascias may lessen the vertical rhythm of the buildings. In Fig. 7, if the shop fascias were of similar height the vertical rhythm of the buildings would be enhanced.

Where the buildings are more or less the same size and architectural style, then it is much more acceptable for each shop front to be of similar design, and shop front design principles should be applied to ensure the line of shops looks attractive.



Fig. 7

## 8. Shop Front Modelling

- 8.1. Unrelieved flat-fronted shop fronts can deaden streetscapes. In contrast, inset doors, bold architectural features and intricate detailing, as shown in Fig. 8, can provide depth and visual interest to the shop and the street as a whole.



Fig. 8

## 9. Fascias and Signage

9.1. Fascias often form the dominant feature of the shop front and are usually the first feature which a customer will notice. The design of the fascia is a critically important element of the overall shop front design. The choice of material for fascias will often be crucial in gaining approval. An attractive window display is, of course, also a vital feature to a business! Figs. 9 & 10 illustrate well proportioned and attractive fascias that complement the building.

9.2. The fascia should:

- be of a scale proportionate to the rest of the building. As a general rule fascias look well-proportioned if they are no deeper than about a fifth of the shop front's overall height;
- protrude from the building no further than a depth of 0.15m to 0.25m;
- respect adjoining shop fronts;
- not extend below the corbel or uninterrupted across a number of buildings;
- not obscure windows and architectural detailing;
- align with other fascias in the parade.

9.3. Projecting box fascias should be avoided as they are unsympathetic to their surroundings in terms of bulk, size, materials and lighting.

9.4. Externally illuminated fascia create a subtle effect, rather than the glare associated with internal illumination, and are more sympathetic to buildings in a conservation area. Internally illuminated box signs are not considered appropriate in the Beckenham High Street Conservation Area. Over time it is hoped all internally illuminated signs will be phased out.

9.5. Business owners should consider traditional approaches such as hand painted or applied lettering to signage. Such approaches are more attractive and often more cost effective than factory-made signage.



Fig. 9



Fig. 10

- 9.6. Wording should be succinct; too much lettering can create confusion and appear untidy.
- 9.7. Relevant regulations must be checked on whether advertisement consent is required for new signage or changes to existing signage.

## 10. Using appropriate materials

- 10.1. The type of material used in a shop front is an important element of the overall design and should take into account the character and materials of the host building.
- 10.2. Designs should not employ a large number of different materials or use materials that could clash with adjoining premises or the general street scene.
- 10.3. Natural aluminium, acrylics and other shiny artificial materials, are generally out of place on older buildings and inappropriate in the Beckenham High Street Conservation Area. Preference should be given to materials that have an affinity with existing buildings and the local area. Traditional materials of good quality, such as wood, stone, brick, tiles and metalwork can offer a wide variety of profiles, textures and finishes, which maintain their appearance better than many modern materials. Timber gives greater scope for interesting moulding than aluminium.

# 11. Cornices, Corbels, Pilasters and Stall Risers

- 11.1. These should always form part of a traditional shop front design. Existing ones should always be retained and where an historic one is missing it should be reinstated. Examples are shown in Figs. 11 & 12.
- 11.2. A cornice may incorporate a trough light where the projection is sufficient but this should be sited well below any upper floor window sills.
- 11.3. Where pilasters form part of a new design they should incorporate a base plinth and a corbel/console bracket.
- 11.4. Stall risers are normally required instead of sheet glass to floor level and should provide a solid visual base to the shop front and visually balance the fascia and cornice.



Fig. 12



Fig. 11



## 12. Using appropriate colours

- 12.1. Painting should aim to unify a shop front, not split it up into disparate elements, and is best achieved with a single colour or a limited palette of complementary colours. In determining the colour palette, business owners are encouraged to look at the whole parade to determine which colours would enhance it, and to avoid any that would not.

If the consoles and pilasters are painted, they should all be the same colour scheme if possible, to maintain the continuity of the parade. (Figs. 13 and 14).



Fig. 13



Fig. 14

## 13. Canopies and Blinds

- 13.1. Victorian-style retractable canvas canopies have been enjoying a revival and can give shelter to shoppers in addition to enlivening the street scene. Care should be taken, however, to avoid obscuring architectural details, excessive amount of advertising, unflattering colours or reflective materials such as acrylic. Solid canopies and Dutch canopies are best avoided. Victorian style canopies are fitted above the fascia and have side supporting brackets. Roller blinds should always be retractable, and the blind box should be an integral part of the shop front rather than an added-on extra.
- 13.2. All canopies should be at least 2.4m above the footpath once fully extended, but should not be fixed to the building any higher than ground floor level. Non-retractable canopies are not permitted.
- 13.3. Planning Permission is required for some canopies and blinds. The Planning Department must be consulted before installation.
- 13.4. Highway regulations require the outer edge of lowered blinds to be set back at least 1m from the kerb, and the outer and inner ends of the supporting arms respectively not less than 2.14m and 2.3m above the pavement. Side flaps should be avoided as they can obstruct pedestrians (Fig.15).



Fig. 15

## 14. Projecting and Hanging Signs

- 14.1. Hanging signs are a traditional feature of shops which can add vitality to the streetscape. On traditional shop fronts and old buildings, timber or cast metal signs are particularly appropriate, but individually crafted elegant modern designs, using other materials, are not precluded. (Fig. 16)
- 14.2. Projecting signs should not be overly large in relation to the rest of the shop front and should be placed ideally at fascia level. As a general rule only one sign will be allowed per shop and its area should be no more than 0.75m squared. The position of the bottom of the sign must be at least 2.6m above the pavement, and the outer edge at least 1m in from the kerb.
- 14.3. Heavy box type signs with internal illumination are not suitable for Beckenham High Street due to its Conservation Area status. Hanging signs should be light with minimal lettering.
- 14.4. Large-scale detailed drawings of proposed signs at a scale of 1:5 clearly showing the construction, lettering and graphic design will be required with Advertisement Applications.



Fig. 16

## 15. Lighting

- 15.1. Too often, illuminated signs are bulky or poorly designed or sited, adding unwelcome clutter to shop fronts. The choice and location of fittings should be considered from the outset so that they form an integral part of the design. Over illumination must also be avoided so as not to upset the balance of light with other premises and with street lighting. (Fig 17)
- 15.2. Given Beckenham High Street's Conservation Area status, early consultation with the Planning Department is strongly advised.
- 15.3. Fascia illumination should be subtle. External lighting, backlit lettering, individual halo letters and cold cathode tubes can all be considered, although warm lighting is preferable. Nonetheless, the type and design of lighting need to be appropriate to the shop front, the building and the location. External fascia light sources should be concealed as much as possible and should be carefully directed at the signs, to avoid glare onto the pavement below or into the windows of upper floor residences.



Fig. 17

## 16. Illuminated Display Windows

- 16.1. The impact that attractively lit window displays can have on trade and the vitality and sense of security of shopping streets at night should not be forgotten. Traders are encouraged to keep their premises lit well into the evenings. Carefully illuminated displays, using spotlights rather than bare fluorescent tubes, generally have the most impact.
- 16.2. Although internal display lighting is not subject to planning control, it should be noted that illuminated signs within a metre of a shop window do require Advertisement Consent from the Planning Authority.

## 17. Corporate Identities

- 17.1. Chain stores and restaurants need to respect existing buildings and streetscapes so that local distinctiveness is maintained. Consequently, the use of standardised corporate shop fronts in Beckenham Conservation Area (such as shown in Fig. 18) are no longer acceptable, and companies may need to substantially moderate these. Compromises are often possible, enabling a corporate image to be maintained without being at the expense of local character.



Fig. 18

## 18. Street Numbering

- 18.1. The street number is a legal requirement for shops and ought to be clearly displayed somewhere on the shop front. It could be included on the fascia but fanlights, pilasters and consoles are common alternative positions. A variety of sizes (Fig. 19) are acceptable provided they are in scale with other lettering on the shop front.



Fig. 19

## 19. Security features

- 19.1. Whilst it is recognised that security is an important consideration, security features, if not well designed can give a very negative appearance of the High Street as per solid/perforated shutters. Security measures should therefore have a minimal impact on the street scene.
- 19.2. Planning Permission will not normally be granted for solid roller shutters, including the evasive perforated shutters.

Toughened security glass is recommended as the most appropriate material for window security. Internally fitted grilles or mesh shutters are more suitable where toughened glass is not appropriate. Grilles shutters (Fig. 20) are recommended where security precautions are vital.

- 19.3. Burglar alarms and telecom junction boxes should not conceal architectural features or be located in over-conspicuous positions, and the associated wiring should be neatly fixed, or better still, hidden (Fig 21). They may need consent when they are to be located on a listed building.



Fig. 20



Fig. 21

## 20. Accessibility

- 20.1. Shops should be welcoming and accessible for all customers, including people with disabilities, the elderly and less agile, and those with prams and buggies. The following features should therefore be considered:
- entrances should comply with Part M of the Buildings Regulations which sets out statutory access requirements;
  - steps and raised thresholds should be avoided and changes in level accessible by wheelchair users;
  - ramps should have gentle gradients - shallower than 1:20 if possible but no steeper than 1:12;
  - if possible, there should also be a level area immediately in front of entrance doors and a space of 300mm alongside the leading edge of the door to make it easier for a person in a wheelchair to get close to the door handle;
  - surfaces should be free of irregularities and be non-slip;
  - the use of mat wells should be avoided as they can be barriers to the less ambulant and are potential trip hazards. Flush fitting barrier matting is preferable.
- 20.2. In listed and other old buildings these standards should be taken into account as far as practical, but they should be commensurate with preserving the building's character and setting. However, Beckenham High Street should have step-free access to all shops. Premises undertaking a full shop front redesign should ensure there is step-free access, and those without should have the use of portable ramps.

## 21. Display of goods and advertising boards

- 21.1. The display of goods outside a shop must be well arranged and appropriate. A licence is required from the Council's Licencing Team to display goods on the public highway in front of a shop.
- 21.2. Free-standing advertisement signs (Fig. 22) on the public footway in front of a shop are only acceptable when at least a clear 2m footpath is still available to pedestrians.

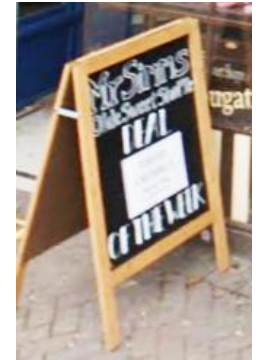


Fig. 22

## 22. Hanging Baskets, Window Boxes and Tubs

- 22.1 These should be carefully designed and sited to avoid obscuring or damaging architectural features or causing an obstruction or hazard to passers-by (Fig. 23). Owners are encouraged to take opportunities to co-ordinate planting schemes with other businesses and Beckenham Together (the Beckenham Business Improvement District body - BID).



Fig. 23



## 23. Appendix - Bromley Local Plan 2019 and London Plan 2016 Policies

When submitting a planning application for a new shop front several policies may apply regarding the design of shop fronts. This includes security shutters, advertisements, hoardings, signs, licensing of tables and chairs on pavements, and pedestrians in the Bromley Local Plan 2019:

Chapter 5. Valued Environments – Built and Historic Environments.

Chapter 6. Working in Bromley – Various supporting documents.

