

Application No : 10/03086/FULL1

**Ward:
Cray Valley East**

**Address : Invicta Works Chalk Pit Avenue
Orpington BR5 3JQ**

OS Grid Ref: E: 547387 N: 168993

Applicant : Asprey Homes And Apex Orpington Objections : YES

Description of Development:

4 two storey and 3 two/three storey blocks comprising 6 two bedroom and 25 three bedroom houses and 6 one bedroom and 2 two bedroom flats with 3 garages and 55 car parking spaces, bicycle parking, refuse/recycling storage and electricity substation

The application was deferred by the Sub-Committee on 17th March for further information regarding financial viability.

Following negotiations the applicant has offered a payment in lieu of £175,000. The Council-appointed assessor has recommended that this payment is accepted. In accordance with this the report now recommends permission be granted subject to the signing of a S106 agreement to secure a payment in lieu of £175,000 for affordable housing.

At Plans Sub-Committee on 17th February the application was deferred to address the following issues:

- 1) To break up the built form and remove hard surfaces on the Chalk Pit Avenue frontage, and introduce additional soft landscaping within the scheme generally.
- 2) To enable negotiations to continue regarding the assessment of the financial viability of the scheme and affordable housing.

The applicant has subsequently amended the layout and reduced the number of units from 41 to 39 to address concerns about built form and hard-surfacing. Block B has been omitted from the scheme and replaced with 2 two storey three bedroom terraced houses. The revised plans also show:

- the re-positioning and reduction of garages from 4 to 3
- an increase in the number of parking spaces from 54 to 55 (excluding garages).

The original report has been amended to reflect this and is set out below.

The application is to be determined by Committee as it is outside the authority of delegated powers.

Proposal

The proposal is for a residential development comprising the following:

- 4 two storey and 3 two/ three storey blocks comprising 6 two bedroom and 25 three bedroom terraced houses;
- 6 one bedroom and 2 two bedroom flats;
- 3 garages, 55 car parking spaces, bicycle parking, refuse/ recycling storage and electricity substation.

The applicant has submitted the following information to support the application:

- Design, Access and Planning Statement
- Commercial Surveyors/Marketing Report
- Energy Statement
- Ground Investigation Report
- Desk-Based Archaeological Assessment
- Arboricultural Survey
- 16 point checklist for lifetime homes criteria
- Financial viability appraisal

Location

- The application site is a disused industrial/business site located on the northern side of Chalk Pit Avenue. It contains several derelict, former-industrial/office buildings.
- The site slopes upwards from west to east. To the east it is bounded by several mature trees and shrubs and beyond that, Paulinus Close, which is a residential road comprising of predominantly semi-detached bungalows.
- The wider surrounding area is suburban, predominantly residential and fairly spacious in character containing mainly semi-detached dwellings. There are also a number of terraced dwellings to the south-west of the site on the opposite side of Main Road in Stonegate Close and Kingsgate Close.
- To the south of the site Chalk Pit Avenue contains a mixture of semi-detached and detached single-storey and two-storey houses. No's 2 and 4 Chalk Pit Ave are set on plots with wide frontages.
- The west of the site is bounded by the access and garages to the rear of the terraced buildings in The Crays Parade, which have commercial uses at ground floor.
- To the north of the site is the Church of St Paulinus, a grade II listed building, which is well-screened by trees along the application site's northern boundary.
- Approximately 60m to the north-east is Green Belt designated land.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

Objections:

- would heavily overcrowd an already highly populated area
- out of keeping with area
- added traffic would mean that already busy roads would be unusable
- new building would look directly over property
- loss of privacy, peace, quiet and outlook
- exit route directly opposite house which is unacceptable
- St Paul's Cray does not need more social housing
- out of character with Chalk Pit Avenue
- houses along road are nearly all semi-detached and bungalows
- properties along Main Road are not reflected along Chalk Pit Avenue so would cause visually discordant street scene
- interfere with view
- amount of inhabitants will cause overcrowding and noise issues.
- potentially raise crime rates
- not enough parking
- people will park along Chalk Pit Avenue which could be dangerous
- increasingly dangerous to exit Paulinus Close into Chalk Pit Avenue
- sight lines should be improved at this junction.

