

Appendices to Proof of Evidence of Ben Pycroft re: Housing Land Supply

For Ringers Road Properties Ltd | 24-054

Mixed use development – 2-4 Ringers Road and 5 Ethelbert Road, Bromley,
BR1 1HT

Appendices

- EP1.** Comments on sites in years 6-10
- EP2.** Comments on sites no longer disputed
- EP3.** Extracts from GLA datahub re: small sites
- EP4.** Decision notice for South Eden Park Road
- EP5.** Information re: Maybrey Works
- EP6.** E-mail from agent re: South Eden Park Road



EP1

20/00325/OUT - Crystal Palace Park, Thicket Road

The site is allocated in the Local Plan for 180 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period, i.e., between years 2020/21 – 2024/25.

Table 4 of the Housing Trajectory 2021 states that 210 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

An outline planning application for a mixed-use development including up to 210 dwellings was submitted by LBB on 04 February 2020 and approved on 16 March 2023. No reserved matters applications have been submitted to date.

Site 1 – Bromley Civic Centre, Stockwell Close

The site is allocated in the Local Plan for 70 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period, i.e., between years 2020/21 – 2024/25.

Table 4 of the Housing Trajectory 2021 states that 70 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

Several applications for prior approval have been submitted and refused, as follows:

- 20/01327/RESPA – Prior notification for 120 dwellings refused 09 June 2020
- 20/02665/RESPA – Prior notification for 73 dwellings refused 21 September 2020
- 21/01985/RESPA – Prior notification for 73 dwellings refused 14 June 2021
- 22/02986/CDETND – Prior notification for 10 dwellings refused 04 January 2023
- 22/02988/CDETND – Prior notification for 10 dwellings refused 04 January 2023
- 22/02984/CDETND – Prior notification for 10 dwellings refused 04 January 2023
- 22/03004/CDETND – Prior notification for 10 dwellings refused 04 January 2023

A prior notification application for 73 dwellings was approved on 29 September 2021 (ref: 21/03120/RESPA). The consent had 1 pre-commencement condition attached, which was discharged in September 2022 (ref: 21/03120/CONDIT). The development commenced in September 2023.

Site 2 – Land adjacent to Bromley North Station

The site is allocated in the Local Plan for 525 dwellings. The Local Plan trajectory states that 440 dwellings will be delivered in years 6-10 of the plan period (i.e., 2020/21 – 2024/25) and that the remaining 85 dwellings will be delivered in years 11-15 of the plan period (i.e., 2025/26 – 2029/30).

Table 4 of the Housing Trajectory 2021 states that 525 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

An EIA application for the redevelopment of the site including up to 500 dwellings was submitted on 19 August 2010. LBB determined on 18 November 2020 that an EIA was not required. No further applications were submitted on the site until 2023.

A full planning application for the redevelopment of the Bromley North Station Road car park to provide 75 dwellings was submitted on 19 April 2023 and approved on 21 December 2023 (ref: 23/01547/FULL1). No further applications have been submitted to date.

Site 3 – Hill Car Park and adjacent lands, Bromley Town Centre

The site is allocated in the Local Plan for 150 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period (i.e., between 2020/21 – 2024/25).

Table 4 of the Housing Trajectory 2021 states that 150 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

No planning applications have been submitted on the site to date.

Site 4 – Gas Holder Site, Homesdale Road

The site is allocated in the Local Plan for a mixed-use development including 60 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period (i.e., between 2020/21 – 2024/25).

Table 4 of the Housing Trajectory 2021 states that 60 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

A full planning application for a builders' merchants building and 6 dwellings on the site was submitted on 04 December 2019. The application was not determined in the relevant timescales and the applicant submitted an appeal against non-determination. The appeal was dismissed on 12 August 2021.

No further applications have been submitted to date.

Site 5 – Land adjacent to Bickley Station

The site is allocated in the Local Plan for approximately 30 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period (i.e., between 2020/21 – 2024/25).

Table 4 of the Housing Trajectory 2021 states that 30 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

No planning applications have been submitted to date.

Site 6 – Bromley Valley Gym and adjacent lands, Chipperfield Road

The site is allocated in the Local Plan for a mixed-use development including the re-provision of St Paul Cray library, community uses and the Bromley Valley Gym facilities, along with approximately 200 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 6-10 of the plan period (i.e., between 2020/21 – 2024/25).

Table 4 of the Housing Trajectory 2021 states that 200 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

No planning applications for residential development have been submitted to date. However, a non-material amendment application was approved on 26 March 2024 to enable extended opening hours for the Bromley Valley Gym. As such, the site is still in active use as a gymnasium.

Site 10 – West of Bromley High Street and land at Bromley South

The site is allocated in the Local Plan for a mixed-use development including 1,230 dwellings. The Local Plan trajectory states that 310 dwellings will be delivered in years 6-10 of the plan period (i.e., 2020/21 – 2024/25) and that 920 dwellings will be delivered in years 11-15 of the plan period (i.e., 2025/26 – 2029/30).