Supplementary Planning Guidance – Documents (such as this) will eventually be adopted.

Other vital information:

Shop fronts, entrances and accessibility should be fully compliant with the Equality Act 2010. Special attention must be given to RNIB advice on building works and other obstructions to adequate and safe pedestrian movement.

National Guidance: pavement licences will apply, with regulations varied according to the circumstances pertaining at the time.

The Beckenham Society has also produced a Beckenham Heritage Trail. Twelve plaques are installed in pavements from Beckenham Junction Station to the War Memorial and can give business owners ideas to link their premises with the wider community and local history. Details of the plaques can be found at .....

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**Report No.** London Borough of Bromley

**PART ONE - PUBLIC**

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**Decision Maker:** DEVELOPMENT CONTROL COMMITTEE

**Date:** Tuesday 2<sup>nd</sup> November 2021

**Decision Type:** Non-Urgent Non-Executive Non-Key

**Title:** LOCAL LIST OF VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS

**Contact Officer:** Jake Hamilton, Head of Development Management  
E-mail: jake.hamilton@bromley.gov.uk

**Chief Officer:** Tim Horsman, Assistant Director (Planning and Building Control)

**Ward:** (All Wards);

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1. Reason for report

National Government Guidance requires Local Planning Authorities to undertake a regular review of their validation requirements for planning applications. It is necessary to ensure that the list remains fit for purpose in the context of changes to National Legislation and Development Plan Policies.

The document sets out the level of information required by the local planning authority to support a planning application. The document is intended to explain clearly what plans and documents are required as part of a planning application to ensure that the council can make transparent, well informed and robust decisions on planning applications in the public interest

The intention is to clearly define the minimum amount of information required for proper assessment of an application. Requirements are not intended to be onerous and information will only be requested when it is necessary to enable full and proper assessment of a proposal.

The document is divided into two sections:

1. National and standard requirements for all application types (including householder applications)
2. Technical supporting statements/documents required for more complex applications (could be requested for householder applications if required, this will be determined on a case by case basis)

National requirements are set by government and are consistent across all local planning authorities in England. These are set out on the Planning Portal. The local requirements must be prepared by each local planning authority and should be tailored to reflect the material planning considerations that are relevant for that area.

Planning legislation requires that the local planning authority must review its local list every two years. As part of that process the council is required to consult on a draft local list and then formally publish the document having taken any representations into consideration. A copy of the final local list must be made available on our website and the list must be subsequently reviewed every two years.

A formal six-week consultation period has been undertaken which ended on 24<sup>th</sup> September 2021. This comprised a consultation page on the Councils website. An email was sent to regular agents to advise them of the consultation, a notice was published in the local press and notification text added to the planning application validation letter during that time.

The consultation page is still available on the website so any comments received after publication of this agenda will be reported verbally to the committee.

Three representations were received which are summarised and addressed in the report below.

This report sets out the updated requirements and seeks Members' agreement to the updated document.

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## **2. RECOMMENDATION(S)**

**Formally adopt the revised Local List of Validation Requirements.**

### Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Quality Environment:
- 

### Financial

1. Cost of proposal: No Cost:
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Planning and Renewal
- 

### Staff

N/A

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### Legal

1. Legal Requirement: Statutory Requirement: Article 11 of the Town and Country Planning (Development Management Procedure) Order 2015
  2. Call-in: Not Applicable:
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Users of planning service
- 

### Ward Councillor Views

1. Public consultation undertaken.
2. Summary of Ward Councillors comments: N/A

### 3. COMMENTARY

On 21<sup>st</sup> June 2018 Members of the Development Control Committee agreed to adopt the Council's updated local list of validation requirements for planning applications. This list has been used since that time to ensure that planning applications are accompanied by all documentation necessary to ensure proper consideration, in addition to the basic documentation required by primary legislation.

The Legislation<sup>1</sup> requires the Local Planning Authority to review its local validation requirements every two years and also sets out the process that should be followed. However, it is open for a Local Planning Authority to review the requirements more frequently if necessary.

In the majority of cases agreement is easily reached with applicants regarding what is required to be submitted with an application, as officers use discretion to ask only for relevant documentation. The list predominantly provides guidance and help to those wishing to submit a planning application and explains why documents are required in certain circumstances. However, the legislation also provides a right of appeal where an applicant disputes the necessity of a document required by the Authority. If such an appeal is submitted, the local validation document will provide the basic justification as to why the document was requested to help settle the dispute.

The review has continued the style and format of the document adopted in 2018. There have been changes to items already on the list by way of making requirements clearer for applicants and ensuring that the most up-to-date policies are referenced, including the London Plan 2021 in particular. Additional requirements have been included where necessary.

Public consultation was undertaken and three representations were received which are summarised below, together with the officer response.

- One respondent queried whether preference for electronic application submissions would preclude hard copy (paper) application submissions, and whether pre-applications are requested in each case
- [Officer Comment: electronic submissions are preferred but at this present time paper applications are still accepted. Pre-application discussions are encouraged in line with Government guidance in the NPPF but are not a pre-requisite to the submission of a planning application]
- One respondent commented that no mention made of biodiversity enhancement, biodiversity net gain and potential for buildings to support building dependent species (e.g. swifts)
- [Officer comment: Biodiversity enhancement is covered in the requirement for Biodiversity/Ecology Statement as set out on pages 15-16 of the consultation document]
- One respondent confirmed that requirements regarding biodiversity are very welcome, but requested further reference to London Plan Policy G6 B(4) in relation to seeking opportunities to create other habitats or features such as artificial nest sites that are of particular relevance and benefit in an urban context.
- [Officer comment: The local information requirements set the broad requirements for documents needed to support a planning application and do not seek to replicate specific requirements of development plan policy. Nevertheless, the requirements for Biodiversity Information do make specific reference to London Plan policy G6 and an assessment of specific impacts will be made at application stage in light of the information submitted with the application.]

Having regard to the above it is considered that the matters raised in the responses have been suitably addressed in the draft document and no further revisions are proposed in response.

One minor change has been made to the document post-consultation (p 22), to clarify that in certain circumstances the requirement for a Fire Statement will be a national validation requirement in accordance with Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). As this is a national requirement it is not considered that further consultation would have been required in relation to this change.

<b>Non-Applicable Sections:</b>	Financial; Legal; Personnel
Background Documents: (Access via Contact Officer)	Town and Country Planning Act 1990 Growth and Infrastructure Act (2013) Town and Country Planning (Development Management Procedure) Order 2015 (as amended) National Planning Policy Framework (2021) The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 National Planning Practice Guidance

<sup>1</sup> Section 62(4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act (2013) (supported by Article 11(3) of the Town and Country Planning (Development Management Procedure) Order 2015 and paragraph 44 of the National Planning Policy Framework (2021))

<sup>2</sup> The Town and Country Planning (Pre-commencement Conditions) Regulations 2018

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# Validation Guidance and Local Information Requirements for Planning Applications

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## Introduction

The Council has produced this document to assist the process of validation of planning applications. It sets out clearly what documents are required for different types of application and the basic requirements for those documents.

All planning submissions will be reviewed against the requirements set out within the local list but we will only ask for documents which are necessary to validate the application.

The relevant national legislation<sup>1</sup> sets out that Local Information Requirements must be:

- reasonable having regard, in particular, to the nature and scale of the proposed development; and
- about a matter which it is reasonable to think will be a material consideration in the determination of the application.

The information required for a valid planning application consists of:

1. Mandatory national information requirements
2. Information provided on the standard application form; and
3. Information to accompany the application as specified by the local planning authority on their local list of information requirements (this document).

If your application is made invalid due to lack of submission of any of the documents required by the Council which form part of our Local Validation Requirements, and you disagree with the requirement, you are encouraged to discuss your concerns with us initially. If we can't reach an agreement, there is a formal process you can follow - please refer to the government's Guidance: Making an application at <https://www.gov.uk/guidance/making-an-application>

**For quickest validation we recommend online submission via the Planning Portal website <https://www.planningportal.co.uk/applications> with the fee paid online at the time of submission either via the portal or using the Bromley Council website <https://www.bromley.gov.uk/PlanningApplicationPayment>**

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<sup>1</sup> Section 62(4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act (2013) (supported by Article 11(3)(c) of the Town and Country Planning (Development Management Procedure) Order 2015 and Paragraph 44 of the National Planning Policy Framework (2021))

**We request that all planning applications are submitted by electronic means. If you have difficulty with this please contact us to discuss alternative arrangements.**

Please note that if an application is considered to be invalid you will be notified in writing. All invalid reasons must be fully addressed in the first response to the Council's invalid letter and a response must be received within 21 days. It is not possible to deal with invalid reasons in a piecemeal approach. Failure to address all of the invalid reasons as part of one comprehensive response will result in the application being treated as invalid and formally disposed of. This will result in the need for a fresh application to be submitted should you wish to proceed with the proposal.

The Council expects applicants to have carried out pre-application discussions before submitting an application, as set out in the National Planning Policy Framework and to be fair to those who do choose to engage in pre-application discussions officers are not normally able to negotiate schemes once an application has been submitted. Minor revisions to applications could be accepted at the discretion of the Council, and if revised plans or documents are submitted we will require an extension of time for determination to be proposed / agreed at the same time. In some cases additional information may be required to determine an application that is not a validation requirement. We therefore encourage pre-application engagement to identify relevant policies and indicate where additional information may be required.

**The list is divided into two sections below. The first section includes national requirements for all applications as well as local requirements for householder and basic applications. The second section includes supporting information usually required for more complex proposals. Please be aware that in certain circumstances it might be necessary for a basic/householder application to be supported by documents in the second section (the Local Planning Authority retains the right to request such information on a case by case basis)**

## National and Bromley standard requirements for all application types (including householder applications)

Validation Requirement	When Required	Minimum Content and/or advice
The correct fee	National requirement for all applications. If you are seeking an Exemption you must clearly set out the reasons why in your submission	Fees can be calculated on the planning portal website <a href="https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1">https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</a>  Fees can be paid on the Planning Portal at the time of submitting the application or on the Bromley Council website <a href="https://www.bromley.gov.uk/PlanningApplicationPayment">https://www.bromley.gov.uk/PlanningApplicationPayment</a>
Site location plan	Bromley requirement for all applications including Section 73 applications	Must be at a scale 1:1250 or 1:2500 This must be an up to date map Must identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear Must include the direction of North Site must be outlined in Red and must include all land necessary to carry out the proposed development Adjoining land in the same Ownership must be outlined in Blue  <b>For Certificate of Lawfulness Applications for an Existing Use the plan must address the above requirements but must also show the precise area for each existing use.</b>
Block plan	National requirement for all applications	Must be at a scale 1:100,1:200 or 1:500 Must show the proposed development Must include a scale bar or clearly annotated dimensions Must show the direction of North

