

**DEVELOPMENT CONTROL COMMITTEE  
9 MARCH 2022**

**THE FOLLOWING QUESTIONS HAVE BEEN SUBMITTED FOR ORAL REPLY**

**1. From Ms Alisa Igoe**

The Ashton Fire report was filed 24 February 2022 yet is not included in the documentation on the agenda. Whilst it reports the HSE are satisfied with the review, it also highlights some issues that concern me. Could you please confirm that the Council will request a copy of the management procedures for the fire vehicle access route, monitor them frequently and call on Ashton Fire and Riverside Housing to rectify immediately and permanently any difficulties with the access route for fire vehicles being obstructed.

*Reference:*

*Page 39, 6.2.48*

*Pike Close – Ashton Fire response to HSE Review Page 2, 2.2*

*The Health & Safety Executive comment:*

*"It is noted that the proposed buildings will contain 178 (now 170) apartments. However, the number of car parking spaces appears substantially less than this number. Therefore, there may be potential for cars to be parked in places which would obstruct access for fire appliances.*

*Additionally, it is highly likely that the fire service pre-determined attendance of fire appliances to a fire in the proposed buildings will include 'high-reach' fire appliances. It is therefore recommended that access routes be of sufficient width to accommodate such appliances. Resolving this issue may affect land use planning considerations such as landscaping and car parking provision."*

*Ashton Fire response 24 February 2022:*

*"HSE comment is noted. However, the car parking spaces arrangement is outside of the Building Regulation 2010, Part B life safety functional requirements scope. The fire strategy notes the requirement for the FRS vehicle appliances and the access route shall be kept unobstructed. Suitable management procedures shall be developed to keep the FRS access route unobstructed."*

**Reply:**

The proposed design meets with planning requirements and will be further considered under the Building Regulations at Building Control stage.

Under the current legislation, once the building is occupied, London Fire Brigade are the enforcing body under The Regulatory Reform (Fire Safety) Order 2005. This includes for the maintenance of adequate access for fire fighting vehicles.

**Supplementary Question:**

There needs to be further verification of whether the existing fire hydrants are operational. If they are found not to be operational can the landlord be forced to remedy?

**Reply:**

It is essential that that the fire hydrants work, and the Council will push to ensure that they are operational.

**2. From Ms Alisa Igoe**

As soon as I hear the term "closed window solution" I immediately think of the hot summers in the UK and people's need to open doors and windows. Will the Council be requiring, as a condition of planning approval, a full ventilation strategy from the developer, for all housing units on the estate, this especially as the report says "they do not appear to have fully considered the ventilation strategy at this stage" and this despite mentions of environmental noise in excess of guidelines and road traffic pollution as the site is within the Area Quality Management Area.

Reference 6.4.3

The scheme does not propose any north facing single aspect units. However, Blocks A, B and C would all include single aspect units whose sole outlook would be onto Burnt Ash Lane, including from bedroom windows .. the residents of these flats would be unable to open windows or have access to a private amenity space without an unacceptable impact from noise. Given the site's location in the Air Quality Management Area, residents may also be subjected to high levels of road traffic pollution."

Reference 6.4.4

An Environmental Noise Assessment was carried out by the IDOM dated July 2121. Due to the elevated noise climate, the noise report recommends a "closed window" solution should be provided for the majority of the units across the development together with alternative means of ventilation. Whilst the applicant has considered the use of acoustic glazing for reducing noise, they do not appear to have fully considered the ventilation strategy at this stage. It is not clear for example how the trickle vents are being acoustically treated in order to not become a weak point."

**Reply:**

The requirements for ventilation are covered under Building Regulations and will be considered at Building Control stage.

**Supplementary Question:**

The use of trickle vents will result in more windows having to be open and there more appropriate ventilation is available to reduce noise. Will there be consideration of noise mitigation measures associated with the site?

**Reply:**

These issues come under Building Regulations and a response can be provided at that stage if the Committee is minded to approve the application.

**3. From Mr Tony McPartlan**

Re: Agenda Item 7 - Pike Close - Will all existing tenants be moved into a new property which is at least the same size as their current one?

