

DEVELOPMENT CONTROL COMMITTEE
19 APRIL 2022

THE FOLLOWING QUESTIONS HAVE BEEN SUBMITTED FOR WRITTEN REPLY

1. From Mr James Brown

Why, on 17 February 2022, did Bromley Council approve felling three mature trees at South Eden Park Road, despite Bromley's "biodiversity species action plan" for bats? The council officer's report noted the trees, which were covered by a TPO, were potential roosts for bats.

Reply:

The Plans Sub-Committee No. 2 on 17th February considered the Planning Officers' report, which included reference to the potential for loss of habitat, and also listened to representations from the applicant and two of the ward councillors. It was the view of the Sub-Committee, having considered all the information before them, that the benefits of securing thirty-two oak trees outweighed the removal of the three horse chestnut trees.

2. From Mrs Lynn Sharman

Can the committee please explain that given the planning application for the walnuts has been rejected three times and Bromley council own the walnuts why are Areil being allowed to remove shops from the walnuts and install hope church in three units? This does not enhance Orpington when nothing settled.

Reply:

The planning application for the Walnuts has been submitted by a third party without any form of agreement with the Council about its land interests. An assessment of all aspects of the application will be made at the time the application comes before the Planning Committee so it is not possible to comment on the merits of any aspect of the proposal before that point.

3. From Ms Carol Pitman

Has an evidence-based planning judgment been made about the need for 'build to rent' homes in Orpington, and how it can meet the housing needs of different demographic and social groups?

Reply:

As part of preparing the Bromley Local Plan, the Council commissioned a Strategic Housing Market Assessment (SHMA) to determine the need for different types of housing. The SHMA considered the role of the Private Rented Sector (PRS) as part of the overall calculation of future housing need, but specific housing need relating to PRS was not set out. Local Plan policies, including those on affordable housing tenure and housing size mix, were informed by the SHMA. There is no specific policy on 'Build to Rent' and housing intended to be privately rented is an acceptable form of housing which would contribute toward meeting the Borough's housing targets.

The Council is at the early stages of a Local Plan review. As part of this review, the Council will need to update its evidence on housing need. The National Planning Policy Framework (paragraph 62) requires assessment of need for a variety of different types of housing, as follows:

"the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes."

The adopted London Plan was informed by a London-wide SHMA, which, as with the Bromley SHMA, considered the role of PRS as part of the overall assessment of housing need. The London Plan includes a specific policy on 'Build to Rent' (policy H11) which is purpose built private rented sector accommodation; however, this is not directly informed by a specific need identified in the London SHMA.

4. Ms Julia Burton

Has the Council carried out its own public consultation into the future of the Walnuts Leisure Centre and Saxon Centre in relation to the Areli's recent development proposals: if so when and where was this held?

It may help to refer to Section 6.9 of the attached report, but here's the relevant extract:

The LB of Bromley Report No. HPR2021/061 - November 2021
Section 6, *Legal Implications*, 6.9 states:

"The report set outs developer public engagement to date, if the Council considers an option that impacts on leisure or other community provision, the Council will need to consider its own public consultation".

Reply:

No.

5. Ms Julia Burton

If the Council is yet to carry out its own public consultation please tell me when it plans to do so?

Reply:

This isn't strictly speaking a planning matter, however if a land deal were agreed in principal with Arelli in return for reprovision of the leisure facilities, then a public consultation would be undertaken.