<p>Design &amp; Access Statement</p>	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Major applications</li> <li>• One or more dwelling in a Conservation Area</li> <li>• New building/s of 100 sqm in a Conservation Area</li> <li>• Applications for Listed Building Consent</li> </ul>	<p>The detail contained in the Design and Access Statements should be proportionate to the scale and type of development.</p> <p>Guidance on the minimum requirements for D&amp;A Statements for both Planning Applications and Listed Building Consent can be obtained from <a href="https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission">https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission</a></p> <p>For Major Applications, Design and Access Statements shall:</p> <ul style="list-style-type: none"> <li>• Explain the design principles and concepts that have been applied to the development</li> <li>• Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account</li> <li>• Include all options considered in the evolution of a scheme with a clear explanation as to why other options were discounted</li> <li>• Explain the policy adopted as to access</li> <li>• Explain how any specific uses which might affect access to the development have been addressed</li> </ul> <p>Further it should be noted that London Plan Policy D4C states that design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan. London Plan Policy D5C also requires that design and access statements include an inclusive design statement.</p> <p>Policy E10 of the London Plan requires a proportion of bedrooms in serviced accommodation to be accessible. Details on accessible bedrooms should be provided in accordance with this policy.</p> <p>Applicants should also refer to relevant local, London or national design guidance. Further advice can be given through pre-application discussions.</p>
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<p>Existing and Proposed Elevations</p> <p><b>(This must include all elevations and where appropriate a section. For example both flank elevations must be provided for rear extensions)</b></p> <p><b>Where changes to a roof are proposed and these cannot be easily assessed from the elevation plans a roof plan will also be requested.</b></p>	<p>Required for any application or certificate of lawfulness for new buildings/extensions and alterations.</p> <p>For changes of use only then it is only necessary to provide existing and proposed floorplans.</p> <p>This is to ensure that the Council has sufficient information to understand what is proposed.</p>	<p>All plans/drawings <b>must</b> include the following:-</p> <ul style="list-style-type: none"> <li>• Drawn at a scale 1:100 or 1:50</li> <li>• A scale bar indicating a minimum of 0-10 metres (to assist with reading online) or clearly annotated dimensions (e.g. height)</li> <li>• A date, title, drawing number (indicating revisions) to identify the development and subject</li> <li>• Only show existing or proposed development and not include any other proposed works, (for example permitted development not yet carried out)</li> </ul> <p><b>For applications for new buildings or substantial extensions to sensitive buildings -</b> elevations and sections at 1:20 should be provided to show typical window sections, entrances and balconies. It may also be necessary to provide 1:5 details for important design features or at important junctions (further advice can be given during pre-application discussions).</p> <p><b>For Listed Building Consent applications -</b> 1:20 existing plans must be submitted to show all existing doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details that are to be removed or altered and 1:20 proposed plans and sections to show all new doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details</p> <p><b>For Advertisement Applications –</b> plans must show advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination if applicable</p> <p><b>Additional Plans for Section 96a (Non-material) or Section 73 (Minor-material) amendments applications –</b> in addition to meeting the general requirements above, copies of the approved plans clearly marked up to show where the changes are for information purposes should be submitted (the copies can be to A3 size even if the originals were larger).</p> <p>The proposed plans must be a full update/revision of that originally approved including all information originally shown on the plans that is not subject to change as well as the amendments sought (i.e. you cannot partially supersede a plan)</p>
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Existing and Proposed Floor Plans	<p>Required for any application or certificate of lawfulness for new buildings/extensions and alterations.</p> <p>For changes of use only then it is only necessary to provide existing and proposed floorplans.</p> <p>This is to ensure that the Council has sufficient information to understand what is proposed.</p>	<p>All plans/drawings <b>must</b> include the following:-</p> <ul style="list-style-type: none"> <li>• Drawn at a scale 1:100 or 1:50</li> <li>• A scale bar indicating a minimum of 0-10 metres (to assist with reading online) or clearly annotated dimensions (e.g. depth)</li> <li>• A date, title, drawing number (indicating revisions) to identify the development and subject</li> <li>• Only show existing or proposed development and not include any other proposed works, (for example permitted development not yet carried out)</li> </ul> <p><b>For applications for new dwellings</b> - proposed floor plans must be annotated with unit size</p> <p><b>Additional Plans for Section 96a (Non-material) or Section 73 (Minor-material) amendments applications</b> – in addition to meeting the general requirements above, copies of the approved plans clearly marked up to show where the changes are for information purposes should be submitted (the copies can be to A3 size even if the originals were larger). These plans should be clearly labelled as previously approved plans.</p> <p>The proposed plans must be a full update/revision of that originally approved including all information originally shown on the plans that is not subject to change as well as the amendments sought (i.e. you cannot partially supersede a plan)</p>
Existing and Proposed Section Drawings	<p>Required for</p> <ul style="list-style-type: none"> <li>• Conversions to residential units or</li> <li>• Creation of new residential units</li> <li>• Applications to raise the roof height</li> </ul> <p>Needed to show finish floor to ceiling height to confirm compliance</p>	<p>All plans/drawings <b>must</b> include the following:-</p> <ul style="list-style-type: none"> <li>• Drawn at a scale 1:100 or 1:50</li> <li>• A scale bar indicating a minimum of 0-10 metres (to assist with reading online) or clearly annotated dimensions (e.g. height)</li> <li>• A date, title, drawing number (indicating revisions) to identify the development and subject</li> <li>• Only show existing or proposed development and not include any other proposed works, (for example permitted development not yet carried out)</li> <li>• Clearly annotate floor to ceiling heights</li> </ul>



	with Standard 31 of the Housing SPG and Part 10 Section (i) of the National Housing Standards	
Site sections and finished floor levels	<p>Required for any new building works on sites which slope or where a change in ground levels is proposed</p> <p>This is to ensure that the Council has sufficient information to understand what is proposed.</p>	<p>All plans/drawings must include the following:-</p> <ul style="list-style-type: none"> <li>• Drawn at a scale 1:100 or 1:50</li> <li>• A scale bar indicating a minimum of 0-10 metres (to assist with reading online) or clearly annotated dimensions</li> <li>• A date, title, drawing number (indicating revisions) to identify the development and subject</li> <li>• Only show existing or proposed development and not include any other proposed works, (for example permitted development not yet carried out)</li> <li>• Show both existing and finished levels (with levels related to a fixed datum point off site), including details of foundations and eaves and how encroachment onto adjoining land is to be avoided</li> </ul>
Existing and proposed street elevations	<p>Required for proposals that increase the height of a building or for the erection of new buildings.</p> <p>This is to ensure that the Council has sufficient information to understand what is proposed.</p>	<p>All plans/drawings must include the following:-</p> <ul style="list-style-type: none"> <li>• Drawn at a scale 1:100 or 1:50</li> <li>• A scale bar indicating a minimum of 0-10 metres (to assist with reading online) or clearly annotated dimensions</li> <li>• A date, title, drawing number (indicating revisions) to identify the development and subject</li> <li>• Only show existing or proposed development and not include any other proposed works, (for example permitted development not yet carried out)</li> <li>• Annotate overall proposed building height (AOD) of the application site and both neighbouring properties</li> </ul>
Community Infrastructure Levy (CIL) Form	A requirement for a CIL information form on all applications	Community Infrastructure Levy forms and guidance are available to download in pdf format using this link

	<p>(including change of use) where:</p> <ul style="list-style-type: none"> <li>• It involves the creation of one or more new dwellings (including conversions &amp; replacement dwellings); or</li> <li>• It creates 100m<sup>2</sup> or more of “new build” floorspace - either as a new building or as an enlargement to an existing building (including where the ‘new build’ is replacing existing floorspace)</li> </ul>	<p><a href="https://www.bromley.gov.uk/info/485/planning_applications/105/planning_application_forms">https://www.bromley.gov.uk/info/485/planning_applications/105/planning_application_forms</a></p> <p>An application should be accompanied by the form entitled ‘Determining whether a Development may be CIL Liable’.</p>
Photographs/Photo Montages/Computer Generated Images	Required for all applications for planning permission.	<p>To assist in the determination of your application, please include a recent, date stamped set of photographs to show the application site and surroundings including neighbouring properties. Providing this information at validation stage will assist in the timely assessment of your application.</p> <p>Whilst not a substitute for scaled plans, for major applications Computer Generated Images (CGIs) are very useful to demonstrate the visual impact of a proposal particularly for third parties who wish to comment on an application. In some instances Fully Verified Views will also be required. Further advice can be given by planning officers as part of the pre-application discussions.</p>

Supporting Statement for Lawful Development Certificates for Outbuildings	Required for all Lawful Development Certificates for Outbuildings proposing over 50sqm of internal floorspace	If the floorspace of a proposed outbuilding is over 50sqm additional supporting information is required by the Local Planning Authority to justify why the outbuilding is incidental to the enjoyment of the main dwelling, since an outbuilding for domestic use would not normally require such a large floor area. The covering statement should outline the incidental purposes the applicant intends to enjoy and the reasonable requirement for such a large building.
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**Technical supporting statements/documents required for more complex applications (could be requested for householder applications if required, this will be determined on a case by case basis)**

Validation Requirement	When Required	Minimum Content and/or advice
<p>Accessible/Adaptable Homes and/or Wheelchair Housing Statement</p>	<p>Accessible/adaptable homes applies to all new build residential development</p> <p>Wheelchair requirements apply to major proposals and trigger a requirement of 10% wheelchair user provision</p>	<p>London Plan Policy D7 requires at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.</p> <p>Bromley Council require all affordable rent wheelchair units to meet SELHP Standards. Wheelchair units of other tenures will be required to London Plan (Part M) Standards.</p> <p>Affordable rented units must be fitted out and market or intermediate units must be adaptable.</p> <p><u>Accessible and Adaptable Homes</u> Applicants must submit a statement to confirm compliance with the standards; compliance will be controlled by way of a planning condition.</p> <p><u>Wheelchair Homes</u> In order to demonstrate compliance with the standards floor plans at a scale of 1:50 for each unit type proposed must be submitted. The floor plans must be annotated to show compliance with <b>full</b> relevant criteria.</p> <p>A statement alone is not sufficient to demonstrate compliance.</p> <p><b>Useful references:</b> <a href="https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m">https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</a></p>