Table 4 of the Housing Trajectory 2021 states that 1,230 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

A full planning application for a mixed-use development including 407 dwellings was submitted on 14 May 2018. However, the application was withdrawn on 06 March 2023.

No further planning applications have been submitted to date.

Site 11 – Homefield Rise, Orpington

The site is allocated in the Local Plan for approximately 100 dwellings. The Local Plan trajectory states that 44 dwellings will be delivered in years 1-5 of the plan period (i.e., 2015/16 – 2019/20) and 43 dwellings will be delivered in years 6-10 of the plan period (i.e., 2020/21 – 2024/25).

Table 4 of the Housing Trajectory 2021 states that 24 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32). Footnote 31 explains that this figure is derived from the projected delivery from the site as set out in the Local Plan, minus the units already approved under planning application 20/02697/FULL, which is accounted for separately in the supply.

A full planning application for 63 (net) dwellings was approved on 23 December 2020 (ref: 20/02697/FULL). As above, this entry in the supply concerns the remaining capacity of the site.

No planning applications have been submitted on the remainder of the site to date.

Small Halls, York Rise, Orpington

The site is allocated in the Local Plan for approximately 35 dwellings. The Local Plan trajectory states that these dwellings will be delivered in years 1-5 of the plan period (i.e., 2015/16 – 2019/20).

Table 4 of the Housing Trajectory 2021 states that 35 dwellings will be delivered in years 6-15 (i.e., between years 2026/27 – 2035/36). However, table 3 of the Housing Trajectory 2021 shows that these are expected to be delivered in years 6-10 (i.e. between 2026/27 and 2031/32).

A full planning application for 35 dwellings was submitted on 03 June 2021 and approved on 22 December 2021 (ref: 21/02861/FULL1).

EP2

Little Lavender, Orchard Road, Pratts Bottom (1 dwelling)

- 1.1 The area of this site is 0.36 ha which is why it is a large site rather than a small site.
- 1.2 This site had planning permission at the base date for:

“Demolition of existing dwelling and detached garage, and erection of detached two storey 5 bedroom dwelling with parking and detached part one/two storey 4 bedroom dwelling with attached double garage and associated parking”
- 1.3 The latest permission was approved on 4th June 2020 (LPA ref: 20/00952/FULL1). It followed permission for the same development which was approved in April 2017 (LPA ref: 16/05429) and lapsed on 18th April 2020. The site has therefore had permission for 6 years.
- 1.4 As above, the current permission was approved on 4th June 2020. It was approved subject to 13 conditions including pre-commencement conditions relating to trees (condition 3), surface water drainage (condition 4), construction traffic (condition 5), slab levels (condition 6) and parking spaces (condition 9). Applications to discharge these conditions have not been made and therefore there is clear evidence that the permission will not be implemented by 4th June 2023 and the site should not be included in the 5YHLS.

28 Park Hill Road, Shortlands (9 dwellings)

- 1.5 The area of this site is 0.26 ha which is why it is a large site rather than a small site.
- 1.6 Planning permission at this site was approved at appeal under PINS reference: 3164722 on 5th April 2017 for:

“Erection of a part three storey/part four storey building comprising 9 two bedroom apartments with basement car parking and secure cycle storage, secure refuse storage, formation of vehicle crossover with access onto Park Hill Rd and associated landscaping and amenity space”
- 1.7 That permission expired on 5th April 2020. Indeed, the Housing Trajectory 2021 explains that a start on site had not been made by 1st April 2021.
- 1.8 Planning permission was granted on 24th July 2019 for the same development under reference: 19/00198/FULL. The latest permission was subject to 25 conditions, including 14 pre-commencement

conditions. These have not been discharged. Applications to discharge the conditions have not been made. Condition 1 of the permission states that the permission should be implemented by 24th July 2022 and therefore the permission has now expired.

- 1.9 As above, the definition of deliverable in the Framework states that sites with detailed planning permission should be considered deliverable until permission expires. Further, LBB has not provided any clear evidence to demonstrate why this site should be included in the deliverable supply. It should not be included in the 5YHLS.

EP3

Planning authority

- Select all
- Barking & Dagenham
- Barnet
- Bexley
- Brent
- Bromley
- Camden
- City of London
- Croydon
- Ealing
- Enfield
- Greenwich
- Hackney
- Hammersmith & Fulham
- Haringey
- Harrow
- Havering
- Hillingdon
- Hounslow
- Islington
- Kensington & Chelsea
- Kingston
- Lambeth
- Lewisham
- LLD
- Merton
- Newham
- OPDC
- Redbridge
- Richmond
- Southwark
- Sutton
- Tower Hamlets
- Waltham Forest
- Wandsworth
- Westminster

Underlying data

The data table shows the planning permissions that make up the residential and non-self-contained totals in this report. To select multiple values within a filter panel, hold down the CTRL key while making the selections.

The filters applied on this page are also applied to the map page.

