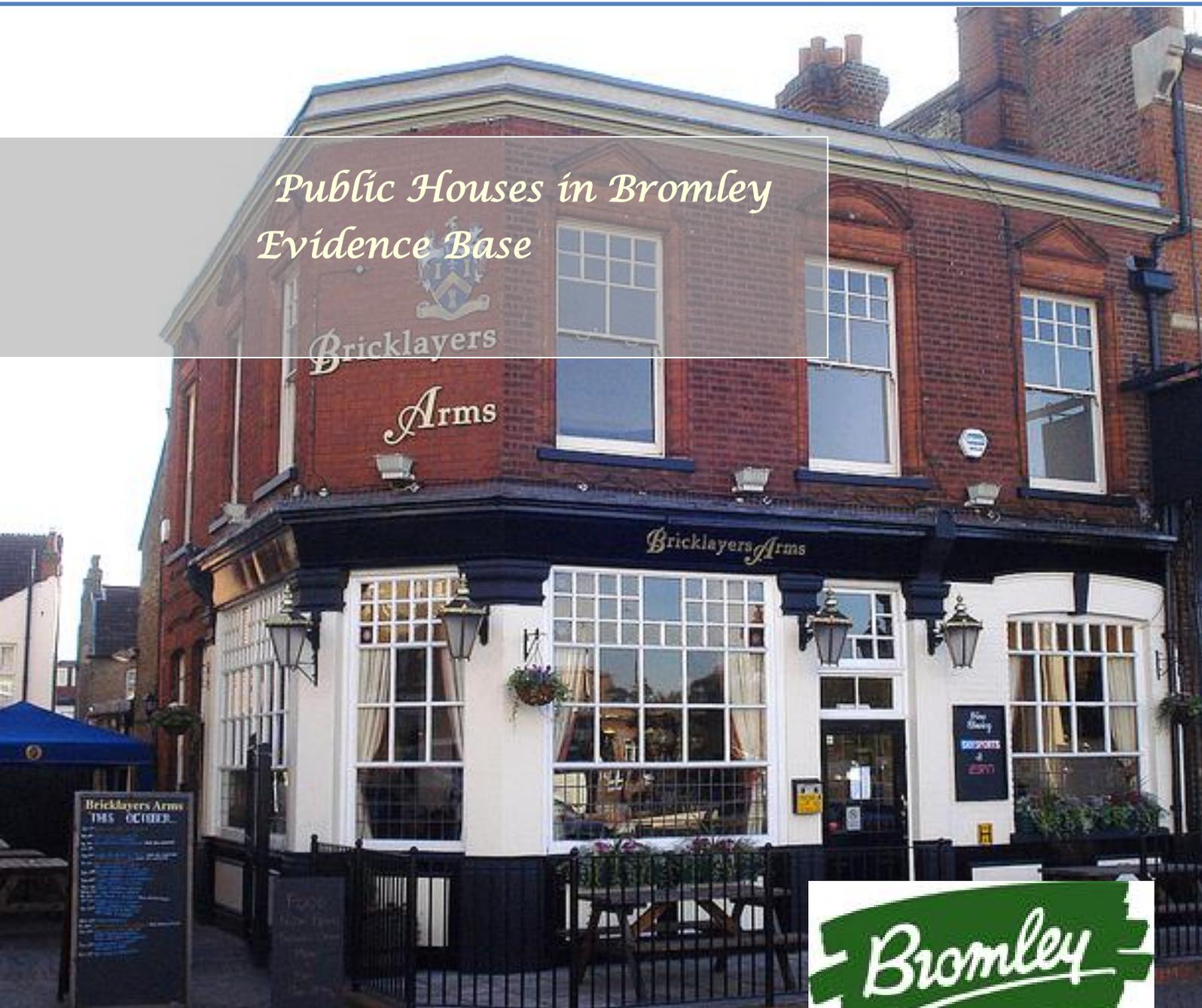


The London Borough of Bromley

Public Houses in Bromley Evidence Base



2014



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1. OVERVIEW AND INTRODUCTION

Overview and Purpose of this Evidence Base Paper

As the numbers of Pubs and Public houses continue to fall, there is a growing recognition for the community value that Public Houses hold in British society. The importance of the pub as a community asset has been acknowledged through the National Planning Policy Framework which requires local authorities to “plan positively” for such uses. There is a significant body of evidence produced by a range of organisations, including, CAMRA (the Campaign for Real Ale), the All Party Parliamentary Beer Group and the British Beer and Pubs Association. In particular, the Institute for Public Policy Research (IPPR) published ‘The Social Value of Community Pubs’ (2012). This details the social and community importance of pubs, outlining their importance as hubs for the development of social networks. It notes the significant long-term consequences, and associated costs, for communities of a lack of social infrastructure which can support the wellbeing of both individuals and communities.

The speed of closures of Public Houses across the United Kingdom has led to significant media coverage highlighting concern and opposition from local residents, stakeholders and organisations such as the Campaign for Real Ale (CAMRA), and the Institute for Public Policy Research. In May 2013 CAMRA advised that pub losses had been running at 26 per week in the six months to March 2013. This concern about the radical reduction in this element part of the cultural make up of the nation has been reflected in a shift in planning policy at national level (in the National Planning Policy Framework) whilst at regional and local level draft policy responses are being developed.

Of the 155 Bromley Public Houses listed in Appendix 1, which details sites over the last 20 years, only 95 are still operating, and almost a third have closed within the last 10 years. Bromley Council is currently in the process of developing its Local Plan and this Evidence Base is a working document which informs the local policy response to Public Houses. The “Local Plan Draft Policies and Designations” document (March 2014) includes a draft Community Facilities policies and specific draft policy relating to Public Houses.

Variety of Pub Types

In assessing the value of Public Houses for communities it is useful to understand and recognise the variety of types of pubs which exist. As the urban character of Bromley ranges from inner city, suburban to rural there are a range of pubs which fit into the character and social context of these parts of the Borough. Some of these types are a result of the changes in lifestyles and traditional pubs are altered in order to continue to have value in their community and be economically viable.