<p>Accommodation Schedule</p>	<p>Required for Major Residential proposals (although helpful for all proposals for new residential units).</p> <p>If this is provided within another document such as Planning Statement or Design and Access Statement this must be clearly set out in the applicant's covering letter.</p> <p>This document is required to demonstrate how the proposal will meet National Planning Legislation and Guidance and development plan policies in terms of housing provision, unit size and mix, affordable housing, standard of accommodation and density</p>	<p>The information submitted must include the following details:</p> <ul style="list-style-type: none"> <li>• Existing floor space Gross and Net (broken down into occupied and vacant floorspace at the time the application is submitted)</li> <li>• Gross proposed floorspace</li> <li>• Proposed unit numbers (broken down into size and tenure)</li> <li>• Proposed habitable rooms</li> <li>• Confirmation of unit sizes for each new dwelling</li> <li>• Confirmation of residential density by unit number and habitable rooms</li> <li>• Identified wheelchair units</li> </ul> <p>For development proposals that trigger an affordable housing requirement it will also be necessary to provide a full Affordable Housing Statement (see below). If as part of the application, you are seeking to benefit from Vacant Building Credit it will be necessary to demonstrate that all existing floorspace within each building is vacant on the day that the application is submitted</p>
<p>Affordable Housing Statement</p>	<p>Required for major residential developments of 10 or</p>	<p>Applicants will be required to address current adopted development plan policy requirements in terms of provision of affordable units, tenure split, unit size or payment in lieu so should refer to the GLA and Bromley Council's website for relevant development plan policies. This</p>

	more dwellings	<p>will include reference to any local intermediate housing income thresholds for intermediate ownership products.</p> <p>The Statement must include:-</p> <ul style="list-style-type: none"> <li>• the number and mix of dwellings, with the numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units</li> <li>• Confirmation as to whether grant funding with Registered Providers has been explored</li> <li>• plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units.</li> <li>• Information on how tenure blind development will be provided (see London Plan policy D6 and para 3.6.7)</li> <li>• If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained</li> <li>• details of any Registered Provider acting as partners in the development.</li> </ul> <p>London Plan Policy H4 directs applicants to use grant funding to increase affordable housing delivery beyond the level that would otherwise be provided, in order to help meet the 50% London-wide strategic AH target. Policy H5 requires that all applications must demonstrate that they have taken account of the strategic 50% target in Policy H4 and have sought grant to increase the level of affordable housing. Where grant or other public subsidy is available and would increase the proportion of affordable housing, this should be utilised. Schemes of 150 units or more must evidence that they have sought grant to increase levels of affordable housing.</p> <p>For proposals involving estate regeneration or a loss of existing housing, applications should set out how proposed floorspace relates to existing floorspace and density, and provide information on existing affordable tenures and floorspace, as well as detailing which tenants have a right of return.</p> <p>A planning obligation will be necessary to secure the provision of affordable housing.</p> <p>See also Planning Obligations – Draft Head(s) of Terms below.</p> <p><b>Useful references:</b> London Plan Affordable Housing and Viability Supplementary Planning</p>
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		Guidance SPG <a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/affordable-housing-and-viability-supplementary-planning-guidance-spg">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/affordable-housing-and-viability-supplementary-planning-guidance-spg</a>
Air Quality Assessment and Air Quality Positive Statement	Major Developments; other potentially polluting & traffic generating development in or adjacent to a AQMA or AQFA; or development that is likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people (to be decided on a case by case basis by the Planning officer)	<p>The information should be sufficient to enable full consideration of the impact of the proposal on the air quality of the area, taking into account requirements set out in the Local Plan, London Plan and any relevant guidance. Where increased building and/or transport emissions are likely, reduction/mitigation measures should be set out in a detailed emissions statement.</p> <p>Para 9.1.5 of the London Plan requires major developments to carry out a preliminary AQA before designing the development, to inform the design process. Para 9.15 and 9.16 include information which should inform these preliminary assessments. For major applications, it is expected that the AQA submitted with application provides full details of preliminary assessment as per London Plan.</p> <p>Large-scale development proposals which are subject to an EIA should be accompanied by an Air Quality Positive Statement which demonstrates how all aspects of a development – including the buildings, public spaces, landscaping and infrastructure – have responded to their environment, contributed to improvement and implemented best practice in relation to air quality. See Mayoral Air Quality Positive Guidance for information on what the statement should include.</p> <p><b>Useful references:</b> Bromley AQMA and Map - <a href="https://www.bromley.gov.uk/download/downloads/id/6675/air_quality_area_management_map.pdf">https://www.bromley.gov.uk/download/downloads/id/6675/air_quality_area_management_map.pdf</a></p> <p><u><a href="https://www.bromley.gov.uk/downloads/download/246/air_quality_action_plan">Bromley Air Quality Action Plan 2020-2025 - https://www.bromley.gov.uk/downloads/download/246/air_quality_action_plan</a></u> AQFA map - London Plan (2021), Figure 9.1</p>
Biodiversity/Ecology Statement and Species Surveys	Required for Major developments and non-major developments in designated areas (SSSI/SINC/AONB or	Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Where proposals are being made for mitigation and / or compensation measures, information to support those proposals will be needed. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and

	Local Nature Reserves) or where protected species may be affected by a proposal	<p>Countryside Act 1981, the Conservation (Natural Habitats etc.) Regulations 1994 or the Protection of Badgers Act 1992.</p> <p>Applications for development in the countryside that will affect areas designated for their biodiversity interests are likely to need to include assessments of impacts and proposals for long term maintenance and management. This information might form part of an Environmental Statement, where one is necessary. Certain proposals which include work such as the demolition of older buildings or roof spaces, floodlighting, removal of trees, scrub, hedgerows or alterations to water courses may affect protected species and will need to provide information about them in the form of a Phase 1 ecological survey. Where potential impacts on protected species or their habitats are identified, applications must be accompanied by Phase 2 species specific surveys carried out in accordance with best practice.</p> <p>Furthermore, London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process, with details of biodiversity gain included in a Biodiversity report. The report should include the Natural England/DEFRA Biodiversity Metric (or a suitable alternative tool) to demonstrate a net gain for habitats.</p> <p><b>Useful references:</b> British Standard 'BS 42020:2013 Biodiversity. Code of practice for planning and development; <a href="https://www.gov.uk/guidance/construction-near-protected-areas-and-wildlife">https://www.gov.uk/guidance/construction-near-protected-areas-and-wildlife</a>; <a href="https://www.gov.uk/government/organisations/natural-england">https://www.gov.uk/government/organisations/natural-england</a> and the Bromley Biodiversity Plan <a href="https://www.bromley.gov.uk/info/200023/conservation/246/biodiversity_in_bromley">https://www.bromley.gov.uk/info/200023/conservation/246/biodiversity_in_bromley</a></p>
Circular Economy Statement	Development proposals referable to the Mayor	<p>Circular Economy Statements are intended to cover the whole life cycle of development. This will apply to referable schemes and be encouraged for other major infrastructure projects within London. Policy SI7 Part B of the London Plan set out details of what the statement should include. Statements should also refer to the Mayor's Circular Economy Statements Guidance - <a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs</a></p>
Construction Logistics	Required for	A CLMP may be included within a Transport Assessment or submitted as a standalone



Management Plan (CLMP)	<ul style="list-style-type: none"> <li>• all major applications, applications</li> <li>• for 5+ dwellings and</li> <li>• others likely to have a significant impact on traffic congestion or pedestrian safety.</li> <li>• Any application where loading activities associated with the construction phase of a development would cause congestion or obstruction on the highway.</li> </ul>	<p>document.</p> <p>Depending on the scale of the development or particular sensitivities of the site the following information may be needed for an application to be determined:</p> <ul style="list-style-type: none"> <li>• Construction vehicle routing (swept path analysis may be required) to demonstrate that construction vehicles can access the development and to limit or prevent HGV movements on residential roads</li> <li>• Details for maintaining clean roads (wheel washing)</li> <li>• Security and Access Controls (for larger sites)</li> <li>• Details of waste management</li> <li>• Numbers and times of deliveries</li> </ul> <p>You are advised to speak to the Highways Team at an early stage to discuss your scheme and to agree the necessary scope of the application.</p> <p>Further guidance can be found at <a href="http://www.tfl.gov.uk/microsites/freight/documents/construction_logistics_plans.pdf">http://www.tfl.gov.uk/microsites/freight/documents/construction_logistics_plans.pdf</a></p>
Construction Environmental Management Plan (CEMP)	<p>Required for</p> <ul style="list-style-type: none"> <li>• all major applications, applications</li> </ul>	<p>A Construction Environmental Management Plan must include details of measures to address the effects of demolition and construction noise, dust management and impacts of the development on air quality during the demolition and construction phases</p> <p>CEMPs must demonstrate that emissions from Non-Road Mobile Machinery have been considered. All major development sites in Greater London shall keep an inventory on site and on the online register at: <a href="https://nrmm.london/">https://nrmm.london/</a> of all NRMM between 37kW and 560kW. All NRMM shall meet Stage IIIA of EU Directive 97/68/EC (as amended) as a minimum within</p>

		<p>Greater London (Stage IIIB from 1st September 2020) and Stage IIIB of EU Directive 97/68/EC as a minimum within the Central Activity Zone and Canary Wharf (the Central Activity Zone,</p> <p>See also:</p> <p>Bromley Code of Practice – noise from construction sites:  <a href="https://www.bromley.gov.uk/downloads/file/3492/control_of_noise_form_demolition_and_construction_sites_-_code_of_practice">https://www.bromley.gov.uk/downloads/file/3492/control_of_noise_form_demolition_and_construction_sites_-_code_of_practice</a></p> <p>And</p> <p><a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/control-dust-and">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/control-dust-and</a></p>
Daylight/Sunlight Assessment	Required for all major developments and other applications to be decided on a case by case basis	<p>The assessment should be carried out in accordance with the Building Research Establishment document Site Layout Planning for Daylight and Sunlight – A guide to Good Practice. A daylight, vertical sky components, sunlight availability and shadow study should be undertaken and assessed against the criteria set out in the BRE document.</p> <p>Useful references: Building Research Establishment <a href="http://www.bre.co.uk/index.jsp">http://www.bre.co.uk/index.jsp</a></p>
Delivery and Servicing Plan	All development proposals that have delivery and servicing requirements	In accordance with Local Plan policy 31 and London Plan policy T7, development proposals should facilitate safe, clean, and efficient deliveries and servicing. Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.
Energy Masterplan	Large-scale development proposals (considered to be development with a total floorspace of more than 15,000sqm, excluding development which only comprises the	Part B of London Plan policy SI3 requires that energy masterplans be developed for large-scale development locations (such as those outlined in Part A and other opportunities) which establish the most effective energy supply options.

	provision of houses, flats, or houses and flats) in Opportunity Areas, Town Centres, other growth areas or clusters of significant new development.	
Energy Strategy	Major developments; other development proposals where appropriate (to be decided on a case by case basis by the Planning Officer)	<p>The London Plan provides the policy framework for sustainable design and construction and minimising greenhouse gas emissions in new development, and attention is drawn to Chapter 9 of the London Plan and any relevant guidance.</p> <p>The Energy Assessment should demonstrate how the need for energy is to be minimised, and how it will be supplied. In accordance with the energy hierarchy, developments should firstly be designed to use less energy; secondly the energy needed should be supplied as efficiently as possible and thirdly should use renewable energy where feasible. The Energy Assessment should show how building construction will reduce carbon emissions and provide energy savings that exceed the requirements of the Building Regulations and should include calculations of both carbon dioxide emissions and energy (in KWh) and show how options for producing renewable energy have been considered.</p> <p>The zero-carbon target is applicable to residential and non-residential development. Offset payments or off-site achievement of zero carbon are a last resort, on-site measures to achieve zero carbon, or as near to zero carbon as possible, are the priority</p> <p>As part of the minimum 35% reduction, SI2 states that residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. This can include BREEAM standards but the London Plan does not prescribe particular targets for BREEAM, except in relation to water usage in policy SI5C(2).</p> <p>SI2E states that development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.</p>