Year

- Select all
- 2023/24
- 2022/23
- 2021/22
- 2020/21
- 2019/20
- 2018/19
- 2017/18
- 2016/17
- 2015/16
- 2014/15
- 2013/14
- 2012/13
- 2011/12
- 2010/11
- 2009/10
- 2008/09
- 2007/08

Bedrooms per unit

- Select all
- 1
- 2
- 3
- 4 or more
- N/A
- Not known

Type

- Select all
- Self-contained (C3/C4)
- Flat Apartment Mal...

Data table

Planning authority	LPA reference	Application type	Change
Bromley	15/00098/FULL1	Full planning permission	Gain
Bromley	15/00098/FULL1	Full planning permission	Gain
Bromley	15/00654/FULL3	Full planning permission	Gain
Bromley	15/00654/FULL3	Full planning permission	Gain
Bromley	15/00877/FULL1	Full planning permission	Gain
Bromley	15/01036/FULL1	Full planning permission	Gain
Bromley	15/01044/FULL1	Full planning permission	Gain
Bromley	15/01065/DET	Approval of reserved matters	Gain
Bromley	15/01219/FULL1	Full planning permission	Gain
Bromley	15/01561/FULL1	Full planning permission	Gain
Bromley	15/01612/FULL1	Full planning permission	Gain
Bromley	15/03360/OUT	Outline planning permission: Some matters reserved	Gain
Bromley	15/03903/FULL1	Full planning permission	Gain
Bromley	15/03903/FULL1	Full planning permission	Gain
Bromley	15/05025/FULL1	Full planning permission	Gain
Bromley	15/05025/FULL1	Full planning permission	Gain
Bromley	15/05531/FULL1	Full planning permission	Gain
Bromley	15/05531/FULL1	Full planning permission	Gain
Bromley	16/00171/FULL1	Full planning permission	Gain
Bromley	16/00615/FULL6	Full planning permission	Gain
Bromley	16/00722/FULL1	Full planning permission	Gain
Bromley	16/00722/FULL1	Full planning permission	Gain
Total			

Total net units

719

Homes

Net bedrooms

1,399

Bedrooms

Net affordable

6

Homes

Provider

- Select all
- Housing Association
- N/A
- Private

Size of scheme

- Select all
- 1: Minor
- 2: Major 10 to 39
- 3: Major 40 to 149

Development type

- Select all
- (Blank)
- Change of Use
- Conversion
- Extension
- New Build
- Not known
- Part Conversion / Part C...

Site size

- Select all
- Large site
- Not known
- Small site

Small sites are those of less than 0.25 hectares

Application type

- Select all
- Approval of reserved matt...
- Full planning permission
- Lawful development: Exist...
- Lawful development: Prop...
- Outline planning permissi...
- Prior Approval: Change of...
- Prior Approval: Change of...
- Prior Approval: Change of...
- S73 Minor Material Amen...

Search by reference or address

Click on the magnifying glass to confirm and the eraser to clear the search

Notes:
If there are values in more than one search box, only records that meet all of the criteria will be shown

LPA reference

Address

Type of supply group

- Self-contained (C3/C4)
- Non-self-contained

Tenure (groups)

- Market
- Intermediate tenures
- N/A and not known

Number of units by Tenure (groups)

Market	749 (100%)
Intermediate tenures	6 (0.8%)
N/A and not known	743 (99.2%)

Tenure	2019/20	2020/21	2021/22	2022/23	Total
Market for sale	255	283	93	112	743
Intermediate (unspecified)		6			6
N/A			-30		-30
Total	255	289	63	112	719

EP4



Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

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DX5727 Bromley

Northern Land Developments Ltd
C/o Jim Quaife
Quaife Woodlands
2 Squerryes Farm Cottages
Westerham
Kent
TN16 1SL

1 /17th February 2022
Application No : DC/19/01543/RECON2
Date : 21.11.2022

**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 73)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**NOTIFICATION OF GRANT OF PLANNING PERMISSION FOR VARIATION OR REMOVAL OF
CONDITION(S) SUBJECT TO S106 LEGAL AGREEMENT**

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** planning permission for the variation or removal of condition(s), referred to in your application received on 21st June 2021.

at : Land At Junction With South Eden Park Road And Bucknall Way Beckenham

Proposal: Application under section 73 of the Town and Country Planning Act 1990 to vary conditions 2 and 32 of permission 19/01543/RECON for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores. Amendments are sought to allow the removal of the remaining horse chestnut trees and for 32 fastigiate oaks at a height of 6 metres to be planted.

Subject to the following conditions **and for the reasons set out below:-**

1. The development to which this permission relates must be begun not later than the 5th December 2022.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and documents listed in this condition unless previously agreed in writing by the Local Planning Authority:

15124: P401 F; C401 C; P402 C; P404 B; P407 B P410 B; P411 B; P412 B; P412 B; P413 B; P414 B; P415 B; P416 B; P417 B; P418 B; P419 B; P420 B; P421 B; P422 B; P423 B; P424 B;

P425 C; P426 C; P427 C; P428 C; P429 C; P430 C; P431 A; P432 A; P433 A; P434 A; P435 B; P436 B; P440; P441; P442; P340

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interests of visual and residential amenity.