Public Houses have two distinct but intrinsically related functions. One is as a retail outlet to sell alcoholic drinks and the other is as a place for social interaction (Boston 1975).

The Institute for Public Policy Research (IPPR) in its publication “The Social Value of Community Pubs” (Jan 2012) acknowledges that a ‘community pub’ is not easy to define, largely because there is no such thing as a typical British pub and, if anything, the range of bars and drinking establishments has become more varied in recent years. CGA Strategy produced a guide to types of pubs :

- Local / Community Pubs – serve predominately their local residential community’. This includes pubs in many different types of area, including inner city pubs, village pubs, and estate pubs, and aimed at different clienteles, such as family pubs, student pubs, sports pubs and music pubs (Fox 1996). These pubs make up 57 per cent of the total licensed on trade in the UK (CGA Strategy 2009).
- Bars/Clubs, predominantly found in town centres – serve mainly after-work or weekend drinkers and which have been the focus of concerns about binge drinking in recent years
- Licenced Accommodation – where an overnight stay is an significant part of the business, these are often referred to as an inn.
- Food led Pubs – which people visit predominantly to have a meal rather than to drink where the main source of trade and income is in the service of food
- Sports bars and members club – primarily a social club which are membership based

2. THE VALUE OF PUBLIC HOUSES

Public Houses provide a social centre for informal relaxation and / or gathering and it is recognised that Public Houses can form a significant role as a community hub. This community hub role is supported by the research of a number of organisations, notably a national opinion poll, carried out by the IPPR finds pubs are rated the highest place, after homes, where people are likely to meet and socialise with other members of their community. Informal meeting places, such as Public Houses as are particularly important in respect of groups with limited personal space or social interaction. In this respect, age can be a significant factor, for example, young adults without their own accommodation and at the other end of the spectrum, elderly single people who live alone.

- “Building the homes we need” (Shelter & KPMG 2014) highlights the Office of National Statistics findings, that a quarter of adults, under 35, live in their parent’s home.
- The English Longitudinal Study of Ageing (National Institute on Aging and UK government 2013) found that social isolation not only impairs quality of life and well-being but that lack of regular contact also has increased health and mortality risks.

In addition to providing convenient local meeting places for individuals, groups and organisations, pubs, frequently, but not necessarily, involving organised events on particular nights from quizzes, to darts matches, to special events around particular dates and /or televised events. As the management and ownership of individual public houses changes the contribution of any given pub to the cultural life of the local community changes over time, however, all public houses offer the potential to make an important cultural contribution to their local areas and to contribute to the quality of place, and particularly the vibrancy of local centres.

The IPPR, in its publication ‘The Social Value of Community Pubs’, has identified a number of functions that pubs hold in a local community. Including:

- A hub to build and create ‘social networks’
- A meeting point in towns and villages where there are no other social meeting places
- Pubs provide a place other than work or home lives to ‘escape’
- An important social institution for promoting interactions between people from different backgrounds
- Providing a space for voluntary groups and local charities to hold meetings and functions, especially in rural villages

- Discussion places for communities on local issues and topics (developments projects taking place in the area for instance such as transport projects, town centre developments and regenerations etc.)
- A place for running public services (notice boards, post office services, internet access point etc.)

Community Cohesion

This relates to the promotion of good relations between people from different walks of life. Public houses are one of the few places where people from a range of backgrounds and ages share the same space, overhear each other's conversations, potentially increasing knowledge, if not understanding of the experiences people outside their usual social circle. The IPPR study found that pubs are perceived to be the most important social institution for promoting interactions between people from a variety of backgrounds at a local level.

Cultural Identity

Public Houses are widely acknowledged to have cultural value in respect of National identity. Similarly, pubs can also be important to local identity, due both to their local cultural contribution through their social value outlined above, and also, to the architectural and historic qualities of their buildings and setting. Public Houses are found in a variety of architectural styles and characteristics which have developed over time and are often located in buildings of historic interest. Some may be Statutory Listed Buildings whilst others are on the Council's Local List. (Appendix 1)

Sense of Place

Understanding, what makes places distinctive and the significance of their history is important to maintaining and enhancing vibrant local communities and can support successful regeneration. English Heritage advise that the historic environment contributes to successful regeneration through:

- Investment: Historic places attract companies to locate, people to live, businesses to invest and tourists to visit.
- Sense of place: People enjoy living in historic places. There is often greater community cohesion.
- Sustainability: Re-use of historic buildings minimises the exploitation of resources.
- Quality of life: The historic environment contributes to quality of life and enriches people's understanding of the diversity and changing nature of their community.

3. ECONOMIC ISSUES

Economic Contribution

In addition to the contributions that Public Houses make to the local communities they serve, Pubs form a valuable component of London's economy, in terms of employment, wages, and economic contribution. Even so, Pubs are continuing to decline in numbers and face threat from developments. Over the last decade over 9,500 Pubs have closed down and many changed to other uses (9705 pubs have closed in the period from 2002 to 2011).

In terms of employment Pubs generate more jobs than some other sectors such as shops and supermarkets (in terms of litre of beer sold) (IPPR, 2012). Therefore Pubs lost through redevelopment to supermarkets can mean a loss of numbers of jobs. Pubs also generate more money into the local economy due to the higher level of duty charge on alcohol sold through Pubs than through supermarket. The total level of tax raised from Pubs is twice the amount raised from off-trade sellers (BBPA, 2008). Pubs also contribute to the public fund due to higher number of jobs generated than supermarkets and shops.

Economic Pressures on Public Houses

A range of factors influence the viability of pubs, including tax on alcohol, competition from supermarkets, the smoking ban, the economic downturn and, with regard to town centre establishments, decreasing footfall in some areas.

