

Committee Date	24 th November 2022	
Address	Crofton Halls (South) York Rise Orpington BR6 8PR	
Application Number	21/02861/RECON	Officer – Agnieszka Nowak-John
Ward	Farnborough and Crofton	
Proposal	Application for a Minor material amendment under section 73 of the Town and Country Planning Act 1990 to planning permission ref: DC/21/02861/FULL1 granted for the erection of new part 2, part 3 storey terraced maisonettes, and 4 storey apartment building, accommodating 35 new dwellings, with associated substation, hard and soft landscaping, and car parking in order to update conditions 2 (drawing numbers) and 29 (drainage) to reflect the revisions to the drainage strategy.	
Applicant	Agent	
Ms Mollie Lyon	Mr Steven Fitzwilliam	
Bromley Housing & Regeneration Bromley Council Stockwell Close Bromley United Kingdom BR1 3UH	Rivington Street Studio 28 Navigation Road London E3 3TG United Kingdom	
Reason for referral to committee	Outside of delegated powers	Councillor call in No

RECOMMENDATION	Approve Minor Material Amendment
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KEY DESIGNATIONS
<ul style="list-style-type: none"> • Allocated site • Archaeological Priority Area • Area Archaeological Significance • Local/Area of Open Space Deficiency • Biggin Hill/London City Airport Safeguarding • Smoke Control

Representation summary	<i>Adjoining neighbours were consulted by letter 02.03.22. A Site Notice was displayed at the site 04.03.22. A Press Advert was published 16.03.22 in the News Shopper.</i>
Total number of responses	1
Number in support	0
Number of objections	1
Number of neutral	0

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed revisions to the approved drainage strategy are considered acceptable.

1 LOCATION

- 1.1 The application site is located on the western side of York Rise and measures approximately 0.46ha. The site forms part of the Crofton Halls complex and whilst currently vacant, it formerly comprised of storage buildings in connection with the Civic Centre offices.



Fig.1 Existing site location plan.

- 1.2 To the west of the site is the cul-de-sac known as Yeovill Close and comprises a mixture of single storey and two storey dwellings. Crofton Halls and associated car parking lie to the east of the site on the opposite side of York Rise. To the south the site is bounded by Crofton Road and to the north by a small terrace of properties at

Nos. 1 to 7 (cons) York Rise. A public path to the west of the site provides pedestrian access to/from Yeovil Close.

- 1.3 The site is on a hillside and has significant topography (up to 6m difference), with steep banking and retaining structures to much of its perimeter. The centre of the site remains open and dominated by concrete hardstanding and remaining ground slabs of previously demolished buildings.



Fig.2 Photographs of the site and the surroundings.

- 1.4 The site is largely enclosed by borders of self-seeded trees, generally saplings with some mature trees and shrub planting, both within the site and on adjoining plots.
- 1.5 The site has been allocated for residential development of 35 homes, as outlined in Appendix 10.2 of the Bromley Local Plan 2019 (Site Allocation 12: Small Halls, York Rise, Orpington).
- 1.6 The site is within an Archaeological Priority Area and is in close proximity to the Crofton Halls Roman Villa, a Scheduled Ancient Monument.
- 1.7 York Rise is a single carriageway cul-de-sac which accommodates two-way traffic movement. Crofton Road (A232) is part of the strategic road network (SRN).

2 PROPOSAL

- 2.1 Planning permission is sought for a minor material amendment to planning permission ref: DC/21/02861/FULL1, to update conditions 2 (drawing numbers) and 29 (drainage strategy) in order to reflect the revisions to the highway drainage strategy as requested by London Borough of Bromley's Highways Team as part of the s278 works (adoption of the internal road).
- 2.2 The updated drainage layout has been provided in the drawing number 4589-D4S-XX-XX-DR-DR-0001 Rev. C2 prepared by Design 4 Structures Consulting Engineers.
- 2.3 The approved drainage system was for the surface water collected on highway and car park areas to be discharged to the attenuation tank whilst the updated strategy proposes the highway drainage system to attenuate the water through the permeable paving.