3. No development shall commence on the site until a planning obligation, in accordance with section 106 of the Town and Country Planning Act 1990, has been entered into with the Local Planning Authority. The Section 106 agreement shall include early and late stage viability review mechanisms, in terms as set out below, in order to ascertain whether it is viable to provide any affordable housing units and/or provide a financial payment towards off-site affordable units:

a) an Early Stage Viability Review which is triggered if an agreed level of progress on implementation is not made within two years of the completion of the Section 106 Agreement

b) a Late Stage Viability Review which is triggered when 75 per cent of the units in the scheme are sold or let

The Section 106 legal agreement shall, following the carrying out of the reviews, set out the requirements for the provision of the affordable units and/or for receiving the financial contribution, as deemed necessary.

Reason: To ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan and policy H5 of the London Plan.

4. At least 10% of the dwellings hereby permitted shall be provided as wheelchair dwellings in accordance with Building Regulations Part M4(3) 'wheelchair user dwellings'. Details of proposals to provide dwellings capable of occupation by wheelchair users (including related car parking spaces) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The dwellings shall be constructed in accordance with the approved details and permanently retained as such thereafter.

Reason: To comply with Policy D7 of the London Plan and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

5. No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by or on behalf of the Local Planning Authority.

(a) A site investigation report detailing a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works shall be submitted. No remediation works shall commence on site prior to approval of these matters in writing by or on behalf of the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(b) The remediation works approved under part a and all recommendations in the UXO report by Fellows dated 14th August 2018 shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

(c) Upon completion of the works, a closure report shall be submitted to and approved in writing by or on behalf of the Authority. The closure report shall include details of the remediation works

carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

(d) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by or on behalf of the Authority.

Reason: Required prior to any commencement in order to prevent harm to human health and pollution of the environment and comply with Policy 118 of the Bromley Local Plan.

6. Prior to the commencement of the development (including demolition) an updated Construction and Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-

(a) Dust mitigation and management measures

(b) The location and operation of plant and wheel washing facilities together with a suitable hardstanding for carrying out vehicle and plant washing

(c) Measure to reduce demolition and construction noise including reference to hours for noisy works

(d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-

(i) Rationalise travel and traffic routes to and from the site as well as within the site.

(ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.

(iii) Measures to deal with safe pedestrian movement.

(iv) Full contact details of the site and project manager responsible for day-to-day management of the works

(v) Parking for operatives during construction period

(vi) A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.

(e) Hours of operation

(f) Other site specific Highways and Environmental Protection issues as requested on a case by case basis

The development shall be undertaken in full accordance with the details approved under Parts a-f and any accidental accumulation of mud on the highway caused by construction or any other vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

Reason: Required prior to commencement of development to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area. In order to comply with Policies 30, 31, 32 and 119 of the Bromley Local Plan and in the interest of the amenities of the adjacent properties.

7. The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing No.15124 P407 B. Notwithstanding the requirements of condition 13 and excluding the parts of the site which will be occupied by buildings, the existing site levels shown on drawing No.15124 S102 A 'Existing Site Survey', shall not be raised at any time without the prior approval in writing by the Local Planning Authority and shall be permanently retained at the levels existing prior to commencement of the development unless otherwise approved by way of an application on that behalf.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.

8. Prior to commencement of any development hereby approved (including any ground clearance, tree works, demolition or construction), a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies 37, 73 and 74 of the Bromley Local Plan

9. (i) Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The following British Standards should be referred to:
BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

(iii) The development thereafter shall be implemented in strict accordance with the approved details.

(iiii) The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Part (i) shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted.

This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies 37, 73 and 74 of the Bromley Local Plan

10. Development shall not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The developer shall complete the necessary capacity improvements prior to occupation of the development.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

11. (i) Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced (excluding ground works).

(ii) No further lighting shall be installed on the site without the prior approval in writing by the Local Planning Authority. Additional lighting should only be installed if there is a significant need and should be avoided near treelines or hedgerows, with light angled away from these areas.

(iii) Prior to occupation of any part of the development, details of any proposed external domestic amenity and security lighting for individual dwellings in blocks D, E and F shall be submitted to and approved in writing by the Local Planning Authority.

(iv) The lighting shall be implemented in accordance with the approved details before any part of the development hereby permitted is first occupied and permanently retained thereafter.

Reason: In order to protect and enhance the adjacent green corridor and any protected species using it and in the interest of amenity and public safety and to comply with policies 37, 72 and 78 of the Bromley Local Plan.

12. Prior to commencement of development (excluding ground works) the detailed design of the measures in the submitted in the Flood Risk Assessment carried out by Herrington Consulting Limited issue 2 Revision 1 dated 03/06/2016 have been submitted to, and approved by, the Local Planning Authority.

Reason: In order to comply with Policy SI 13 of the London Plan and to reduce the impact of flooding both to and from the proposed development and third parties.