Additionally there are viability issues related to the ownership model of pubs following The Supply of Beer (Tied Estate) Order of 1989. This Order sought to break up the dominance of a handful of large breweries who supplied the beer and owned the pubs themselves. The changes resulted in the supply of "Guest" ales from rival brewers, but also led to a significant shift of ownership from breweries to pub-owning companies or "pubcos", who by 2009 owned approximately 51% of all pubs in the UK.

A report by the GLA Conservatives "Keeping Local: How to Save London's Pubs as Community Resources" (2013), highlights these changes in the industry and what it describes as "manufactured failure" where the actions of pubcos can lead to the non-profitability of pubs and potentially enable the pubco to liquidate its asset by selling for alternative uses. The report notes that pubcos are able to buy beer cheaply from the brewery, whilst setting the price at which it sells on to their pub landlords. The prices at which landlords purchase beer, allied to upward rent reviews, affects the profitability of the pubs for the tied landlords, and can result in the impression that the pub is not viable.

4. PLANNING CONTEXT

Planning Legislation

The Town and Country Planning (Use Classes) Order 2010

The Town and Country Planning (Use Classes) Order 1987 (as amended) places uses of land and buildings into various categories called Use Classes. A Use Class is a grouping together of similar land uses. Planning permission is not required when both the present and proposed uses fall within the same use class, or if the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) says that a change of class is permitted to another specified class.

The change of use from a pub (A4 use) to shops (A1 use), financial and professional services (Class A2) and restaurants and cafes (Class A3) can be made without requiring planning permission. (Article 3, Schedule 2 of the GPDO 1995)

Under Article 4 of the GPDO the local planning authorities are able to give a direction which can remove or restrict permitted development rights, meaning that a planning application would be required for the restricted development. Article 4 directions can apply to physical alterations or changes of use.

Historic Assets

Historic pubs may be Statutory or Locally listed, limiting the redevelopment of buildings and potentially deterring other uses, providing the buildings with protections which may prevent re them with more protection from potential development and even a change of use

There are 18 Statutory Listed buildings in Bromley which are, or were public houses. These buildings are listed by English Heritage for their special historical or architectural interest and are considered to require special protection from development. There are three categories of listings: Grade I, Grade II* and Grade II. Once a building has been listed, planning permission is necessary for demolition, change of use or alterations. Applications for development will be considered in light of the Council's policies for listed buildings (UDP Policies BE8 and 9) and the policies of the emerging Local Plan. Bromley's planning policies consider the character, appearance, setting and special interest of the building and the viability of the existing or last use.

Locally listed buildings do not meet the national statutory listings requirements but are considered to be heritage assets of local importance, and contribute to the local character and historic distinctiveness of the area. Whilst there is no statutory protection for a locally listed building, applications for development will be considered in the light of the Council's policy for locally listed buildings (UDP Policy BE10) and the emerging Local Plan policy. This policy addresses alterations, extensions and redevelopment but does not restrict

changes of use. Bromley has 38 locally listed buildings which are or were public houses.

Conservation Areas

Public Houses may also be located within conservation areas where the Council pays special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. Applications for development will be considered in the light of the Council's policies for conservation areas (UDP Policy BE11 and BE12) and the emerging Local Plan policy.

Demolition of Buildings

Following a Court of Appeal ruling (March 2011) prior approval is required for demolition of any buildings, where planning permission is not already required (e.g. Statutory Listed buildings and buildings within a conservation area).

Other Legislation

Localism Act 2011 and Assets of Community Value

The Localism Act (November 2011) introduces rights for local community groups, including the Community Right to Bid and the Community Right to Challenge. It also enables local communities to create Neighbourhood Plans for their local area.

The Community Right to Bid allows community groups to nominate local land and buildings that they consider further the social interests or social wellbeing of the local community. These can include old town halls, community halls, sports halls or land, or public houses. In the event that a listed community asset is up for disposal, community groups are allowed extra time to express an interest in bidding for the asset and further extra time to prepare a bid for ownership. The owner, however, is not obliged to sell to the community group. The list of Community Assets is published on the Council's website and includes a number of Public Houses.

Licensing Act 2003

Public Houses require a premises license under the Licensing Act 2003 which is administered by the Council. Under their license terms, the definition of a 'public house' is framed so as to include all premises licensed for the supply of alcohol for consumption on the premises, including bars and restaurants. The license is valid for an indefinite period once granted but can be repealed if the proprietor breaks the terms and conditions of their license.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies. At the heart of the NPPF is a presumption in favour of sustainable development highlighting three dimensions of planning, economic, social and environmental. The NPPF defines its social role as "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;"

In respect of plan making, it advises that Local planning authorities should seek opportunities to achieve each of the three dimensions of sustainable development and should set out the strategic priorities for the area to deliver homes, jobs, commercial development and the range of infrastructure, including community and cultural infrastructure and other local facilities;

Section 8 seeks to promote healthy communities and advises in para 70. *To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

The London Plan (2011) and Draft Further Alterations (Jan 2014)

London Plan (July 2011) is the overall strategic plan for London and forms part of development plan for Bromley. Its policies guide the Bromley Council's planning policies and are used for consideration when determining planning applications.

Public Houses are an element of a communities' social infrastructure. London Plan. Policy 3.16 refers to a need for additional social infrastructure facilities and for existing facilities to be enhanced for a growing population in London and states that:

Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic

proposals for re-provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.

A range of other policies in the London Plan may be relevant when considering a planning application related to a public house, namely:

- Policy 2.15 – Town Centres
- Policy 3.1 – Ensuring equal life chances for all
- Policy 4.1 – Developing London’s economy
- Policy 4.6 – Support for and enhancement of arts, culture, sport and entertainment provision
- Policy 4.8 – Supporting a successful and diverse retail sector
- Policy 7.1 – Building London’s neighbourhoods and communities
- Policy 7.4 – Local character
- Policy 7.8 – Heritage assets and archaeology.

