

**DEVELOPMENT CONTROL COMMITTEE**  
**7 JUNE 2022**

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

**1. From Mr Clive Lees, Planning Officer, Ravensbourne Valley Residents**

What is the identity of the building referred to in Item 11 of Development Control Committee - Tuesday 19 April 2022 7.30 pm?

**Reply:**

The building subject to the Part 2 (exempt from publication) report considered by the Committee on 19 April 2022 was 26 The Avenue, Bickley, BR1 2BT. The property has been added to the Council's online mapping:

[https://www.bromley.gov.uk/homepage/210/conservation\\_areas\\_and\\_listed\\_buildings\\_in\\_bromley](https://www.bromley.gov.uk/homepage/210/conservation_areas_and_listed_buildings_in_bromley).

**2. From Ms Jean Seager**

a) Can the council confirm that new housing units will be spread evenly throughout the whole borough, eg Bromley, Beckenham, Penge, Crystal Palace, rather than all in one place in Orpington, and if not why not?

**Reply:**

The Council's housing target is set out in the London Plan. The target applies to the whole borough and is not disaggregated by ward or other areas

b) Why does the council think it is appropriate to demolish homes in Vinson Close and the Knoll in order to build a "connectivity route" for cyclists to get to the station? Why can't they go up Station road like everybody else?

**Reply:**

There are no plans to demolish homes in Vinson Close and the Knoll in order to build a "connectivity route" for cyclists to get to the station, nor would such a scheme ever be proposed as it would not make sense from an economic, environmental or social perspective.

This issue has arisen following a misunderstanding of a diagram included in the draft Orpington Town Centre SPD. This map is purely indicative, identifying the broad area and directions that connectivity improvements may be sought. Improving connectivity in an area is an important principle which can make areas more accessible, which in turn can make them more desirable places to visit and spend

time. Improvements sought would not be limited to cyclists and could include improved pedestrian links.

The SPD is a guidance document that would be used to help assess planning applications. We have no control over who submits applications, but if an application is submitted in the Orpington Town Centre area, we would look to see if it could improve connections in the area. This could be minor things like wayfinding or signage, or it could be the creation of a new route through the application site in question. But to be clear, it would only be the particular site that is subject to the application where a route could be created; there would never be any ability for routes to be created through land owned by others (unless they willingly sold the land). In the event that a new route was created as part of a new development, then we would also assess whether it had any other impacts on adjacent sites, for example any impacts on privacy and security.

Officers consider that some further clarification may be suitable within the SPD to explain the above, but this will be a matter for future consideration as and when an adoption version of the SPD is brought to committee.

### **3. From Ms Julia Burton**

- a) At its last meeting the DCC promised a public consultation on the future of the Walnuts Leisure Centre (WLC) and the Saxon Centre stating: *"This isn't strictly speaking a planning matter, however if a land deal were agreed in principal with Arelli in return for reprovion of the leisure facilities, then a public consultation would be undertaken."*

Can the Committee let me know what the approach is on this and provide details on how this public consultation will take shape?

#### **Reply:**

No land deal has been agreed therefore there are currently no plans for consultation. However the Council recently consulted on the SPD for Orpington and the deadline for this was extended to the 1<sup>st</sup> July 2022.

- b) The GLA report relating to Areli's application for Orpington Town centre dated 21 March requested details on how the town's leisure facilities will be 'uninterrupted' during construction. Can the Committee let me know when these details will be available to the public for scrutiny?

#### **Reply:**

This will be for Areli to provide as part of the Planning process. If and when these are received they will be made available.

#### 4. From Ms Karen Dungate

- a) Please could you confirm how many homes have been built within the last 18 months and in which wards and how many homes having obtained planning permission will be built within the next 18 months and in which wards?

#### **Reply:**

The Government's live tables on net additional housing supply, specifically table 123, sets out total net additional housing delivery in Bromley between 2012/13 and 2020/21. This supply is broken down into different components of supply, including new build, conversions and housing delivered through permitted development rights. The live table can be accessed here:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1035592/Live\\_Table\\_123.ods](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1035592/Live_Table_123.ods)

Individual years can be accessed by clicking the tabs at the bottom of the spreadsheet. This information is not currently available by ward.

The GLA's London Planning Datahub provides further statistical information - <https://public.tableau.com/app/profile/glaintelligence/viz/PlanningLondonDatahub-Dashboard/MainDashboard>

We have no way of knowing what extant permissions will be built within the next 18 months. Planning permissions usually must be implemented within 3 years, but there is no requirement for them to complete within a certain period. The Bromley Housing Trajectory does estimate future housing delivery. The latest trajectory was published in November 2021 and is available here:

[https://www.bromley.gov.uk/downloads/file/6455/bromley\\_housing\\_trajectory](https://www.bromley.gov.uk/downloads/file/6455/bromley_housing_trajectory)

- b) Please could you also confirm how many properties will be one, two or three bedrooms or more and how many will be flats, maisonettes or houses?

#### **Reply:**

This information is not provided as part of DLUHC statistics. The GLA's London Planning Datahub does provide a breakdown of unit sizes from completed schemes - <https://public.tableau.com/app/profile/glaintelligence/viz/PlanningLondonDatahub-Dashboard/MainDashboard>