		<p>Policy SI4B states that major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy in SI4B(1-6). This requirement aligns with policy SI2 focus on achieving emissions reductions through on-site design measures.</p> <p>The Mayor has published updated energy assessment guidance which should inform the production of energy - <a href="https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0">https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0</a></p> <p>The Mayor's guidance document relating to the 'Be Seen' element of the energy hierarchy should be addressed in the energy strategy - <a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs</a></p> <p>Policy SI2 requires development proposals referable to the Mayor to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Non-referable major development proposals are encouraged to undertake whole life-cycle carbon assessments.</p> <p>The Mayor has published guidance to inform whole life carbon assessments - <a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs</a></p> <p>Policy SI3D states that major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system. The London Heat Map - <a href="https://www.london.gov.uk/what-we-do/environment/energy/london-heat-map">https://www.london.gov.uk/what-we-do/environment/energy/london-heat-map</a> - identifies boundaries for Heat Network Priority Areas (there are 3 areas partly or wholly in Bromley). Information should be provided in the energy assessment to provide detail on the proposed system, including information on the energy hierarchy and the justification for using an energy source lower down the hierarchy where this is proposed.</p> <p><b>Useful references:</b> GLA Energy Planning Guidance March 2016  <a href="https://www.london.gov.uk/sites/default/files/gla_energy_planning_guidance_-_march_2016_for_web.pdf">https://www.london.gov.uk/sites/default/files/gla_energy_planning_guidance_-_march_2016_for_web.pdf</a></p>
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Financial Viability Assessment	Required for major development proposals and residential developments (10 + dwellings that follow the 'Viability Tested' route set out in the London Plan and Affordable Housing and Viability SPG	<p>A Financial Viability Assessment (FVA) will be required for any developments that generate a need for developer contributions where the applicant is of the view that the economics of the development cannot support the likely requirements for contributions made by the Local Planning Authority or other stakeholders.</p> <p>The Council will seek to enter into legal agreements under Section 106 regarding developments which trigger the threshold for planning obligations and affordable housing, in accordance with Government guidance and its Supplementary Planning Document (SPD) regarding Planning Obligations (<a href="http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document">http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document</a>)</p> <p>When applicants are not able to offer such obligations (or less benefit than indicated by the SPD), this should be justified by such an Assessment. This requirement also applies where less or no affordable housing than is required by current development plan policy is offered, or when public subsidy is sought for the affordable housing.</p> <p>The Assessment should be prepared in accordance with the GLA Affordable Housing and Viability SPG 2017 or any relevant replacement policy/guidance. The purpose of the Assessment will be to allow the Local Planning Authority to have a clear understanding of the economics of development a particular site, and will be used to assess whether or not a development is able to meet the full requirements for planning obligations normally required.</p> <p><b>This information should be provided to the Borough in its entirety. Applicants should be aware that the assessment will be made available in the same manner as other documents that form part of the submission.</b></p> <p><b>See Planning Obligations – Head(s) of Terms below.</b></p> <p><b>In all cases where viability information is submitted to accompany a planning application, the Council will normally commission an independent review. The cost of this will be expected to be met by the applicant and an undertaking to meet this cost should be provided with the application. Furthermore, in the case of applications that are referable to the Greater London Authority (GLA) in accordance with the Mayor of London Order (2008), the GLA will also require an undertaking to meet the cost of their</b></p>
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		<p><b>review of any financial information submitted in support of the application.</b></p> <p><b>Useful References:</b>  <a href="https://www.london.gov.uk/sites/default/files/ah_viability_spg_20170816.pdf">https://www.london.gov.uk/sites/default/files/ah_viability_spg_20170816.pdf</a></p> <p><a href="http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document">http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document</a></p>
Fire Statement	All proposals for major development and where required in accordance with Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	<p>All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. For further details on the requirements please see London Plan Policy D12B and supporting guidance prepared by the Mayor.</p> <p>Building Safety: Planning Gateway One is also a relevant consideration. Please see link for further information: <a href="https://www.gov.uk/guidance/building-safety-planning-gateway-one">https://www.gov.uk/guidance/building-safety-planning-gateway-one</a></p> <p>Fire Statements are a national validation requirement for development that meets the criteria set out in Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).</p>
Flood Risk Assessment  <b>and/or</b>  Householder and other minor extensions in Flood Zone 2.3 Declaration	Required for sites of 1ha or more in Flood Zone 1 and any development in Flood Zones 2 & 3, except “minor development” as defined by Environment Agency, and in an area in Flood Zone 1 which has critical drainage problems or evidence of risk from other sources of flooding including surface	<p>Environment Agency Guidance defines Flood Zones as follows-</p> <p>Zone 1 – low probability of flooding (less than 1 in 1000 annual probability of river or sea flooding)</p> <p>Zone 2 – medium probability – between 1 in 100 and 1 in 1000</p> <p>Zone 3 – high probability – 1 in 100 or greater annual probability</p> <p>A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. It is a statutory requirement that such proposals be referred to the Agency, with the exception of “minor developments” (domestic extensions and garden buildings, and non-domestic extensions of &lt;250m<sup>2</sup>).</p> <p>The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and</p>

	<p>water, groundwater, sewer flooding, ordinary watercourse/s or</p> <ul style="list-style-type: none"> <li>• where a change of use of land or buildings increases the flood vulnerability of the development, as defined by the NPPF, where it may be subject to other sources of flooding.</li> </ul>	<p>consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirements for safe access to and from the development in areas at risk of flooding. It should be prepared with reference to the Council’s Strategic Flood Risk Assessment (SFRA).</p> <p><b>Though an FRA will not be required for “Householder and other minor development” in Zones 2 and 3 the applicant should complete the relevant declaration which can be downloaded from the Councils website</b></p> <p><a href="http://www.bromley.gov.uk/downloads/file/2821/householder%20and%20other%20minor%20extensions%20in%20flood%20zone%202%20and%203%20declaration%20form">http://www.bromley.gov.uk/downloads/file/2821/householder and other minor extensions in flood zone 2 and 3 declaration form</a></p> <p><b>Useful references:</b> <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change">https://www.gov.uk/guidance/flood-risk-and-coastal-change</a></p>
Foul Sewage and Surface Water Drainage Assessment	<p>Required for developments that will increase surface water runoff and/or result in increased demand for sewerage and sewage treatment; Sites traversed by public sewers</p>	<p>Most new developments need to be connected to existing utilities, particularly to mains foul drainage and (if on-site filtration like soakaways is not feasible) to the mains surface water sewer. Particular issues arise if there are existing sewers crossing a development site, as the proposal will need to take such infrastructure into account, including possible diversion, and the Assessment should put forward suitable proposals if this is necessary.</p> <p>Proposals for disposal of surface water should be in line with the criteria set out in London Plan Policy using the principles of Sustainable Drainage Systems (SUDS) to reduce and attenuate run-off from the proposal so that the development does not exacerbate the risk of flooding elsewhere. The use of soakaways is desirable where ground conditions are suitable, and this should be evidenced by percolation tests. The proposals for on-site infrastructure should show service routes that avoid as far as possible the potential for damage to trees and archaeological remains.</p> <p>A Sustainable Drainage Strategy should include the following information</p> <ul style="list-style-type: none"> <li>· A plan of the existing site.</li> <li>· A topographical level survey of the area to metres Above Ordnance Datum (MAOD).</li> <li>· Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks).</li> <li>· The existing and proposed controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated</li> </ul>

		<p>greenfield runoff rate.</p> <ul style="list-style-type: none"> <li>· The proposed storage volume (attenuation).</li> <li>· Information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.</li> <li>· Geological information including borehole logs, depth to water table and/or infiltration test results.</li> <li>· Details of overland flow routes for exceedance events.</li> <li>· A management plan for future maintenance and adoption of drainage system for the lifetime of the development.</li> </ul> <p>See Flood Risk Assessment above, and Tree Survey and Arboricultural Implications Report below.</p> <p><b>Useful references:</b> <a href="http://www.thameswater.co.uk/home/11425.htm">http://www.thameswater.co.uk/home/11425.htm</a></p>
Geological Survey Report	Any proposals on or near to geodiversity sites of value	<p>Any proposals on or near to geodiversity sites of value (Elmstead Pit SSSI and proposed Regionally Important Geological Sites) should provide detailed information on the impacts of the proposal on these sites. Figure 8.3 of the London Plan shows the location of these sites from the London Foundations SPG – <a href="https://www.london.gov.uk/file/5265/download?token=D4z_Z_2g">https://www.london.gov.uk/file/5265/download?token=D4z_Z_2g</a>.</p>
Green Infrastructure and Landscaping Strategy	<p>Required:-</p> <ul style="list-style-type: none"> <li>• Major development</li> <li>• All new build residential development</li> <li>• Developments that include external amenity space</li> <li>• Any proposals</li> </ul>	<p>Policy G1(G) of the London Plan states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.</p> <p>Major development proposals as these must provide greening in line with the Urban Greening Factor (UGF). Applications should include detailed information on the UGF assessment and scoring, in line with London Plan requirements and any subsequent guidance produced by the Mayor or the borough. This should include detail of what greening measures have been</p>



	<p>including alterations to a front garden</p>	<p>considered and ruled out, and the reasons for this. It should also demonstrate how the proposed GI on site links with other policies e.g. biodiversity, climate change. See also separate Living Roof and Walls requirement which will apply were living roofs/walls are proposed as a greening measure.</p> <p>Landscaping schemes are integral to good design and should be incorporated into schemes from the earliest stage of the design process. Good landscaping and trees designed in as a positive part of the design process can add amenity value to a development and the public realm as well as benefiting wildlife habitats and biodiversity.</p> <p>The detail provided should be proportionate to the scale of the development. At the outset of a proposal areas for hard surfaces, soft landscaping, playspace etc... should be identified even if detailed soft planting specification is not yet known.</p> <p>The landscaping scheme should include plans showing details of hard and soft landscaping proposals for all parts of the site where no buildings are proposed. This must indicate the relevant site features and note those to be retained and the presence of any species of nature conservation interest;</p> <ul style="list-style-type: none"> <li>• Proposed plans must specify the plant species, their size and planting densities and any trees proposed stating their size and identify hard landscaping materials;</li> <li>• Site levels, gradients and any earthworks required, storage areas for bicycles and/or refuse storage areas, boundary treatments and SUDs must be shown as relevant; and</li> <li>• A management plan for a period of 5 years identifying how and by whom any communal landscaping or public realm areas would be managed.</li> <li>• Applications proposing hardstandings must specify the location and area of porous paving materials if proposed.</li> </ul>
Heritage Statement	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Affecting the setting of a Listed Building</li> <li>• Listed Building Consent</li> <li>• Scheduled Ancient</li> </ul>	<p>This can be submitted as a standalone statement or as part of a Design and Access Statement.</p> <p>One way of setting out a Heritage Statement is to assess the significance of the “heritage asset” the subject of the application in terms of the building or feature concerned (that part specifically affected by the proposal and the whole building / feature) and its site and setting, under the following headings –</p>