Draft Further Alterations to the London Plan (FALP) were published for public consultation in January 2014. This includes the expansion of the retail sector policy to cover related facilities and services and seeks to prevent the loss of valued local community assets justified by robust evidence. The new draft supporting text (para 4.48) states that

“The Mayor recognises the important role that London public houses can play in the social fabric of communities and recent research highlights the rapid rate of closures over the past decade and the factors behind these. To address these concerns, where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to maintain, manage enhance public houses.”

Bromley Local Plan : Unitary Development Plan Saved Policies(UDP 2006)

UDP Community Services Policy C1 states that:

‘Planning permission will not be granted for proposals that would lead to the loss of community facilities unless it can be demonstrated that there is no longer a need for them or alternative provision is to be made in an equally accessible location.’

The supporting text advises, in para 13.10 that while facilities can become run down or poorly maintained, this does not necessarily demonstrate a lack of need.

A number of other UDP policies may be relevant when considering an application for the loss or redevelopment of a public house, namely.

- Policy T1 – Transport Demand
- Policy T3 – Parking
- Policy BE1 – Design of New Development

Policy BE8 – Statutory Listed Buildings
Policy BE11 – Conservation Areas
Policy S1 – Primary Frontages
Policy S2 – Secondary Frontages
Policy S9 – Food and Drink Premises

Bromley's Emerging Local Plan

The Council is developing Bromley's Local Plan which in addition to the London Plan will form the Development Plan for the London Borough of Bromley. The Plan will set out the borough's visions and objectives for Bromley for the next 15 to 20 years.

The Options and Preferred Strategy consultation document (March 2013) set out options to address key strategic issues over the next 20 years, notably:

“To support the quality of life in all Bromley's neighbourhood through the appropriate provision and retention of a range of social infrastructure such as health and education provisions, cultural, play, recreation and sports facilities, places of worship, and provision related to community safety such as police facilities and fire stations.” (Preferred Option 35)

The document highlighted a range of development management policies likely to be developed to support the preferred options, including a list of specific protections for facilities important to local communities which included “pubs”.

The Council's emerging Local Plan Public Houses draft policy is set out in the conclusion.



The Partridge, High Street Bromley

5. PUBLIC HOUSE LOCATIONS AND LOSSES

Current and Former Public House Sites

Map 1 shows the locations of public houses and former public houses in Bromley, which can be seen to cluster around the historically more densely populated areas of the Borough,

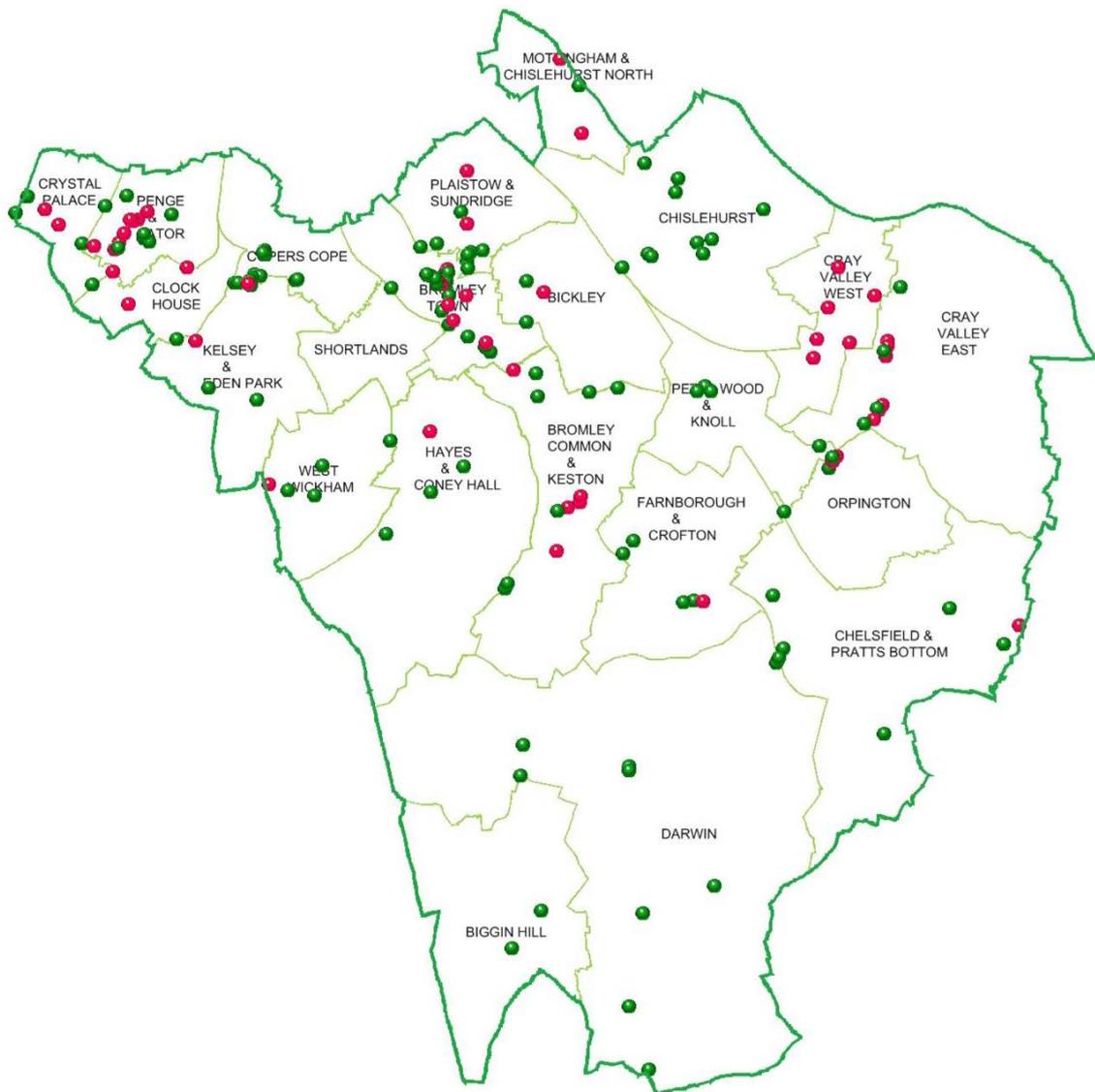
- to the north west, spreading down from Crystal Palace, through Penge and Anerley, towards Beckenham,
- around Bromley Town Centre and along the historic strategic route running through the town centre and the Borough (A21)
- along The Cray Valley

Other favoured locations include local centres and parades, with only a few public houses in more isolated areas.