13. (i) Prior to commencement of above ground works details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1) A scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted which shall include use of a minimum of 30% native plant species of home grown stock (where possible) and no invasive species;

2) location, type and materials to be used for hard landscaping including specifications, where applicable for:

- a) permeable paving
- b) tree pit design
- c) underground modular systems
- d) Sustainable urban drainage integration
- e) use within tree Root Protection Areas (RPAs);

3) A Schedule detailing sizes and numbers/densities of all proposed trees/plants;

4) Specifications for operations associated with plant establishment and maintenance that are compliant with best practice;

5) Full details of retained and proposed boundary treatments; and

6) Full details of how an area or areas measuring a total of no less than 137sqm will be laid out to facilitate on-site play, including:

- a) the siting, type and appearance of features to enable 'doorstep' play;
- b) details of how safe and inclusive access to the play spaces will be achieved; and
- c) measures which will be put in place to avoid potential conflict between vehicles, cyclists and pedestrians using these areas.

(ii) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

(iii) Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.

(iiii) Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: In order to comply with Policies 37, 73 and 74 of the Bromley Local Plan and policies G1, G5, G6, G7 and S4 of the London Plan and to secure a visually satisfactory setting for the development and in the interests of the amenities of future occupiers of the development and the amenities of occupiers of neighbouring sites.

14. 14. (i) Prior to commencement of above ground works; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

(ii) All trees planting shall be carried out in accordance with those details and at those times.

(iii) Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policies 37, 73 and 74 of the Bromley Local Plan and policies G1 and G5 of the London Plan.

15. Details of necessary glazing and ventilation specification to achieve a good standard of internal amenity for the dwellings (accounting for internal MVHR noise) as well as details of a scheme for protecting the proposed flats/ balconies fronting South Eden Park Road from traffic noise, to include imperforate screens and class A absorption on the balcony soffits, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before above ground development commences.

The approved details shall be installed in full prior to the first occupation of the development and permanently maintained thereafter.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and to ensure a satisfactory standard of residential amenity

16. (i) The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and development. No above ground construction shall take place until details of such measures have been submitted to and approved in writing by the Local Planning Authority.

(ii) The approved measures shall be implemented before the development is occupied and the security measures to be implemented in compliance with this condition shall achieve the Secured by Design accreditation awarded by the Metropolitan Police.

Reason: In the interest of security and crime prevention and to accord with Policies 4 and 37 of the Bromley Local Plan.

17. (a) Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by the Local Planning Authority prior to construction of any above ground works.

(b) The arrangements as approved under part (a) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

18. (a) Details of arrangements for bicycle parking (including covered storage facilities where appropriate) shall be submitted to and approved in writing by the Local Planning Authority prior to construction of any above ground works.

(b) The arrangements as approved under part (a) shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to comply with Policy T5 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

19. Details of a Travel Plan to set out measures to encourage sustainable means of transport (including walking, cycling and via subsidised or free-ticketing, improved links to bus stops, car sharing scheme, improved infrastructure and layouts to improve accessibility and safety) shall be submitted to the Local Planning Authority prior to the construction of any above ground works, together with details of a scheme to measure its implementation and effect. Once approved the travel plan shall be implemented in full and permanently maintained thereafter.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area in line with Policy SI 1 of the London Plan.

20. Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the details as set out in this planning permission and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: In order to comply with Policy 30 of the Bromley Local Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

21. Details of the layout of the access road and turning area including its junction with South Eden Park Road and dimensions of visibility splays shall be submitted to and approved in writing by the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of 1m in height within the approved splays except for trees selected by the Authority, and which shall be permanently retained.

Reason: In order to comply with Policy 32 of the Bromley Local Plan and in the interest of pedestrian and vehicular safety.

22. Before any part of the development hereby permitted is first occupied that part of a sight line of 43m x 2.4m x 43m which can be accommodated within the site shall be provided in both directions at South Eden Park Road; and with the exception of trees selected by or the Local Planning Authority no obstruction to visibility shall exceed 1m in height in advance of this sight line, which shall be permanently retained as such.

Reason: In order to comply with Policy 32 of the Bromley Local Plan and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.

23. Before the development hereby permitted is first occupied the proposed windows in the southern elevation of block A and those in the northern elevation of block B shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows shall subsequently be permanently retained as such.

Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.

24. A Service and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the development, and the Plan shall be implemented in accordance with the approved details before any part of the development hereby permitted is first occupied and permanently retained thereafter.

Reason: In order to comply with Policies 31, 37 and 119 of the Bromley Local Plan and in the interest of the amenities of the future occupants of the development and the adjacent properties.

25. Before the development hereby permitted is first occupied the proposed windows in the eastern and western flank elevations of block C shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows shall subsequently be permanently retained as such.

Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.

26. Before the development hereby permitted is first occupied the proposed windows in the northern and western flank elevations of block D (shown on the plans as serving bathrooms and corridors); shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows shall subsequently be permanently retained as such.

Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.

27. Before the development hereby permitted is first occupied the proposed windows in the northern and southern elevation of block E, at ground, first and second floor level, shall be obscure glazed to a minimum of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows shall subsequently be permanently retained as such.

Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.