Support:

- scheme will greatly enhance the area
- would like to see restrictions on the developers regarding working hours and road cleaning facilities to reduce amount of mud on surrounding roads
- external finishes will hopefully be in keeping with surrounding properties
- land has been used for dumping rubbish and building have been set alight, so welcome the proposal
- could have a small park for children.

Comments from Consultees

The Council's Housing Development team raised initial concerns over the amount of affordable housing proposed which did not comply with the Council's 35% provision as set out in the UDP. There were also concerns raised over the amount of proposed amenity space for the flats.

The Council's Highways Development Engineers have provided updated comments on the revised plans. Concerns have been raised that many of the houses in Chalk Pit Avenue will now only have one parking space with some units having no nearby spaces and this is likely to lead to on-street parking in Chalk Pit Avenue. However as the road is wide and there is little on-street parking at present this would not be a significant issue, although parking around the south-western access road may lead to highways problems, as would potential future applications for vehicle crossovers at the site.

The Council's Drainage Planner has asked for the applicants to provide plans of the surface water drainage proposals.

The Council's Traffic Engineers have raised no objections to the proposal but say that consideration should also be given to lighting in and around the parking area.

The Council's Waste Advisors have noted that there has been no allowance made for recycling and it is not clear which units are using the bin store. Accessibility appears to be acceptable.

The site was previously in business use whereas this proposal is entirely residential. The Council's head of Business Support has commented that the site does potentially suffer from access issues and limitations imposed by proximity to residential areas. Furthermore, according to the Commercial Property Database the site was marketed between April and September 2007 but not before or since that time and it appears that it is not currently being marketed. There is therefore a lack of evidence that full marketing of the site for business purposes has been carried out, as required by UDP policy.

The Council's Environmental Health Officer has raised no objections to the proposal but has recommended a condition be attached to any permission relating to compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

English Heritage has assessed the potential archaeological implications arising from the development and has raised no objections. Furthermore, given that the application site has been a chalk quarry, on balance, it would appear unlikely that the development would affect any potential archaeological resource.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development, including details of the boundary treatments proposed to the car parking areas. A 'Secured by Design' condition is therefore recommended should permission be given so that the development achieves full SBD accreditation.

The Primary Care Trust (PCT) has raised concerns that the proposed development will have an impact on health requirements and that there is limited additional capacity within the existing primary care infrastructure to meet demands.

Planning Considerations

The application site is within an area of Archaeological Significance and there is archaeological evidence that the Cray Valley has been settled from the earliest times. A Neolithic flint sickle and a Neolithic flint axe have both been discovered near to the St. Pauls Cray conservation area. There was a settlement of possible Bronze Age date on the site of the modern church on nearby Broomwood Hill, and the Poverest Roman Bathhouse and an Anglo-Saxon Cemetery is to the South

West. The wider Cray Valley is designated as an area of archaeological interest in the Bromley Unitary Development Plan.

The site borders the St Paul's Cray conservation area to the north. The Church of St Paulinus to the north of the site is a statutory listed building.

The Public Transport Accessibility Level (PTAL) is low at 1a. There are two vehicular access points to the site from Chalk Pit Avenue which will be retained as part of the proposed development.

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE13 Development Adjacent to a Conservation Area
- BE16 Ancient Monuments and Archaeology
- EMP5 Development outside Business Areas
- ER7 Contaminated Land
- H1 Housing Supply
- H2 Affordable Housing
- H3 Affordable Housing – payment in lieu
- H7 Housing Density and design
- H9 Side Space
- IMP1 Planning Obligations
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T9 Public Transport
- T10 Public Transport
- T11 New Accesses
- T12 Residential Roads
- T15 Traffic management
- T18 Road Safety

The St Paul's Cray Conservation Area Supplementary Planning Guidance (SPG) would also be applicable.