	<p>Monument Consent;</p> <ul style="list-style-type: none"> <li>• Applications within a Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>- historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of the site, the plan form of a building, and internal features of special character</li> <li>- cultural significance – the role a site plays in a historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner</li> <li>- aesthetic / architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, special features of interest</li> <li>- archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.</li> </ul> <p><b>For applications which propose partial demolition of a heritage asset</b> – a demolition plan which clearly identifies what parts of a building will be demolished and what parts will be retained following alteration/extensions.</p> <p><b>For applications for listed building consent</b> - a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. When photographs are necessary they should be dated, numbered and cross-referenced to a plan. Perspectives, photomontages, models or computer visualisations may be helpful to show the impact of new works on the heritage asset and its setting.</p> <p><b>Plans for listed building consent</b> - should usually be at 1:50 scale and show existing and proposed floor plans, internal and external elevations, and sections through affected floor, roof and wall structures. A structural survey by an engineer or surveyor familiar with historic buildings which identifies defects and proposes remedies is likely to be required in support of an application for listed building consent, when significant elements of demolition or rebuilding are proposed. When partial or complete demolition is proposed, a statement of justification</p>
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		<p>should be based on the following criteria – the condition of the building, cost of repairing and maintaining it in relation to its importance and the value derived from its continued use, adequacy of efforts to retain the building in use (including evidence that it has been offered on the open market at a realistic price) and merits of alternative proposals for the site.</p> <p><b>For applications either related to or impacting on the setting of heritage assets</b> - a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens and scheduled ancient monuments and an analysis of the significance of the archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of a listed building or structure, its setting and the setting of adjacent listed buildings may be required.</p> <p><b>For applications within or adjacent to a conservation area</b> - an assessment of the impact of the development on the character and appearance of the area may be required, to assist the Local Planning Authority in determining whether the proposal preserves or enhances the character and appearance of the conservation area.</p> <p>For all applications involving the disturbance of ground within an Archaeological Priority Area (APA) and on sites &gt;0.4ha, an desktop Archaeological Assessment is required. Historic England have recently reviewed Bromley’s APAs. These new APAs will be used to determine the need for an Archaeological Assessment. Further details are provided on the Bromley website - <a href="https://www.bromley.gov.uk/info/200064/local_history_and_heritage/603/archaeology_in_bromley">https://www.bromley.gov.uk/info/200064/local_history_and_heritage/603/archaeology_in_bromley</a></p> <p>It is suggested that the Heritage Statement be prepared by a professional with experience of working with historic structures and features. Descriptive information about the heritage asset should include photographs of the site and its surroundings, so that the context of the proposal can be understood. See also Landscape and Assessment Views impact below.</p> <p><b>Useful references:</b> Advice can be found on the joint English Heritage CABI website Building in Context (<a href="http://www.building-in-context.org">www.building-in-context.org</a>)</p>
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<p>Housing Management Plan</p>	<p>Applications for build-to-rent (London Plan policy H11); Specialist Older Persons Housing (London Plan policy H14); Purpose Built Student Accommodation (London Plan policy H15); or Large-scale purpose built shared living (London Plan policy H16)</p>	<p>The London Plan has specific policies relating to different housing typologies, with distinct requirements for each one. These requirements should be addressed through provision of a Housing Management Plan (addressing the bespoke policy requirements for each typology) and secured through legal agreement.</p> <p><u>Build-to-rent (London Plan policy H11)</u></p> <p>Policy H11 of the London Plan and paragraph 4.44 of the Affordable Housing and Viability SPG set out requirements for managing build to rent developments. Such developments should be accompanied by a management plan detailing how all relevant aspects of the policy and guidance have been addressed.</p> <p><u>Specialist Older Persons Housing (London Plan policy H14)</u></p> <p>Policy H13 and paragraph 4.13.6 of the London Plan requires specialist older persons housing to provide information on occupation, management and the intended levels of care. Information on how the criteria in paragraph 4.13.6 has been addressed should be provided at validation stage.</p> <p><u>Purpose Built Student Accommodation (London Plan policy H15)</u></p> <p>London Plan policy H15 requires that student accommodation contributes to a mixed and inclusive neighbourhood. Effective management and maintenance of student accommodation is essential to ensuring this. A specific management plan should be submitted detailing how the proposal will mitigate impacts on the wider community, which should include details of on-site staffing and how anti-social behaviour will be managed.</p> <p><u>Large-scale purpose built shared living (London Plan policy H16)</u></p> <p>Applications for large-scale purpose built shared living should provide a management plan to demonstrate how the development will be managed and maintained in line with policy H11 and paragraph 4.16.4 of the London Plan.</p>
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Land Contamination Assessment	<p>Required:-</p> <ul style="list-style-type: none"> <li>• Where the proposed use is sensitive e.g. residential, school;</li> <li>• Where the previous use of land could give rise to contamination</li> <li>• On and near former landfill sites;</li> <li>• Sites that have a history of commercial use or where previous uses are unknown</li> </ul>	<p>This should comprise a desktop study setting out the previous uses of the site. Sufficient information should be provided to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. Where contamination is known or suspected or the proposed use would be particularly sensitive (e.g. residential, children’s nursery, school), the applicant should provide such information with the application as is necessary to determine whether the proposed development can proceed. If permission is granted, a condition will be imposed requiring submission of a contaminated land assessment (comprising sampling of soil, gas, surface water and groundwater) and details of proposed remediation works.</p> <p><b>Useful references:</b> Further advice on contaminated land can be found here:  <a href="https://www.gov.uk/guidance/land-affected-by-contamination">https://www.gov.uk/guidance/land-affected-by-contamination</a>  And in Bromley’s Contaminated Land Strategy  <a href="http://www.bromley.gov.uk/info/418/pollution_control-contaminated_land/558/contaminated_land">http://www.bromley.gov.uk/info/418/pollution_control-contaminated_land/558/contaminated_land</a>.</p>
Landfill and Waste Transfer Statement	<p>Required for all proposals for transfer, treatment and deposit of waste</p>	<p>The Statement should supplement an application with the following information:</p> <ul style="list-style-type: none"> <li>- details of the type of waste to be deposited or transferred, including source of input and destination of output, tonnage and expected duration of the landfill / waste management operation. Where relevant, a topographical survey including</li> <li>- existing and proposed levels / contours and cross sections, showing relationship with adjacent land</li> <li>- detailed technical information relating to the plant and equipment proposed for the site and a method statement for the processes involved, including on-site procedures / machinery and a phasing programme</li> <li>- detailed assessment of the impact of the proposed processes in terms of surface water</li> </ul>

		<p>runoff, air quality, noise, vibration, odour, dust, gas, leachate and energy produced, attraction of birds and vermin and measures to mitigate these impacts (including the plant and equipment concerned). Effects assessed should include hydrology / geology / groundwater and risks of flooding, subsidence, landslides or avalanches on landfill sites</p> <ul style="list-style-type: none"> <li>- details of the visual impact of all buildings, plant and structures including information relating to land levels, screening and landscaping, if necessary – see Landscape / Townscape and Views Impact Assessment</li> <li>- details of all vehicular movements to and from the site, based on the maximum capacity of the site, including vehicle size, frequency of movements and load capacity – see also Transport Assessment</li> <li>- details of proposed restoration works, landscaping and aftercare, including timing / phasing.</li> </ul> <p>Details of any relevant information relating to the requirements of the Environment Agency should also be included in the Statement. In the case of applications for landfill sites, sufficient information should be provided in the Statement to enable the waste planning authority to fulfil its requirements under the Landfill (England and Wales) Regulations 2002.</p> <p>If the application site lies within the Green Belt or on Metropolitan Open Land, a Planning Statement (see below) setting out details of ‘very special circumstances’ should be submitted, and it should also include an assessment of alternative sites to demonstrate the need for the development on designated land.</p> <p>Separate statements may also be required in the form of a Flood Risk Assessment and / or Foul Sewage and Surface Water Drainage Assessment (see above). Pre-application discussions are recommended on all proposals in this category to ensure that individual site requirements can be identified and addressed in the Statement and other documents that may be required.</p> <p><b>Useful references:</b> National Planning Policy for Waste (2014) and PPG (2015)  <a href="https://www.gov.uk/government/publications/national-planning-policy-for-waste">https://www.gov.uk/government/publications/national-planning-policy-for-waste</a></p>
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<p>Landscape / Townscape and Views Impact Assessment</p>	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Developments that that exceed the general height of buildings in the area</li> <li>• That affect important local views, or views of landmarks or major skyline ridges</li> <li>• For high buildings in Bromley Town Centre</li> <li>• Developments that are located in or adjoining open land</li> <li>• That affect heritage assets - Conservation Areas, Historic Parks and Gardens , Kent Downs Area of Outstanding Natural Beauty, and</li> </ul>	<p>Some developments will have a visual impact over a wide area, not just on their immediate surroundings. An Assessment is likely to be necessary for developments-</p> <p>Generally an Assessment for such proposals will be required in respect of major developments, though not for all. Some Assessments can comprise photographs and photomontages to help show how the development proposed can be satisfactorily integrated into the street scene and / or the surroundings generally, but for some proposals verified computer-generated visualisations/photomontages will be necessary. In such cases, the assessment should include a computer generated zone of visual influence and the impact on local, medium and long distant views which should be done through accurate visual modelling of proposals – photomontages or three-dimensional computer models (buildings fully rendered) – from relevant assessment points defined by the Council. Proposals should be shown in daylight and night conditions and in different seasons. The Assessment should be carried out by an appropriate professional in accordance with Guidelines for Landscape and Visual Impact Assessment 2nd Edition Landscape Institute and IEMA 2002.</p> <p>If the proposal affects heritage assets the Assessment should include a historical analysis of the evolution of the landscape / townscape. It may also be necessary to produce a Heritage Statement (see above).</p> <p>The Council will seek to agree the scope of the assessment during pre-application discussions.</p> <p>See relevant Local Plan policies, and (if relevant) the Kent Downs AONB Management Plan <a href="https://www.kentdowns.org.uk/landscape-management/management-plan/">https://www.kentdowns.org.uk/landscape-management/management-plan/</a></p>
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	<p>nearby listed building</p> <ul style="list-style-type: none"> <li>Proposals for tall buildings</li> </ul>	
Lighting Assessment	<p>Required for floodlights and other lights that may impact on visual or residential amenity or nature conservation interests on or adjacent to an application site</p>	<p>All proposals that include floodlighting or involve the provision of publicly accessible developments in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, where external lighting would be provided or made necessary by the development, should be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation, a schedule of the equipment in the design, and a lighting diagram showing the intensity of illumination.</p> <p>Lighting schemes should take account of –</p> <ul style="list-style-type: none"> <li>any possible effects on wildlife that is sensitive to lighting e.g. bats</li> <li>security lighting being low level / low key to avoid adverse effects on nearby properties</li> <li>lighting of public and communal areas in developments including access drives and car parking should comply with BS5489-1:2003.</li> </ul> <p>Proposals for floodlighting should include a lighting distribution plan to show the spread of light and potential spillage annotated with Lux levels.</p> <p><b>Useful references:</b> <a href="https://www.gov.uk/guidance/light-pollution">https://www.gov.uk/guidance/light-pollution</a>.</p>
Living Roof and Wall Details	<p>Required for all proposals that are seeking to include living roofs and walls as a way to address climate change policies</p>	<p>Living roofs are an essential sustainable design consideration and can make a significant contribution to flood mitigation and climate change particularly when paired with other renewable energy sources such as PV panels. However, it is essential to ensure that a living roof has been design into a building from the outset and that appropriate maintenance is secured to ensure its success.</p> <p>For applications proposing the incorporation of a living roof the following information must be provided</p> <ul style="list-style-type: none"> <li>Fully detailed plans (to scale) showing and stating the area of the roof. This should include any contoured information depicting the extensive substrate build up and details of how the roof has been designed to accommodate any plant, management</li> </ul>