28. Before the development hereby permitted is first occupied the proposed windows in the southern elevation of block F, at ground, first and second floor level, shall be obscure glazed to a minimum

of Pilkington privacy Level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and the windows shall subsequently be permanently retained as such.

Reason: In the interests of protecting residential amenity in accordance with Policy 37 of the Bromley Local Plan.

29. The measures set out in the approved Energy Statement (Bluesky Ltd 16th May 2019), which should provide a reduction in expected carbon dioxide emissions of at least 35% above that required by the 2013 Building Regulations, shall be incorporated into the final design of the development and implemented prior to first occupation and shall be retained thereafter in operational working order.

Reason: In order to seek to achieve compliance with the Mayor of London's Climate Change Mitigation and Energy Strategy and to comply with policies 123 and 124 of the Bromley Local Plan.

30. An electric car charging point shall be provided to a minimum of 20% of car parking spaces with passive provision of electric charging capacity provided to an additional 20% of spaces. The EVCPs shall be installed prior to occupation and shall be permanently maintained thereafter.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area and to comply with policy 30 of the Bromley Local Plan and Policies T6 and SI 1 of the London Plan.

31. The development shall be implemented in accordance with the details set out in the Arboricultural Method Statement (AR-3485-AMS-01 rev. C 20190116) dated 16th January 2019, approved as part of the planning application, under the supervision of a retained arboricultural specialist in order to ensure that the correct materials and techniques are employed.

Reason: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy 73 of the Bromley Local Plan (adopted January 2019).

32. -

33. The development shall only be carried out in complete accordance with the findings and recommendations contained within the following documents:
- o Preliminary Ecological Appraisal (The Ecology Partnership, February 2017)
 - o Reptile Survey (The Ecology Partnership, February 2017)
 - o Badger Monitoring (The Ecology Partnership, April 2016)
 - o Badger sett update survey May 2017 (The Ecology Partnership, June 2017)

Reason: In order to comply with Policies 70, 72 and 73 of the Bromley Local Plan and in order to preserve and enhance the biodiversity value of the site.

34. No piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential or damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Piling has the potential to impact on local underground water utility infrastructure and groundwater. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

35. The development hereby permitted shall be carried out in complete accordance with the findings and recommendations contained within Air Quality Assessment dated July 2016 by Lustre Consulting.

Reason: To protect local amenity and air quality in accordance with London Plan policy SI 1

36. The application site is located within an Air Quality Management Area declared for NO_x: In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area and to accord with Policy SI 1 of the London Plan.

37. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/> Further information and guidance is available at <http://content.tfl.gov.uk/construction-logisticsplan-guidance-for-developers.pdf>

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area and to accord with Policy SI 1 of the London Plan.

38. 90% of the dwellings hereby permitted shall be built in accordance with the criteria set out in Building Regulations M4(2) 'accessible and adaptable dwellings' for the and shall be permanently retained as such thereafter.

Reason: To comply with Policy D7 of the London Plan and the Mayors Housing Supplementary Planning Guidance 2016 and to ensure that the development provides a high standard of accommodation in the interests of the amenities of future occupants.

39. The development shall be carried out in complete accordance with the findings and recommendations contained within the Bat Habitat and Tree Assessment at Land at South Eden Park Road, Beckenham, BR3 3LZ by the ecology partnership dated 2nd December 2021, including a precautionary approach to felling, the provision of rocket boxes at the site and a planting scheme to provide compensation and significant ecological enhancements. The approved details shall be retained for the lifetime of the development.

Reason: In order to comply with Policies 70, 72 and 73 of the Bromley Local Plan and in order to preserve and enhance the biodiversity value of the site.

You are further informed that :

- 1 You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email address.management@bromley.gov.uk regarding Street Naming and numbering.

- 2 Any repositioning, alteration and/ or adjustment to street furniture or Statutory Undertaker's apparatus, considered necessary and practical to help with the modification of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant. The addition of tactile paving across the access on South Eden Park Road needs to be carried out via a licence obtained from Street Environment. Please contact Daniel Gordon
Daniel.Gordon@bromley.gov.uk.
- 3 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-largesite/Planningyourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
- 4 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes: <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyourdevelopment/Working-nearor-diverting-our-pipes>
- 5 In addition to the conditions set out above, you are reminded of your obligation under Section 106 of the Town and Country Planning Act 1990 in relation to permission ref. 19/01543/FULL1 and the covenants contained therein.
- 6 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Signed:



Assistant Director (Planning)

On behalf of the London Borough of Bromley Council

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website at www.bromley.gov.uk/planning. Through the provision of a pre-application advice service the Local Planning Authority encourages early engagement to resolve problems that can occur in relation to dealing with a planning application by providing clear guidance as to how the aims of the development plan can be achieved in a sustainable and appropriate manner in accordance with paragraphs 188 - 190 of the National Planning Policy Framework 2012.

Approvals with or without conditions, or refusals of applications for planning permission under the Town and Country Planning Act 1990 and the Town and Country Planning (General Development Procedure) Order 2015 (as amended) and applications for Listed Building and Conservation Area Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Southern Gas Network (SGN) has asked the Council to highlight the importance of working safely near gas pipelines. The following links give clear guidance on what to do and who to contact before starting any work and how to locate pipes near to your property.