In strategic terms the most relevant London Plan policies are:

- 2A.1 Sustainability criteria
- 3A.1 Housing
- 3A.3 Maximising the Potential of Sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3A.7 Large residential developments
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes

3A.11 Affordable housing thresholds
3A.23 Parking Strategy and Standards
4A.3 Sustainable design and construction
4A.7 Renewable Energy
4A.12 Flooding
4A.13 Flood Risk Management
4A.14 Sustainable Drainage
4A.17 Water Quality
4B.5 Creating an inclusive environment

The SPG for the London Plan: Providing for Children and Young People's Play would also apply, as would the Mayor's waste strategy and DEFRA waste strategy 2007.

There are a number of national policy documents that are relevant to the consideration of this application. These include:

PPS1: Delivering Sustainable Development
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
PPS3: Housing
PPG13: Transport
PPS22: Renewable Energy
PPG24: Planning and Noise
PPS25: Development and Flood Risk

From an arboricultural point of view no significant trees would be affected by the proposal.

From a heritage and design point of view the development would not detrimentally impact the adjacent conservation area.

The Council will only permit the redevelopment of business sites outside of the Designated Business Areas provided that:

- (i) The size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8, and
- (ii) Full and proper marketing of the site confirms its unsuitability and financial non-viability of the site or premises for those uses (UDP, Policy EMP5).

The Council was required to make a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposals constitute Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as nature, size and location. This opinion was expressed taking into account all relevant matters, including the information submitted, advice from

technical consultees and the scale/characteristics of the proposed development on the site. The applicants were advised accordingly.

Planning History

The land to the west of the site at the rear of 7 to 10 Crays Parade was the subject of a previous application for residential development. The application which proposed four 2 bedroom dwellings with parking and private gardens was refused then dismissed at Appeal. In the Appeal the Inspector concluded that the proposed houses would appear excessively bulky and thereby failed to respect the established character of the area.

Conclusions

The proposed development would comprise terraced dwellings and two/three storey blocks of flats which would be taller and higher in density than the adjacent pattern of development which is mainly two-storey semi-detached dwellings on fairly spacious plots and semi-detached bungalows. There would be a total of 9 terraced and semi-detached houses fronting Chalk Pit Avenue and the end of a row of terraced houses located on the corner with Paulinus Close. These buildings would be separated by two access roads into the site and single storey garages in between plots 20 and 21 and plots 22 and 23. The houses fronting Chalk Pit Avenue would be set-back between approximately 4 and 7.5 metres from the pavement, with a mixture of car parking spaces and gardens/landscaping to the front. The house at plot 39, sited on the corner of Chalk Pit Avenue and Paulinus Close, would be set back approximately 10m (max.) from Chalk Pit Avenue and approximately 12m from Paulinus Close.

The pattern of development on the opposite side of Chalk Pit Avenue appears ad hoc in character and does not follow a uniform building line. The side boundary of "Westview" Main Road fronts the road to the west; directly opposite the site are No's 2 and 4 Chalk Pit Avenue, set on wide plots that are screened from the road by vegetation and high fencing; and adjacent to this are No's 4a to 10 Chalk Pit Avenue – a detached bungalow and 2 pairs of semi-detached houses.

On the basis of there being other terraced and semi-detached buildings in the vicinity of the site (including those to the west and south-west along Main Road and those at the adjacent The Crays Parade), and notwithstanding the proposed two/three storey block, Members may consider that the development, although higher density, would complement the varied pattern of development in the adjacent areas and would improve the public route as a result of Chalk Pit Avenue having a more 'active frontage'.