		<p>arrangements, and any proposed photovoltaic panels and fixings.</p> <ul style="list-style-type: none"> <li>• A scaled section through the actual roof (i.e. not a generic section of a living roof) showing the details of the extensive substrate base and living roof components.</li> <li>• Details of the proposed plug planting and seed composition and planting methodology</li> <li>• Details of the proposed plug plant and seed composition.</li> <li>• A statement outlining a management strategy detailing how the living roof would be maintained and monitored for a period of at least 5 years post installation shall be provided.</li> </ul> <p>Useful references: <a href="http://livingroofs.org/">http://livingroofs.org/</a></p> <p><a href="https://www.thenbs.com/knowledge/the-nbs-guide-to-facade-greening-part-two">https://www.thenbs.com/knowledge/the-nbs-guide-to-facade-greening-part-two</a></p>
Marketing and vacancy evidence	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Development / reuse of business premises for non-business purposes;</li> <li>• Loss of community facilities including public houses;</li> <li>• Change of use of retail shops to non-retail purposes</li> </ul>	<p>Applications which involve the loss of retail use, loss of commercial use, and the loss of social and community uses will need to demonstrate that harm will not be caused by weighing market and other economic information alongside environmental and social information, take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including any wider benefits to national, regional or local economies, and consider whether those proposals help to meet the wider objectives of the development plan.</p> <p>London Plan policy E1 aims to retain office space. Paragraph 6.1.7 requires evidence to demonstrate surplus office space, including strategic and local assessments of demand and supply, and evidence of vacancy and marketing (at market rates suitable for the type, use and size for at least 12 months).</p> <p>London Plan policy E7 requires proposals for mixed-use or residential development on non-designated industrial sites to demonstrate that there is 'no reasonable prospect' of the site being used for industrial and related purposes. Paragraph 6.7.5 sets out what evidence is required to demonstrate 'no reasonable prospect'; this includes evidence of vacancy and marketing with appropriate lease terms and at market rates suitable for the type, use and size (for at least 12 months), and where the premises are derelict or obsolete, offered with the potential for redevelopment to meet the needs of modern industrial users.</p> <p>Policy HC7B of the London Plan has a specific marketing requirement for public houses with</p>

		<p>heritage, cultural, economic or social value, requiring 'authoritative marketing evidence that demonstrates that there is no realistic prospect of the building being used as a pub in the foreseeable future'. Para 7.7.7 elaborates further, and includes a minimum requirement for 24 months marketing. The last 6 months of the 24 month marketing period to market the property could include broader marketing for other community uses in addition to public houses, in line with Local Plan policy 23.</p> <p>Marketing should include use of the Councils commercial property database</p> <p><a href="https://www.bromley.gov.uk/info/200018/commercial_property">https://www.bromley.gov.uk/info/200018/commercial_property</a></p>
Material Samples	<p>Required for Major development proposals and other complex or sensitive proposals as advised by Planning Officers as part of the pre-application process.</p>	<p>Good design is indivisible from good planning and the detailing of a scheme and how it is delivered is key to ensuring that a scheme is capable of being delivered as designed and is of necessary high quality. Such details, if not considered fully as part of the early design stages, can cause difficulties at a condition stage and this detail is therefore needed up front for major or complex/sensitive proposals which will make a significant contribution towards place-making in the Borough.</p> <p>Details must include:</p> <ul style="list-style-type: none"> <li>• A full specification of all materials (including windows, doors and balconies) with at least brochure details showing the appearance of materials or ideally samples of the materials to be provided. The specification must be accompanied by a statement explaining the choice and appropriateness of materials proposed.</li> <li>• A clear explanation of the longevity of the materials chosen as well as details of any measures taken to prevent adverse weathering and/or staining</li> <li>• Elevations and plans to show the location of the proposed materials</li> <li>• Elevations and sections at a scale of at least 1:20 showing a bay study of the buildings which shall include a window within the façade and the reveals, cills etc...</li> <li>• All pipework, drainage, vents etc... must be shown</li> </ul>
Noise and Vibration Impact Assessment	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• All mixed use developments and Noise-</li> </ul>	<p>Surveys should be carried out in accordance with British Standard 7445-1:2003 (see <a href="http://www.standardsuk.com">www.standardsuk.com</a>) to determine the range of ambient and background noise levels, the report should contain details of noise assessments, predictions and calculations, and give recommendations and specifications of any works necessary to control noise – such works</p>

	<p>sensitive development (including residential) close to noise generating activities;</p> <ul style="list-style-type: none"> <li>Proposals that include noise generating activities &amp; equipment / machinery</li> </ul>	<p>should be detailed on the planning application drawings.</p> <p>Any works necessary to control noise should be detailed on the planning application drawings. Where external noise attenuation equipment is proposed, such as acoustic enclosures or acoustic screens, the noise survey report should demonstrate the location, size and visual impact of equipment on the site/building. This is especially important with regard to historic buildings or buildings situated in conservation areas. Noise measurement surveys undertaken to establish ambient and background noise levels should be undertaken in accordance with the recommendations of BS7445. Noise surveys and reports will generally be required for developments including:</p> <ul style="list-style-type: none"> <li>building services and other external plant</li> <li>Other commercial proposals that include noise-generating activities and equipment / machinery</li> <li>Places of entertainment, or uses which attract large numbers of people</li> <li>Residential and other noise-sensitive developments close to busy transport routes and other noise-generating activities.</li> </ul> <p>Certain of the above will also require an assessment of the impact of vibration e.g. residential development adjacent to railway tracks, proposals that include use of heavy machinery or mobile plant.</p> <p>It is also recommended that consideration is given to London Plan Policy D13 (agent of change).</p>
Parking provision for Cars and Bicycles	<p>Required for:-</p> <ul style="list-style-type: none"> <li>New residential development, places of employment, education &amp; entertainment / leisure</li> </ul>	<p>Car parking should be provided in accordance with London Plan Policy T6, including maximum parking standards for various uses set out in policies T6.1 to T6.4 Disabled persons parking should be provided for residential uses (in accordance with policy T6.1) and non-residential uses (in accordance with policy T6.5).</p> <p>Details of car parking should include a Parking Design and Management Plan, setting out how the car parking will be designed and managed, with reference to Transport for London guidance.</p> <p>Cycle parking provided in accordance with policy T5 of the London Plan.</p>

		<p>A site layout showing car parking spaces (including disabled and electric vehicle spaces) , bicycle parking and buggy parking for elderly persons (if appropriate) should be provided for all residential, commercial, retail and business developments and other uses as set out in the Local Plan. The layout should clearly show how space can be provided within the development for bicycle parking appropriate to the particular use (in accordance with London Plan Standards), including secure/covered facilities, and details of the proposed bicycle stands and their spacing. In residential development, cycle parking can be provided within domestic garages and garden sheds, or in purpose-built secure structures.</p> <p>The car and bicycle parking should be well related to the property they are intended to serve in terms of proximity, and secure in terms of surveillance from the relevant property within the development. Layouts should also show clearly where on-site Refuse and Recycling Storage will be provided (see below). See also Transport Assessment below.</p>
<p>Planning Obligations – Draft Heads of Terms</p>	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Major development proposals</li> <li>• Certain Non-Major developments e.g. in town centres (to be advised as part of the pre Application Process)</li> </ul>	<p>Planning obligations (or “Section 106 agreements”) are private agreements negotiated between Local Planning Authorities and persons with an interest in land (or “developers”), and are intended to make acceptable development which would otherwise be unacceptable in planning terms.</p> <p>In accordance with the Council’s adopted Supplementary Planning Document on Planning Obligations</p> <p><a href="http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document">http://www.bromley.gov.uk/info/856/local_development_framework/160/planning_obligations_supplementary_planning_document</a></p> <p>In appropriate cases where S106 requirements are known, developers will be required to submit a draft “Heads of Terms” statement regarding those matters regarding which they are willing to enter into a legal agreement with the Council. Alternatively a draft legal agreement can be submitted with the application, using the template in the SPD. The matters that would be appropriate to include in a planning obligation should be identified in pre-application discussions with planning officers.</p> <p>Draft heads of terms should be provided for all housing schemes which provide affordable housing, including information on the early stage review mechanism; viability-tested schemes</p>

		<p>should also provide information on the late stage review mechanism and (where a phased scheme is proposed) mid-stage review mechanism. Refer to the Mayor’s SPG for detail on review mechanisms.</p> <p>Further information should be explicitly provided to make clear what level of affordable housing is provided with and without grant funding, as this is an integral piece of the threshold approach.</p> <p>Policy H15 of the London Plan requires purpose built student accommodation to provide a nomination agreement, which ensures that the student accommodation will either be operated directly by a higher education provider or that the development has an agreement in place from initial occupation with one or more higher education providers, to provide housing for its students. This agreement should be provided at validation stage and secured through a S106 agreement.</p> <p>Applicants are also encouraged to prepare Unilateral Undertakings where appropriate.</p> <p>In order to facilitate the preparation of a legal agreement prior to a scheduled committee date so that decisions can be issued swiftly after a committee resolution, it will be necessary for the applicant to provide:</p> <ul style="list-style-type: none"> <li>• Proof of the <b>owner’s title</b> (including title plan). All the owners of the site will need to enter into the agreement. If the land is registered this will be by recent office copy entries (no more than 21 days old). If it is unregistered, an epitome of title should be provided.</li> <li>• <b>Names and addresses of any chargees, lessees, mortgages</b> or other holders of security on the land, as all parties with an interest in the land would need to sign the agreement.</li> <li>• A written <b>agreement to pay the Council’s reasonable legal costs</b> in connection with the negotiation, preparation and monitoring of the legal agreement. In the event that the application is refused (contrary to Officers recommendation) it will still be necessary for the applicant to pay any legal fees associated with the draft of the s106.</li> <li>• Contact details if there is a solicitor acting on behalf of the applicant</li> </ul> <p><b>Useful references:</b> Further information on planning obligations is available in the Planning Practice Guidance</p>
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		See also Financial Viability Assessment above
Planning Statement	<p>Required for:-</p> <ul style="list-style-type: none"> <li>Major developments</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>Proposals which raise a wide range of planning issues, including justification of “very special circumstances” regarding Green Belt / MOL</li> </ul>	<p>A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national policies, the London Plan and the Bromley Local Plan. The level of detail will be dependent upon the proposal but should be proportionate.</p> <p>For major residential proposals the statement must include details of the play space strategy which should demonstrate compliance with London Plan Policies.</p> <p>For proposals on Green Belt or MOL, the planning statement should clearly set out what aspects of the proposal are considered appropriate or inappropriate, and also clearly set out information on any ‘Very Special Circumstances’ that the applicant proposes to rely on.</p>
Public Toilet Management Plan	<p>Required for:</p> <ul style="list-style-type: none"> <li>large-scale developments (defined as development with a total floorspace of more than 15,000sqm, excluding development which only comprises the provision of</li> </ul>	<p>London Plan policy S6 requires large-scale developments that are open to the public; and large areas of public realm, to provide and secure the future management of:</p> <ol style="list-style-type: none"> <li>free publicly-accessible toilets suitable for a range of users including disabled people, families with young children and people of all gender identities; and</li> <li>free ‘Changing Places’ toilets designed in accordance with the guidance in British Standard BS8300-2:2018.</li> </ol> <p>All toilet facilities should be available during opening hours, or 24 hours a day where accessed from areas of public realm.</p> <p>Management plans should show how facilities will be managed in future in accordance with S6, and require location to be shown with plans.</p>