- <https://www.sgn.co.uk/damage-prevention>
- <https://www.lineearchbeforeudig.co.uk/>

If you disagree with the decision of the Local Planning Authority (LPA) to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, you may appeal to The Planning Inspectorate (PINS). This is an independent Executive Agency which provides fair and impartial decisions on appeals against LPA decisions on planning consents in accordance with Section 78 of the Town and Country Planning Act 1990 and for Listed Building and Conservation Area consents in accordance with Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appeals must be made within 12 weeks of the Decision Notice date for householder planning applications and within 6 months for any other application. They must be submitted on a form, which is obtainable from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/planning-inspectorate>. If an enforcement notice is or has been served relating to the same or substantially the same development as in your application, then the time limit to appeal will expire 28 days after the enforcement notice is served – except that you will have a minimum of 28 days to appeal after the right of appeal begins and the time limit will expire no later than it would if there were no enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (PlanningAppeals@bromley.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. See <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries> for further details.

The Secretary of State (including PINS) is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the Statutory requirements, to the provisions of the development order, and to any directions given under the order.

If planning permission, listed building or conservation area consent to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State (including PINS) on appeal, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Bromley a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI Chapter 1 of the Town and Country Planning Act 1990 or in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission or consent is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 and in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Applications for Express Consent under the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 2007

If you disagree with the decision of the local planning authority to refuse consent for the display of an advertisement or to grant consent subject to conditions, you may by notice served within 8 weeks of the receipt of this notice, or such longer period as the Secretary of State may agree, appeal to the Planning Inspectorate in accordance with the provision of Part 3 Section 17 of The Town and Country Planning (Control of Advertisements) Regulations 2007. Forms are available from The Planning Inspectorate Temple Quay House, 2 The Square, Temple Quay Bristol BS1 6PN or online from <https://www.gov.uk/planning-inspectorate>

Town and Country Planning Act 1990 (as amended). A Certificate of Lawfulness for an existing proposed use or development

If you are aggrieved by a refusal to grant, a Certificate of Lawfulness, you may appeal to the Planning Inspectorate under Section 195 and 196 of the Town and Country Planning Act 1990 (as amended).

AN IMPORTANT FOOTNOTE

Permission or approval referred to overleaf is confined to permission under the Town and Country Planning Act 1990, Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning General Development Order 2015 as amended, and the Town and Country Planning (Control of Advertisements) Regulations 2007, and does not obviate the

necessity of compliance with any other enactment, by law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, Building Regulation, consent, approval or authorisation which may be required.

You are reminded that the Borough Council's permission does not modify or affect any personal or restrictive covenants, easement, etc., applying to or affecting either this or any other land or the rights of any persons (including the London Borough of Bromley Council) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property.

ACCESS FOR PEOPLE WITH DISABILITIES

Your attention is drawn to British Standard and Government advice concerning means of access for people with a disability. This advice applies to educational, recreational and retail premises as well as office, factories and business premises.

Community Infrastructure Levy (CIL) Information Note

This application is considered to be liable for the Mayor of London's Community Infrastructure Levy (CIL). The CIL is a planning charge levied on net additional floorspace arising from new developments or creation of new dwellings (including through a change of use) in order to fund infrastructure to support development in the local area. The Council acts as collecting authority for the Mayor of London who has a levy to raise money for transport Infrastructure in the London area.

The first step in the CIL process is to complete a CIL Additional Information Requirement Form or Form 5: Notice of Chargeable Development for permitted developments. All the forms underlined can be found at: <http://www.bromley.gov.uk/cil>

The CIL Team can calculate the CIL liability based on the information you provided for the planning application, however we are unable to discount existing floorspace that has been in continuous use without the above forms.

At the same time, Form 1: Assumption of Liability must be completed in order to produce a Liability Notice. This form tells us who is responsible for paying the CIL charge. If this form is not completed within two weeks of the issue of the planning decision notice, CIL liability will default to the landowner or applicant at a cost of £50. You may have already completed the forms above during the application process.

If you wish to apply for charitable or social housing relief then Form 2: Claiming Exemption or Relief should be submitted. If you are a 'self builder' who builds or commissions a home for their own occupation you may apply for exemption using Form 7: Self Build Exemption Claim Form: Part 1 for the entire home or Self Build Annex or Extension Claim Form. **Exemption forms must be submitted before commencement** of the development and will be granted relief upon receiving a Relief Decision Notice. The **Form 7: Self Build Exemption Claim Form Part 2 form must be submitted within six months of completion** or the levy will become payable.

The Council will serve a Liability Notice on the person(s) who have assumed liability to pay. It is the liable party's responsibility to notify the Council when commencement (demolition, digging for foundations and underground services and change of use) has started using Form 6: Commencement Notice. **Late notification of a commencement date will result in penalties such as the removal of eligibility for the self-build exemption, a 20% surcharge**, the removal of the 60 day payment period requiring immediate payment or CIL stop notices.