The proposed terraced houses backing onto Paulinus Close would be separated from the Highway by rear gardens with depths of between 8 and 11m. The existing trees along this boundary would be retained and additional landscaping proposed. While these proposed dwellings would not reflect the form or scale of the detached and semi-detached bungalows along Paulinus Close, Members may consider that the existing street scene would be largely unaltered as a result of the development, subject to condition to secure a suitable boundary treatment for the street scene.

With regard to the relationship of the development to adjacent buildings, this is considered acceptable overall with good separation between the existing and proposed dwellings. However, the proposed two/three storey block containing the 2 and 3 bedroom houses would only be located approximately 16m to the south-west of No.7 Paulinus Close with its rear elevation facing the side of No.7. Potentially significant overlooking from the development into this neighbouring site may occur and a condition relating to landscaping and boundary treatments is therefore recommended to protect the neighbour's privacy. In terms of the impact on the amenities of the future occupiers of the proposed dwellings, a condition requiring details of the proposed window types is recommended to ensure that no mutual overlooking and/or loss of privacy would occur.

The applicant has submitted an Energy Statement detailing measures of sustainable design and construction methods and measures proposed for generating on-site renewable energy that would result in a 15% reduction in carbon dioxide emissions. The measures proposed are solar heating systems and solar photovoltaics. The London Plan (Policy 4A.7) requires developments to achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation unless it can be demonstrated that such provision is not feasible. The applicants have stated that a 20% reduction is not feasible due to there being "insufficient areas of appropriately located roof within the scheme to accommodate the required numbers of panels necessary" and because the visual impact would be significant. As such, Members may consider this acceptable subject to a condition being imposed regarding full details of the scheme to be submitted.

Four wheelchair accessible units are proposed – two within Block A and at plots 19 and 21, and all the dwellings would be built to Lifetime Homes Standards. This meets the Council's requirements set out in the UDP and the London Plan.

With regard to the adjacent conservation area, the majority of the proposal would be two storeys and would not have a significant impact on views into or out of the area. In particular, the existing views of the spire of the Church of St Paulinus would still be achievable from Chalk Pit Avenue.

English Heritage is satisfied that there would not be any adverse impacts on the significant archaeological site as a result of the development and it would be unlikely to affect any potential archaeological resource, particularly given that the site has been a chalk quarry.

The type of housing proposed has also been amended since the application was first submitted and now includes no affordable units thereby failing to meet the 35% requirement of Policy H2 of the UDP. In circumstances where it can be demonstrated that on-site provision of affordable housing would reduce the viability of the development to such a degree that it would not proceed, where it would be impractical to transfer the affordable housing to a registered social landlord (RSL) or where it would be more beneficial to provide the affordable units at another location, payment in-lieu of affordable housing or on site provision in another location may be acceptable. A financial viability appraisal was submitted to justify the 0% affordable housing provision on site and this has been assessed by an

independent assessor. Following negotiations the applicant has offered a payment in lieu of £175,000. The Council-appointed assessor has recommended that this payment is accepted. This takes into account the particular circumstances relating to this long-vacant site which will provide significant regeneration benefits for the immediate area and wider community if it comes forward for development.

The density of the development will be 59 units/hectare (262.74 habitable rooms/hectare) which is within the Council's density requirements for units/hectare as set out in the UDP.

In terms of the site layout and space about buildings, the depths of the back gardens generally comply with the 10m rear garden depth usually required. Whilst Block A appears to lack useable amenity space for the intended occupiers of the flats as there is a retaining wall indicatively shown adjacent to the northern elevation of the block, the applicants have confirmed that the proposed amenity space for Block A equates to 0.0344 ha (344m²).

The site layout indicates pockets of green space and tree and shrub planting in and around the car parking areas, between plots and along the edges of south-western access road, giving the development a more spacious feel. The amount of side space retained to the side boundaries of the site at the corner of Chalk Pit Avenue and Paulinus Close mirrors the levels of side space retained around No's 5, 14 and 10 Chalk Pit Avenue/No1 George's Close. The amount of amenity space proposed and the space retained about buildings may therefore be considered acceptable in this instance.