**Reply:**

The unit mix of the reprovided 92 affordable homes has also been derived from a housing needs assessment undertaken by Riverside. This study considers the existing and future needs of residents with regards to unit sizes and provides a mix of unit sizes that respond to the existing need of residents on the estate, but also is reflective of the identified local need and site context.

All tenants have a right to remain on the estate and will be offered a new home that meets their housing need.

Existing tenants will keep the same tenancy rights and pay the same levels of rent.

**Supplementary Question:**

In a ballot in April 2019, the majority of residents voted in favour of redevelopment, although they did not necessarily vote in favour of what is currently being proposed. How close are these proposals to the ballot proposals?

**Reply:**

The Committee will discuss this when the application is determined.

**4. From Mr Tony McPartlan**

Re: Agenda Item 7 - Pike Close - Section two of the report details four construction phases lasting a total of nine years. What is the estimated timeline for each of the four phases?

**Reply:**

The scheme will be delivered across four separate phases which is in line with a single decant strategy for the existing residents of the estate

Assuming the application is approved, construction of Phase 1 is anticipated to start in April 2022 and, completion of Phase 4 in 2031

**Supplementary Question:**

Communication, or lack of communications, is an issue that is raised regularly. What can be done to ensure that Riverside effectively communicate with residents?

**Reply:**

The Chairman suggested that the point could be considered when the application was determined.

**THE FOLLOWING QUESTIONS HAVE BEEN SUBMITTED FOR WRITTEN REPLY**

**1. From Mr Ankur (Anx) Patel**

What ways are Bromley Council's environmental assessments in planning being updated in accordance with new research and aligned with the aims of the UK government and COP26?

**Reply:**

Bromley have commenced a Local Plan review and as part of this work will need to address the requirements of legislation and Government planning policy and guidance. At this stage, it is too early to say what evidence will be required to inform the Local Plan review, but clearly, where evidence is explicitly required as part of the Local Plan process, this will need to be addressed in order for any new Local Plan to be found sound.

**2. From Mr Clive Lees, Chairman, Ravensbourne Valley Residents**

With regard to 2A Downs Hill, is the Council intending to take legal action regarding the previously identified issue that TPO trees were cut down without permission?

**Reply:**

The officer expediency assessment is pending conclusion. We are working with the landowner to secure replacement planting.

One of the trees planted has failed but is proposed to be replaced by the end of March. If this doesn't take place, it would impact the expediency assessment, so officers will not be concluding the case until April 2022.

### **3. From Ms Carol Pitman**

How is the housing target monitored, and what number of dwellings have been completed for the 2019/20 -2028/29 target period, for the whole of the borough, and for also for the BR6 postcode, as at 28 Feb 2022?

#### **Reply:**

Details of housing delivery in Bromley are available on the Department of Levelling Up, Housing and Communities website -

<https://www.gov.uk/government/statistics/housing-supply-net-additional-dwellings-england-2020-to-2021>. These figures are for the whole borough; they are not broken down by postcode.

### **4. From Ms Carol Pitman**

What is the number of dwellings which are planned to be completed for the 2019/20 -2028/29 housing target period, for the whole of the borough, and for also for the BR6 postcode, after 28 Feb 2022?

#### **Reply:**

Past and projected housing delivery in Bromley is set out in the Bromley Housing Trajectory. The latest trajectory was published in November 2021 and can be accessed here:

[https://www.bromley.gov.uk/download/downloads/id/6455/bromley\\_housing\\_trajectory.pdf](https://www.bromley.gov.uk/download/downloads/id/6455/bromley_housing_trajectory.pdf). The trajectory figures are borough-wide and are not broken down by postcode.

The trajectory shows delivery of 536 units in 2019/20, with projected delivery of 325 in 2020/21 (as completion figures were not available at the time of writing). This gives a total of 861 units, which is less than the cumulative housing target for these two years (1,098 units).

The trajectory has a year by year breakdown of delivery for the period 2021/22 to 2025/26, but beyond this delivery is grouped into five year periods and is not broken down by year. The trajectory projects future delivery of 3,245 units between 2021/22 and 2025/26, with further projected delivery of 5,614 units between 2026/27 and 2035/36. In total, the trajectory projects delivery of 9,569 units between 2021/22 and 2035/36, which is less than the cumulative housing target for this period (11,804 units).