The Council will issue a Demand Notice to the liable person(s) setting out the total CIL amount payable on commencement of the development and the payment date. Please note the chargeable amount will be indexed linked. This notice will be emailed and/or posted to the liable person(s) via the contact details provided in Form 1: Assumption of Liability.

Our finance contractors will shortly afterwards send an invoice with a paying-in slip and information on payment methods following a Demand Notice. Non-payment and failure to comply with CIL procedures will result in surcharges.

The CIL liability will be registered as a local land charge against the land affected by the planning permission and will be revealed when a property search is made. CIL payment will make the charge on the register fulfilled.

Forms (underlined above) can be found at:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

For further information or if you have any questions regarding CIL please contact us at cil@bromley.gov.uk or on 020 8313 4974.

RESPONSIBLE DISPOSAL OF CONSTRUCTION AND LANDSCAPING WASTE TO PREVENT FLY-TIPPING

When builders or landscape gardeners arrange for third parties to remove any waste from your property, it is their responsibility to use registered waste carriers and obtain waste transfer notes. If however you arrange for any construction or landscaping waste to be removed from your property yourself you could be prosecuted and fined up to £5,000 if you do not use someone who is a registered waste carrier. Find and check registered waste carriers online at www.bromley.gov.uk/wastecarriers or call the Environment Agency hotline on 03708 506506. Always obtain a waste transfer note as proof of the transfer of the waste to an authorised person.

EP5

Final apartments for sale at Sydenham development

By [Ldn-Post](#) September 27, 2022



The final 10 apartments are for sale at a development which has transformed a brownfield site in Sydenham.

Bellway London has delivered a total of 159 new homes on the former Maybrey Foundry site off Worsley Bridge Road. 108 apartments are for private sale and the remaining 51 homes are provided as affordable properties for local people through rent or shared ownership.

So far, buyers have secured 98 of the 108 private sale apartments, with all the two and three-bedroom homes being snapped up. As it stands, only 10 one-bedroom apartments are available to reserve, with prices starting from £362,000.

Emma Hamlett, Sales Director at Bellway London, said: “Maybrey Works has proved to be an incredibly popular development with a mix of buyers who have been drawn to the site by a number of factors.

“The development is located a two-minute walk from Lower Sydenham railway station, which provides regular services to London Bridge in 15 minutes and Charing Cross in half an hour. This is incredibly

convenient not only for commuters but also anyone wanting to get into central London for a day out sightseeing, meeting friends or shopping.

“The range of facilities and services on offer at Maybrey Works has also been very attractive to buyers. There is an on-site gym, concierge service, cycle storage, parking spaces, and a car club for those wanting to travel into work by road. There are also areas where residents can relax and meet outdoors as the apartment blocks have podium gardens and are centred around a communal green open space.

A living room with a red couch

Description automatically generated with low confidence,A gym with treadmills

Description automatically generated with low confidence

“The stylish Workhub, which features ultrafast broadband and individual or group workstations, is a big hit as it allows people to effectively work from home but also to have that demarcation between the office and homelife. The combination of all of these benefits has seen us receive a lot of positive comments from happy residents on our customer feedback surveys.”

Bellway London is holding a Help to Buy focus event at the development on Saturday 24 September.

London Help to Buy enables first-time buyers to purchase a new-build property in London, up to the value of £600,000, with a five per cent deposit and a 55 per cent mortgage. The remaining 40 per cent is provided in the form of a Government-backed equity loan, which is interest free for five years. Any reservations made under the scheme, which ends on 31 March 2023, must be made before 31 October 2022, with the homes built by 31 December.

Emma said: “All of the remaining 10 apartments at Maybrey Works qualify under the scheme and our staff will be on hand on the day to answer any questions first-time buyers might have about the initiative.

“There is still time for home-hunters to take advantage of Help to Buy and secure a new home they never thought they would be able to afford.

“We would encourage anyone considering buying one of these superb new apartments at this much sought-after development to get in touch with our sales staff.”

As part of the planning agreement for the development, Bellway is contributing a total of more than £900,000 towards local infrastructure and services. These contributions will include more than £210,000 in

carbon offsets, £530,000 towards education, £4,000 towards highways and £160,000 towards healthcare.

Work started on the site in 2019, with the development being officially launched in January 2021. Good progress on the construction schedule saw the first residents move into their new homes in January this year.

For more information about the new homes at Maybrey Works call 020 3993 8572 or visit <https://www.bellwaylondon.co.uk/new-homes/thames-gateway/maybrey-works>.

Ldn-Post

EP6

Kay Neild

From: John Escott [REDACTED]
Sent: 06 June 2024 14:01
To: Ben Pycroft
Subject: [EXTERNAL] - South Eden Park Road

Dear Mr Pycroft,

Thanks for your email. I think it is unlikely as the scheme is very much still at the ground works stage and a very sizeable basement excavation is currently taking place

Kind Regards

[REDACTED]

Robinson Escott Planning LLP

Tel: [REDACTED]

Email: [REDACTED]

emery

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