48 off street car parking spaces plus 3 garages are to be provided for 39 private residential units. From a highway standpoint, this is considered acceptable in principle, however, any future applications for vehicular accesses within the site which may arise will need to be considered on their merits. The car parking is set out so as to have surveillance from the active rooms of the properties although there are no details provided of the boundary treatment or of what security measures will be incorporated in the development. A 'Secured by Design' (SBD) condition is therefore recommended should permission be given so that the development achieves full SBD accreditation in respect of design and layout, as well as a condition regarding details of boundary treatments.

Although the site was previously in business use, the applicants claim that securing a business let or sale on the site has been made difficult due to difficulties of accessing the site, particularly because of the existing width restrictions leading to Sandy Lane and Main Road, and also because of the mainly residential roads in the immediate vicinity leading from the site to St Mary Cray High Street. The applicant has also submitted a statement outlining the history of the marketing activities undertaken upon the premises in the form of a letter from a commercial property consultant. This documents the marketing activities dating back to the 1980s and the problems which were encountered in securing a let/sale of the site. However, this information is somewhat limited in its scope, and does not provide definitive evidence that the site is unsuitable for continued business use as required by Policy EMP5.

However, in this instance Members may wish to take account of the number of years that the site has been vacant, the access difficulties associated with a business/industrial use at the site, the site's location within a residential area, and whether, on balance, the loss of the business use would be significantly harmful to the local economy.

Given the site's history of industrial use; site investigations and proposed remedial action of the land has been submitted in respect of potential contaminated land. Subject to the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990 being complied with the measures proposed are considered acceptable to ensure the land is suitable for residential use.

With regard to trees in and around the site, the applicants have submitted an arboricultural report stating that the trees are all grade C or R. It is considered that none are significant enough to warrant a tree protection order being imposed and, further, most of the trees around the perimeter of the site would be retained. The proposal may therefore be considered acceptable in terms of the impact on trees.

In terms of transport demand, the site is located within a low PTAL area; however, as the development is residential it is unlikely to be a significant generator of travel to justify a Travel Plan being required. As previously mentioned, off-street parking is proposed at levels in excess of one space per unit and four parking spaces are proposed which would serve the needs of those with restricted mobility. Pedestrian movement within the vicinity of the development is also considered adequate; however, a condition is recommended requiring that additional details of street lighting be submitted.

The proposed bicycle storage for the flats meets the Council's minimum requirements as set out in the UDP and, for the terraced houses, it is considered sufficient to store bicycles indoors.

The site will be served by two internal roads which use the two existing access points along Chalk Pit Avenue, one to the south-east and one to the south-west of the site. As Chalk Pit Avenue is not a classified road it is not considered that this would result in any conditions prejudicial to highway safety. However, in order to enable waste vehicles to access the site, no vehicles should park in the access roads and a condition/informative is recommended to this effect.

With regard to surface water drainage the ground conditions on the site have been investigated and the report submitted with the application indicates soakaways to be the most suitable method for disposing of surface water. Consequently, details of the proposed system will be required through a condition should permission be granted.

Conclusions

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Overall, Members may agree that the proposed residential scheme is of a high standard of design and layout and would complement the character of the adjacent buildings and areas,

including the adjacent conservation area, and, subject to appropriate landscaping and boundary treatments, would not have a detrimental impact on the visual amenities of the street scene.

The relationship of the proposed buildings to existing buildings may also be considered acceptable by Members in that the amenities of the occupiers of neighbouring sites would not be significantly harmed by overlooking, loss of privacy, inadequate daylight, sunlight, noise or disturbance, provided that suitable window finishes, landscaping and boundary treatments are implemented subject to the Council's approval. Furthermore, Members may agree that the proposal would not result in any conditions prejudicial to highway safety.