Over the past 10 years there has been a significant reduction in public houses, with over 50 being lost. The locations of the losses reflect the areas with greatest numbers of public houses, and the greatest pressure for higher density residential development.

- Over a third of public houses (14 pubs) have closed in the north west of the borough including a notable cluster of 7 closures along an 800m stretch of road on Maple Road and Penge High Street, 5 of which have closed down in the last 5 years.
- Bromley Town Centre and the A21 spine has also seen a significant contraction in public houses of closures (9 overall) with 4 having occurred during the last 5 years.
- The greatest loss is seen along the Cray Valley where almost two thirds of public houses, 12 out of 19, have closed. Notably all 6 public houses in Cray Valley West ward, which served the St Pauls Cray Estate have been lost.

Map 1 : Public Houses and Former Public Houses in Bromley (2014)



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2013. Ordnance Survey 100017661.

- Public House open
- Public House no longer operating from this site

Former Public Houses in Historic Assets

14 public houses in the Borough have been lost despite being situated in conservation areas.

Of the 18 Statutory Listed buildings in Bromley which are, or were public houses 14 (78%) are still operating. Of the 4 which are no longer public houses the historic buildings remained intact, although The Widmore (Formerly The Bird In Hand) Bickley Road involved some partial single storey demolitions in order to incorporate its new use class.

Of the 38 locally listed buildings in Bromley which are, or were, public houses. 28 (74) are currently operating, whilst 10 former public houses have closed. Again the Borough has seen the retention of all 10 locally listed former pubs buildings where the primary use has changed, however the speed of losses appears to be increasing with 7 of the 10 having closed within the last 5 years.

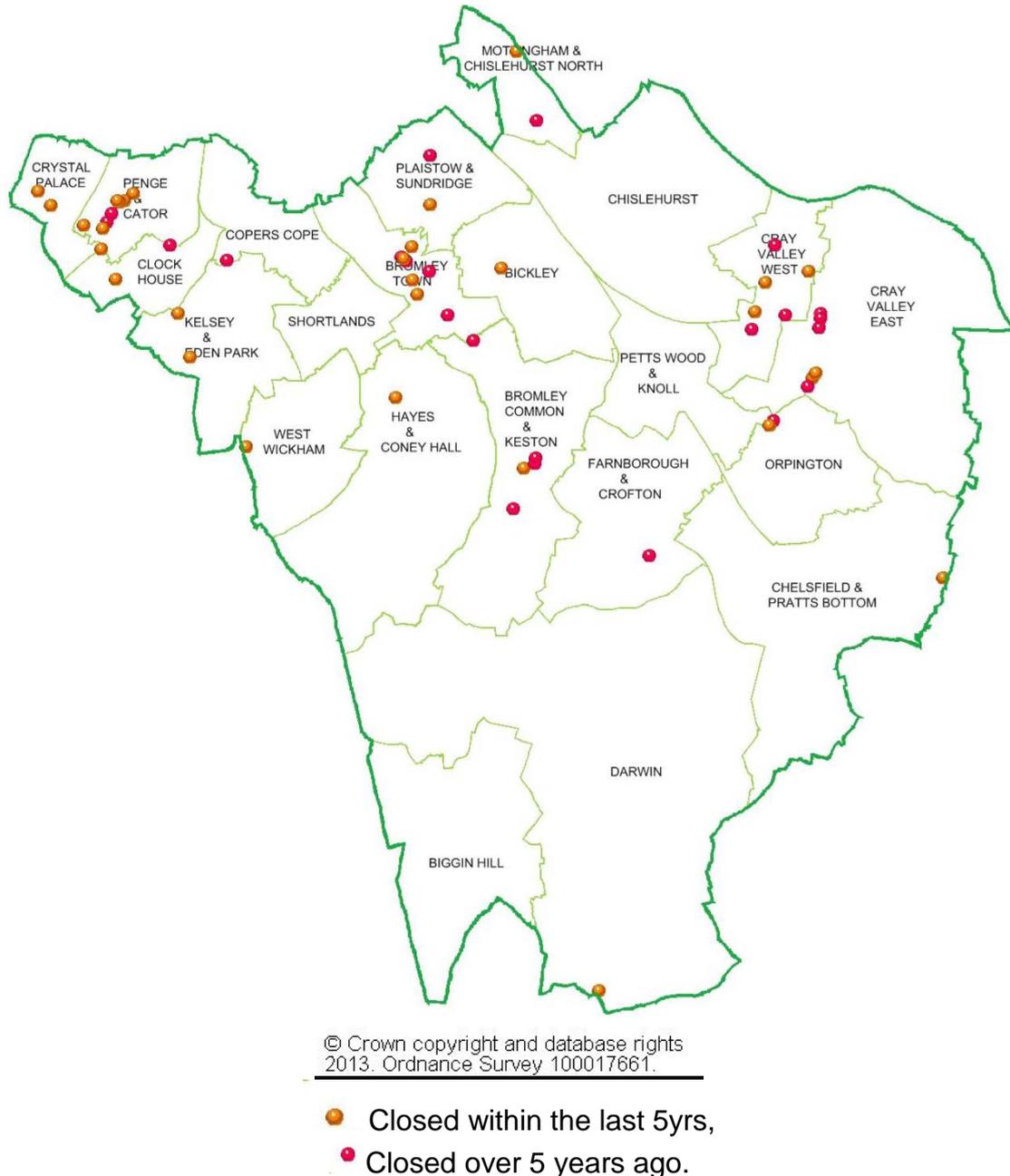
Of the 99 public house sites in Bromley which are neither locally or statutorily listed 46, almost half, have closed in the last 20 years.