3 RELEVANT PLANNING HISTORY

- 3.1 94/02943/FUL – Permission for the retention of detached hut for storage purposes.
- 3.2 94/02959/FUL – Permission for a detached single storey building for storage purposes.
- 3.3 13/04095/DEMCON – Permission for a demolition of single storey framed building and pair of detached modular garages at Crofton Halls.
- 3.4 16/02808/REG3 – Permission for a temporary use of site as public car park for 60 spaces (including 6 disabled bays) for up to 3 years. Approved on 14.10.2016.
- 3.5 21/02861/FULL1 – Erection of new part 2, part 3 storey terraced maisonettes, and 4 storey apartment building, accommodating 35 new dwellings, with associated substation, hard and soft landscaping, and car parking. Approved on 22.12.2021.
- 3.6 21/02861/AMD – Non-material amendment to planning permission ref: DC/21/02861/FULL1 granted for the erection of new part 2, part 3 storey terraced maisonettes, and 4 storey apartment building, accommodating 35 new dwellings, with associated substation, hard and soft landscaping, and car parking in order to change the trigger for the submission of details pursuant to condition 17 (Acoustic Assessment). Approved on 25.03.2022.

4 CONSULTATION SUMMARY

A) Statutory

- 4.1 Thames Water – No objection

Waste Comments: Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Supplementary Comments

Wastewater: Proposed combined property and highway surface water drainage discharge into the surface water sewer system. There is no right of discharge of highway drainage into the public sewerage system. An agreement to allow a discharge may be granted under section 115 (WIA 1991) by negotiation between the Highway Authority and Thames Water. Provide copy of agreement between Highway Authority and Thames Water. This combined connection will only be accepted if highway flows are reduced to greenfield runoff rates. Drainage strategy provides only an orifice size, please provide greenfield runoff and proposed greenfield runoff rates.

4.2 Drainage (lead local flood authority) – No objection

B) Local Residents

Objections:

- Miscellaneous:
 - Cost of the proposed amendment;
 - Financial and decision-making responsibility for the proposed amendment.

4.3 Officers' response: This minor material amendment application seeks to formally regularise the revisions to the drainage strategy which takes on-board amendments requested by London Borough of Bromley's Highways Team in relation to the adoption of an internal road. As the drainage layout has not been implemented on site, there should be no additional cost to the project.

5 POLICIES AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of these applications must be made in accordance with the plan unless material considerations indicate otherwise.

5.2 In determining planning applications, the starting point is the development plan and any other material considerations that are relevant. The adopted development plan in for this proposal includes the Bromley Local Plan (2019) and the London Plan (March 2021). Relevant policies and guidance in the form of the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) as well as other guidance and relevant legislation, must also be taken into account.

5.3 The London Plan (2021)

SI 13 Sustainable drainage

5.4 Bromley Local Plan (2019)

6 ASSESSMENT

6.1 Drainage (Acceptable)

- 6.1.1 Policy 116 of the Bromley Local Plan (2019) states that all developments should seek to incorporate Sustainable Urban Drainage Systems (SUDS) or demonstrate alternative sustainable approaches to the management of surface water as far as possible. This is supported by Policy SI 13 (Sustainable Drainage) of the London Plan (2021).
- 6.1.2 Officers acknowledge that the ground conditions do not allow for infiltration and that the significant change in land levels result in a very steep site. Following discussions between the Council's Highway Engineer, Drainage Officer, the applicant's engineer consultant and Thames Water, a revised strategy has been developed for highway drainage. The residential drainage for the proposed new dwellings would not be affected.
- 6.1.3 The highway drainage would be attenuated through the permeable paving (System C no infiltration). Water would be stored in the porous sub-base linked to a series of manholes with orifice plates that would restrict the discharge rate from the site into the public sewer to 2 l/s.
- 6.1.4 Formal consent was granted from Thames Water to connect to a public sewer on 8th July 2022. The Council's Drainage Officer has reviewed the updated strategy and advised that details of the highway drainage submitted are acceptable.
- 6.1.5 To this end no objections are raised to the proposed revised drainage strategy.

7 CONCLUSION

- 7.1 The proposed revised drainage strategy is considered acceptable.
- 7.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

CONDITIONS:

REPEAT CONDITIONS IMPOSED ON APPLICATION 21/02861/FULL1;

AMEND CONDITION 2 (drawing numbers) and CONDITION 29 (drainage) to include drawing number 4589-D4S-XX-XX-DR-DR-0001 Rev. C2;

And add/amend any other conditions considered necessary by the Assistant Director (Planning).