The site is not designated as a Business Area within the UDP but was previously occupied by business uses. Given the history of the site and perceived lack of success in marketing it for a B1, B2 or B8 use, as well as the access difficulties noted, Members will need to carefully consider whether the benefits of developing the site for residential use significantly outweigh the loss of the business use, particularly having regard to the lack of marketing evidence presented with the application, and whether there would be a conflict with Policy EMP5 of the UDP.

Furthermore, in light of there being nil affordable units proposed at the development, Members will need to decide whether circumstances exist to justify making an exception to adopted UDP affordable housing policy. An independent appraisal of the applicant's financial viability material regarding the omission of affordable housing is being carried out for the Council. There will be an update at the meeting about this.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03086 and 10/01182, excluding exempt information.

as amended by documents received on 17.11.2010 01.12.2010 06.01.2011 24.01.2011 03.02.2011 25.02.2011 03.03.2011

RECOMMENDATION: PERMISSION SUBJECT TO A S106 LEGAL AGREEMENT TO SECURE PAYMENT IN LIEU FOR AFFORDABLE HOUSING

and the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACA07 | Boundary enclosure - no detail submitted |
| | ACA07R | Reason A07 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 6 | ACD02 | Surface water drainage - no det. submitt |

	ADD02R	Reason D02			
7	ACI01	Restriction of all "pd" rights			
	Reason: In the interest of the visual amenities of the area, the amenities of the adjacent properties and to prevent overdevelopment of the site.				
8	ACH03	Satisfactory parking - full application			
	ACH03R	Reason H03			
9	ACH05	Size of garage			
	ACH05R	Reason H05			
10	ACH10	Provision of sight line (3 inserts)	4.5 x 2.4 x 4.5m	the	
		new access roads 1m			
	ACH10R	Reason H10			
11	ACH17	Materials for estate road			
	ACH17R	Reason H17			
12	ACH18	Refuse storage - no details submitted			
	ACH18R	Reason H18			
13	ACH22	Bicycle Parking			
	ACH22R	Reason H22			
14	ACH23	Lighting scheme for access/parking			
	ACH23R	Reason H23			
15	ACH32	Highway Drainage			
	ADH32R	Reason H32			
16	ACI20	Lifetime Homes Standard/wheelchair homes			
	ADI20R	Reason I20			
17	ACI21	Secured By Design			
	ACI21R	I21 reason			
18	ACK01	Compliance with submitted plan			
	Reason: In the interest of the visual amenities of the area, the amenities of the adjacent properties and to prevent overdevelopment of the site.				
19	ACK05	Slab levels - no details submitted			
	ACK05R	K05 reason			
20	ACL01	Energy Strategy Report			
	ADL01R	Reason L01			

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE13 Development Adjacent to a Conservation Area
- BE16 Ancient Monuments and Archaeology
- EMP5 Development outside Business Areas
- ER7 Contaminated Land
- H1 Housing Supply
- H2 Affordable Housing
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- H7 Housing Density and design
- H9 Side Space
- IMP1 Planning Obligations

- NE7 Development and Trees
- T1 Transport Demand
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- T9 Public Transport
- T10 Public Transport
- T11 New Accesses
- T12 Residential Roads
- T15 Traffic management
- T18 Road Safety

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to the adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) accessibility to buildings
- (i) the safety of pedestrians and motorists on the adjacent highway
- (j) the housing policies of the development plan
- (k) the archaeology policies of the development plan
- (l) the setting of the nearby listed building
- (m) the transport policies of the development plan
- (n) the urban design policies of the development plan
- (o) the provision of satisfactory living accommodation for future residents of the houses
- (p) the neighbours concerns raised during the consultation process

and having regard to all other matter raised.