Site of the Former “Royal Bell”, more recently “Bromleys”

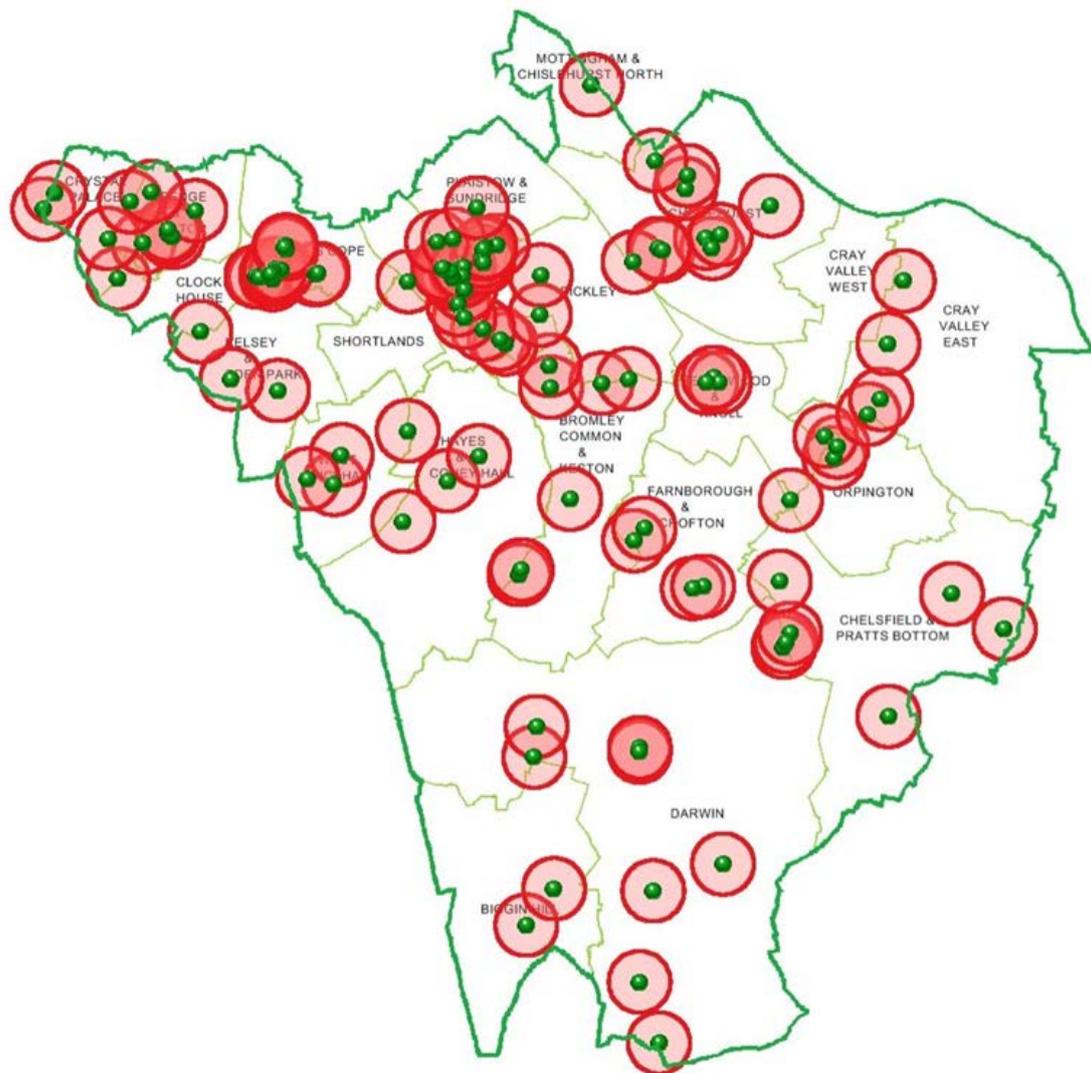
Map 2 illustrates the timing of pub closures across the borough. Of the 55 pubs no longer operating in the Borough, over half, have closed within the last five years.

Map 2 : Timescale of Public House Closures in Bromley (2014)



Of the more recent closures these tend to be concentrated to the north west of the Borough, although there is also a significant cluster in Bromley Town Centre and the Cray Valley.

Map 3 Public House Accessibility with 500m Buffer.



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Just over half, 54% of the Boroughs residential dwellings, almost 75500 properties, lie within 500m of a public house as the crow flies (i.e. within the buffer areas in Map 3), whilst 46%, over 64000 dwellings fall outside of the buffer areas and therefore more than 500m from the nearest public house.

In terms of walking distance the number of dwellings within 500m walking distance of a public house will be significantly lower due to the nature of the road layout in any given location

What constitutes a reasonable walking distance is clearly dependent upon the health and fitness levels of the individual .

The Transport For London “Travel in London Supplementary Report : London Travel Demand Survey” (LTDS 2011) gives a detailed look at the make up of travel in London. It examines travel habits, broken down in terms of both the

amount of time spent travelling and the distance Londoners travel on an average day. The report, measuring 'crow-fly' distances of trips between origin and destination, illustrates that the average distance walked per day by London residents fell over the study period to 500m in both 2008/09 and 2009/10.

Locations in local centres, whilst contributing to the vitality and viability of those centres also provide more accessible locations due to the increased availability of public transport. Such public houses therefore have an important contribution in respect of residents living beyond what for them would be a reasonable walking distance.

6. CONCLUSIONS

The Council recognises the contribution public houses make to local communities and the character of the different places in the borough, both due to their social role and their value in terms of the local identity of the various places in the Borough.

In the last 10 years, the borough has lost over 50 public houses, equivalent to half of the current number of pubs and licensed bars in the borough. These losses are due in part to the changing demand for A4 use (drinking establishments) as well as pressures relating to the potential value of sites for other purposes and the nature of pub ownership and management.