	<p>houses, flats, or houses and flats) that are open to the public;</p> <ul style="list-style-type: none"> <li>• and large areas of public realm</li> </ul>	
Refuse and Recycling Storage Details	<p>Required for proposals for new (including conversion)</p> <ul style="list-style-type: none"> <li>• Residential development,</li> <li>• Places of employment, education &amp; entertainment / leisure</li> </ul>	<p>The layout for developments should show where storage can be provided for refuse and recycling before it is collected. Details must also show the swept path analysis for a LBB size refuse vehicle where the waste vehicle must enter the site to collect waste.</p> <p>The location shown should be convenient for collection from an adopted highway in terms of distance, route and gradient, and comprise an adequate area for storage in relation to the proposal. Layouts should also show clearly where on-site Parking Provision for Cars and Bicycles will be provided (see above).</p> <p><b>Useful references:</b> Guidance is given in Notes for Developers and Architects and The Storage and Collection of Refuse from Residential and Commercial Buildings, which is available on the Council's website. <a href="http://www.bromley.gov.uk/downloads/200074/planning">http://www.bromley.gov.uk/downloads/200074/planning</a></p>
Social Infrastructure Statement	<p>Required for all proposals providing social infrastructure</p>	<p>Any proposals providing social infrastructure should be accompanied by a social infrastructure statement which outlines appropriate evidence that such provision will address identified need, e.g. evidence of discussion with relevant healthcare or education bodies. Such evidence should be provided at validation stage as it can be integral to the determination of applications involving social infrastructure. See London Plan policy S1C</p> <p>Policy S1(F and G) relate to proposals involving a loss of SI. It sets out specific requirements to justify loss of SI. Para 5.1.8 adds to this, noting that where housing is considered an appropriate alternative use evidence, affordable housing should be maximised. The social infrastructure statement should also cover any applications proposing loss or reduction of SI, including any requirements relating to specific SI uses as sought by policies S2 to S5 of the London Plan..</p>

Statement of Community Involvement	Required for Major proposals	<p>This can be provided as a standalone document or within a planning statement (if provided as part of another document this must be made clear in the application covering letters. It must explain how the applicant has complied with the requirements for pre-application consultation set out in Section 4 of the Local Development Framework Statement of Community Involvement</p> <p><a href="http://www.bromley.gov.uk/info/856/local_development_framework/154/statement_of_community_involvement">http://www.bromley.gov.uk/info/856/local_development_framework/154/statement_of_community_involvement</a></p> <p>and demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals.</p>
Structural Survey and Rebuilding Method Statement	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Demolition of Statutory &amp; Locally Listed Buildings;</li> <li>• Conversion / reuse of buildings in Green Belt /MOL</li> </ul>	<p>Proposals for the conversion / reuse of an existing building in the Green Belt and Metropolitan Open Land are “appropriate” development providing certain criteria are met, including that the building is of permanent and substantial construction. A Structural Survey / Rebuilding Method Statement should be submitted with such proposals and include a survey of the structure and building fabric and a method statement setting out what existing fabric can be retained and what will be replaced, and the construction work and new materials necessary to bring the building up to modern standards to comply with the Building Regulations.</p> <p>A Statement may need to be submitted with an application for Listed Building Consent, though this material could form part of a Heritage Statement (see above). A Statement should be submitted with a planning application that involves the substantial alteration or demolition of a statutory or locally listed building, and for Conservation Area Consent applications to demolish – in the case of the latter, if the building concerned has a negative impact on the character and appearance of the area, a Statement will not be required. Pre-application advice can be given by the Council’s conservation officer. The Statement could form part of a Heritage Statement (see above).</p>
Tall Buildings Impact Assessment	<p>Required for:</p> <ul style="list-style-type: none"> <li>• any building that exceeds 6 storeys or 18 metres in height,</li> </ul>	<p>Proposals for tall buildings in any part of the Borough are required to address the following impacts, as set out in London Plan Policy D9:</p> <ul style="list-style-type: none"> <li>• Visual Impact</li> <li>• Functional Impact</li> <li>• Environmental Impact including microclimate</li> </ul>



	measured from ground to the floor level of the uppermost storey	<ul style="list-style-type: none"> <li>Cumulative Impacts</li> </ul>
Telecommunication Development Information	Required for telecommunications masts, base stations & related apparatus	<p>Planning applications for mast and antenna development by mobile phone network operators in England must be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.</p> <p>Planning applications must also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p>
Town Centre and Retail Impact Assessment	<p>Required for:-</p> <ul style="list-style-type: none"> <li>Major development</li> <li>Non-Major developments which propose changes of use of retail premises</li> </ul>	<p>Town Centre uses include retail, leisure / entertainment, sport / recreation, office and hotel developments. A sequential test will be required for:</p> <ul style="list-style-type: none"> <li>Main town centre uses (except hotels) – as per Local Plan policy 91, main town centre uses located outside of existing centres (in either edge-of-centre and out-of-centre locations) will be required to meet the sequential test as set out in the NPPF and PPG.</li> <li>Hotels – as per Local Plan policy 88, hotels not located in or on the edge of Bromley or Orpington town centres, or within a district centre or a local centre, will need to provide a sequential test.</li> </ul> <p>An impact assessment will be required for proposals for 2,500sqm or more of retail, leisure and office space outside of Town Centres. Local Plan policy 91 provides details of what the assessment should include.</p> <p><b>Useful references:</b> Planning for Town Centres <a href="https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres">https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</a></p>

Transport Assessment	<p>Required for:-</p> <ul style="list-style-type: none"> <li>• Major development</li> <li>• Other developments which would have an impact on the highway network(to be identified by a Planner on a case by case basis)</li> </ul>	<p>A Transport Assessment (TA) should be submitted as part of any planning application where the proposed development has significant transport implications. The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from site.</p> <p>It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts. It may be necessary for the TA to determine the car parking requirement for the development.</p> <p>In accordance with London Plan Policy T2, the Assessment should demonstrate how the development will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. Any information on how healthy streets is to be addressed should also consider the requirements of London Plan policy D8 in terms of the public realm.</p> <p><b>Useful references:</b> Further guidance can be found at <a href="https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments?intcmp=10094">https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments?intcmp=10094</a></p>
Travel Plan	Major Proposals	<p>A Travel Plan is a general term for a package of measures tailored to meet the transport needs of individual developments and aimed at promoting environmentally sustainable travel choices for residents, staff, visitors and customers, including reductions in car use, particularly single occupancy car journeys. They are just as important as other transport infrastructure and mitigation measures addressed in a Transport Assessment and can be used to identify measures that would reduce the level of potential traffic impact of development proposals. These can include car sharing, encouraging cycling, providing information about public transport and promoting flexible working. Travel Plans can address commuter journeys, business travel undertaken during the working day, visitors and deliveries.</p> <p>They should be submitted with applications for major developments that are likely to have significant transport implications. The Travel Plan should be worked up in consultation with the Council and local transport providers. In the case of speculative development it may be difficult to fully detail all aspects of a Travel Plan in the absence of a known occupier. The</p>

		<p>implementation of a Travel Plan is normally secured by a planning condition which will require that the Plan is regularly reviewed, and this can include updating once the development is occupied.</p> <p><b>Useful references:</b> Further information can be found at <a href="https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/travel-plans">https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/travel-plans</a></p>
Tree Survey and Arboricultural Implications Report	Required for development on sites where there are existing trees that could be affected by the proposal	<p>Where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees), information will be required on which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist.</p> <p>Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current British Standard 5837:2005 'Trees in relation to construction – Recommendations', see <a href="http://www.standardsuk.com">www.standardsuk.com</a>. Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.</p> <p>Seeking pre-application advice from the Planning Divisions' Tree Officer is recommended to establish what level of information is required. The following information should normally be submitted-</p> <ul style="list-style-type: none"> <li>- Land Survey – this should be precise and show all relevant site features, including accurate location and identification of all trees, hedgerows and shrubs over 2 metres in height and/or with a stem diameter of 7.5cm measured at 1.5 metres above ground level. It should be made available at pre-application stage as scale drawings (1:100 or 1:200) and in a commonly agreed digital format, if available. The survey should also include spot heights of ground level throughout the site and location of trees on adjoining land less than half a tree height from the site boundary.</li> <li>- Tree Survey – All trees should be numbered on the land survey plan. Where appropriate, due to dense tree cover, tags with a corresponding number should be attached to all trees. A tree survey should only be undertaken by a suitably qualified arboriculturist with experience of trees on development sites and will be expected to meet the requirements of sections 4.2 to 4.4 of BS5837 (or the current revision of this document). It should assess all existing trees, including those on neighbouring land</li> </ul>

		<p>that may be affected by the development, and should include at least the following information; Species of tree, height (in metres), diameter of the trunk (measured at 1.5m above ground level on single stem trees and immediately above the root flare on multi-stemmed trees), canopy spread in metres in relation to all four compass points (to be recorded on tree survey plan), height of crown base (i.e. clearance above ground of lowest branches; in metres), age class (young, middle age, mature, over mature, veteran), assessment of condition (physiological and structural), tree management recommendations (e.g. Remove deadwood, crown lift etc.), desirability for retention in accordance with Table 1 of BS5837. The category of each tree should be clearly differentiated on the survey schedule and plan i.e. A, B, C and R (good, medium and low quality and value, or removal for reasons of sound arboricultural management respectively).</p> <p>Unless otherwise agreed with the planning tree officers, the Tree Survey and Arboricultural Implications Report should be prepared in at least draft form prior to pre-application discussions regarding the proposed development, to establish which trees are desirable to retain. Where appropriate, the Council will impose conditions on planning permissions to protect trees on development sites during the construction period.</p> <p>In accordance with London Plan Policy G7, it should be demonstrated that tree removals will be compensated by adequate replacements based on the existing value of the trees to be removed.</p> <p><b>Useful references:</b> Other sources of information are Arboricultural Practice Note 12 (APN 12) Through the Trees to Development <a href="http://www.treesource.co.uk">www.treesource.co.uk</a> and NJUG10 Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees <a href="http://www.njug.org.uk/category/3/pageid/5/">http://www.njug.org.uk/category/3/pageid/5/</a></p>
Ventilation/Extraction Details and Specification	<p>Required for:-</p> <ul style="list-style-type: none"> <li>Restaurants, cafes &amp; hot food takeaways (Classes E(b) or Sui Generis</li> </ul>	<p>Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes within Use Classes E(b) (Sale of food and drink for consumption (mostly) on the premises), or Sui Generis uses (hot food takeaways, public houses, wine bars, drinking establishments), E(g) (business uses) and B2 (general industrial).</p>

	<p>public houses/drinking establishments and hot food takeaway uses) and other commercial extraction flues</p>	<p>This information (excluding odour abatement techniques unless specifically required) will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed. Please contact us for information about ventilation and ductwork systems for food and drink premises.</p> <p>Even when a future occupier is not known, applicants are likely to be required to demonstrate that any necessary equipment and ducting can be provided without any harmful visual or amenity impact</p>
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