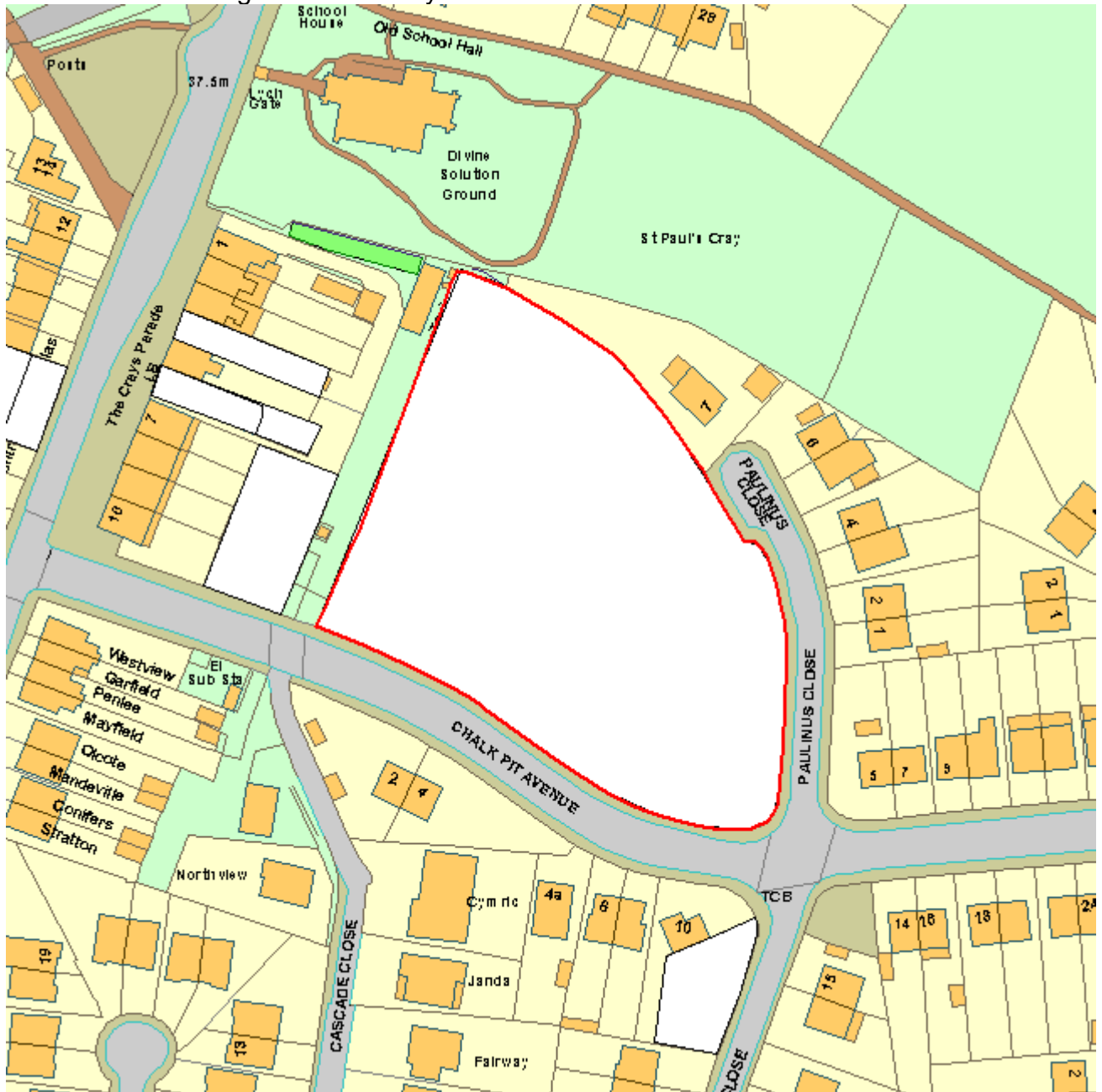
INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RD128 Variation to approved plans
- 4 RD129 EHO – contact Pollution Team
- 5 You are advised that in order for refuse and recycling vehicles to enter the site, no vehicles should park in the access roads.

Reference: 10/03086/FULL1

Address: Invicta Works Chalk Pit Avenue Orpington BR5 3JQ

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