The National Planning Policy Framework makes clear that local plan policies and decisions should plan positively for the provision and use of shared space, community facilities including public houses. Whilst the Mayor encourages boroughs to bring forward policies to maintain, manage enhance public houses advises that where there is sufficient evidence of need, community asset value and viability in pub use.

In line with the NPPF, adopted and draft further alterations to The London Plan, the Council proposes the following policies relating to community facilities (which would include public houses) and relates to Assets of Community Value and a specific public houses policy.

Draft Policies and Designations Consultation Document (Feb 2014)

Community Facilities Policy

The Council will promote the quality of life and the health and wellbeing of those living and working in the Borough and engage with providers and agencies to ensure the provision, enhancement and retention of a wide range of appropriate social infrastructure, including facilities for health and education; recreation, sports and play facilities, places of worship and venues for cultural and social activities, as well as the provision of community safety infrastructure such as police facilities, ambulance and fire stations.

Development which meets an identified need for such facilities will be encouraged to locate to maximise accessibility and will normally be permitted provided that it is accessible to the members of the community it is intended to serve by a full range of transport modes.

Planning permission will not be granted for proposals that would lead to the loss of community facilities, unless alternative enhanced provision is to be made in an equally accessible location for the community it serves, or it can be demonstrated

that there is no longer a need for them or other forms of social infrastructure.

Additionally, in respect of facilities identified by local communities as having significant value, planning permission for alternative uses will only be considered where it can be demonstrated that no prospective purchasers exist that would be willing to pay both a suitable price and maintain the existing use.

Supporting Text

The ranges of uses that would be described as Community Facilities and / or Social Infrastructure, is very broad. The London Plan Policy 3.16 identifies the following as social infrastructure but advises that the list is not intended to be exhaustive;

“health provision, nurseries, schools, colleges and universities, community, cultural (Policy 4.6), play, recreation and sports facilities, places of worship, fire stations, policing and other criminal justice or community safety facilities and many other uses and activities which contribute to making an area more than just a place to live”.

It further expands on the a range of arts, cultural, sporting and entertainment provision (Policy 4.6) with reference to bars, restaurants, performing arts venues, cinemas and nightclubs. This wide definition of community facilities is also reflected in the National Planning Policy Framework (NPPF, para 70) which advises that planning policies should plan positively for the provision and use of shared space and community facilities, promoting opportunities for meetings between members of the community and specifically includes local shops and public houses. Additionally there may be other local infrastructure, open spaces or facilities which are distinctive to the Borough or particular places within Bromley.

The availability of social infrastructure has implications for the whole population but is particularly relevant in ensuring the delivery of “Lifetime Neighbourhoods”, which are defined as those that:

“offer everyone the best possible chance of health, well-being, and social, economic and civic engagement, regardless of age. They provide the built environment, social spaces that allow us to pursue our own ambitions for a high quality of life. They do not exclude us as we age, nor as we become frail or disabled” (Lifetime Neighbourhoods DCLG 2011).

Community facilities often face challenges in finding or retaining sites due to the nature of the activities, the impact on residential amenity and to financial pressures.

The loss of social infrastructure can undermine communities and be detrimental to health and wellbeing and by contributing to social isolation, which impacts particularly on older, disabled and other vulnerable groups. It also undermines the location options for

organisations and providers of services which help to build healthier communities and address health inequalities. Against the backdrop of increasing demands on community services and facilities and the spatial variation of provision, the Council will need to work with agencies and providers to ensure a wide range of accessible community, recreational and leisure facilities to support wellbeing and enhance quality of life.

The policy therefore resists the loss of community facilities unless alternative enhanced provision is to be made in an equally accessible location for the community it serves, or it can be demonstrated that there is no longer a need for them or other forms of social infrastructure. Such a demonstration of need should include consultation with relevant Council departments and third party providers to establish whether any community groups or service providers express a need for the site and are interested in buying or leasing it, as well as a six month period of marketing an appropriate viable community use value (supported by a Viability Assessment which will be reviewed at cost to the developers).

Assets of Community Value

Under the Localism Act (2011), voluntary and community organisations can seek to protect valued facilities by nominating them to be listed as 'assets of community value', subject to certain criteria. This could include for example village shops, public houses, community centres or libraries. Once listed as an Asset of Community Value (ACV) the local community has a six month window to bid to purchase the land or buildings, should it be offered for sale. In some cases nominations as ACVs may only be received once the community become aware of the potential loss through the submission of a planning application (at which stage the sale of the site may have been agreed, subject to planning).

In respect of assets listed or nominated for listing, applications for planning permission will be required to demonstrate through a six month marketing exercise that no prospective purchasers exist that would be willing to pay both a suitable price and maintain the asset in its existing use.

Public House Policy

The loss of public houses will be resisted by the Council except where :

- i. there is an alternative public house within a 500 metre walking distance of the site and, if the public house is located within a local parade or town centre, the diverse offer of that parade or town centre is not significantly affected by the loss, and,***
- ii.***

- iii. where it can be demonstrated that the business is no longer financially viable as a public house, including the submission of evidence of active marketing as a pub for a substantial period of time.**

Where the above criteria are met any change of use must be sympathetic to the design, character and heritage value original building if it is considered to be a positive contribution to local character.

Supporting Text

The National Planning Policy Framework (NPPF) indicates that planning policies and decisions should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each. Many public houses attract adults across the age spectrum.

The NPPF specifically identifies pubs as community facilities and recognises their contribution to enhancing the sustainability of communities and residential environments; it requires local authorities to plan positively for such facilities.

Public Houses can provide communities with a range of benefits, performing not only social but also cultural and economic functions and contributing to the identity of local places. The loss of public houses in the borough is a cause for concern, since 2000 at least 15 pubs have been lost across the Borough to alternative uses, most commonly restaurant and residential uses.

In line with this national guidance the Council seeks to prevent the unnecessary loss of public houses unless alternative facilities are locally available and there is no adverse effect on local commercial centres or parades and it can be demonstrated that the use as a Public House is no longer financially viable. This would involve demonstrating evidence of 18 months' suitable marketing activity and proof that the public house is no longer financially viable through the submission of trading accounts, or other similar financial evidence, whilst the pub was operating as a full time business. A formal validation of the evidence will be undertaken by the Council, at the applicant's cost.

Redundant pubs will also be required to comply with the Community Facilities Policy and hence for the last 6 months of marketing there should be consultation with relevant Council departments and third party providers to establish whether any community groups or service providers have expressed both a need for the site and are interested in buying or leasing it.

For communities wishing to protect a public house (or other community facilities) powers under the 2011 Localism Act allow communities to nominate pubs and potentially see them listed as Assets of Community Value.

Public house buildings may be important due to their heritage value and have particular architectural characteristics and / or be important as local landmarks; hence the loss of historic pub buildings may be harmful to the character of an area.

Many public houses sit within Conservation Areas and a number are locally or Statutory Listed buildings. In such circumstances appropriate attention should be paid to policies that address heritage, conservation and character. In any event potential developers are reminded of the need for planning approvals prior to demolition taking place.

Bibliography and Useful Links

Pubs and places: The social value of community pubs (2nd ed, 2012)

<http://www.ippr.org/publications/pubs-and-places-the-social-value-of-community-pubs>

<http://beerandpub.com/statistics>

Keeping Local: How to Save London's Pubs as Community Resources (GLA Conservatives 2013)

<http://glaconservatives.co.uk/wp-content/uploads/2013/03/Keeping-Local6.pdf>

"Travel in London Supplementary Report : London Travel Demand Survey"
(Transport for London 2011)

<http://www.tfl.gov.uk/cdn/static/cms/documents/london-travel-demand-survey.pdf>

http://www.camra.org.uk/article.php?group_id=6095

<http://www.camra.org.uk/viabilitytest>

<http://www.heritagepubs.org.uk/home/home.asp>

<http://www.pubology.co.uk/>

Current and Former Public House Sites in Bromley Over the last 20 years (open pubs in Bold)

Public House	Address	Area	Post Code	Open Y / N	Listed Building Status	Details
The Alexandra	163 Parish Lane	Penge	SE20 7JH	N		Closed spring 2013 Now Cleaners
The Alma	95 Church Road	Crystal Palace	SE19 2TA	Y	Locally Listed	http://www.thealmapub.com/home.html
The Anchor & Hope	85 High Street	Orpington	BR6 0LF	N		Closed and change of use to Reku Zen Restaurant
Anerley Arms	Ridsdale Road	Anerley	SE20 8AG	Y		
The Anglesey Arms	90 Palace Road	Bromley	BR1 3JX	Y		http://www.shepherdneame.co.uk/pubs/bromley/anglesey-arms
Anglesea Arms	1 Kent Road	Orpington	BR5 4AD	N		Change of use to medical centre (08/01880/FULL2)
The Aperfield Inn (Formerly Fox & Hounds)	311 Main Road	Biggin Hill	TN16 2HN	Y		Now the 'The Aperfield Inn'. http://www.vintageinn.co.uk/theaperfieldinnwesterham/
The Barrel and Horn	204 High St	Bromley	BR3 1EN	Y		http://barrelandhorn.com (formerly The Tom Foolery)
The Beacon	18 Farleigh Avenue	Bromley	BR2 7PP	N		Closed early 2011 Demolished and erection of semi-detached dwellings in place (10/01845/FULL1)
The Beckenham (formerly the Box Bar, Flatfoot Sams & the Greyhound)	75 High Street	Beckenham	BR3 1AN	Y		http://thebeckenham.com/
The Beech Tree	London Road	Bromley	BR1 3RA	Y		
Bedrock	161 Masons Hill	Bromley	BR2 9HW	Y		http://www.bedrockbar.co.uk/
Belgo's (formerly Abbaye)	Queens Gardens	Bromley	BR1 1DN	Y		http://www.belgo-restaurants.co.uk/menus/belgo-

						bromley/main-menu Predominantly food led
The Bickley (formerly the Olde Station Master, The Bickley Arms)	Chislehurst Road	Chislehurst	BR7 5NP	Y		http://thebickley.com/ Monthly Comedy Nights
The Bird In Hand	Gravel Road	Bromley	BR2 8AF	N	Locally Listed	
The Black Boy	High Street	St. Mary Cray	BR5 3NJ	N		Residential – Bedsit and Flats (01/02038/FULL1) Closed 2002
Black Horse	318 Crofton Road	Orpington	BR6 8NW	Y		http://www.emberinns.co.uk/the-black-horse-orpington/
The Black Horse	123 Main Road	Biggin Hill		Y		
The Blacksmith Arms	Cudham Lane South	Cudham	TN14 7QB	Y	Locally Listed	http://www.theblacksmithsarms.co.uk/
Blue Anchor	High Street	St. Mary Cray	BR5 3NL	N	Statutory – Grade II	Residential – Flats and Houses (97/01089/FUL)
The Bo-Peep	Hewitts Road	Chelsfield	BR6 7QL	Y	Locally Listed	http://www.thebopeep.com/ http://bricklayersarms.co/
Bricklayers Arms	237 High Street	Beckenham	BR3 1BN	Y		
Bricklayers Arms	143 Masons Hill	Bromley	BR2 9HW	Y		http://www.shepherdneame.co.uk/pubs/bromley/bricklayers-arms
The Bridge Bar	2 - 4 High Street	Beckenham	BR3 1AZ	Y		http://www.thebridge-bar.co.uk/
Bridge House Tavern	2 High Street	Penge	SE20 8RZ	Y		http://www.bridgehousesese20.co.uk/#!/contact/c11m6
The British Queen	427 Crofton Road	Locksbottom	BR6 8NL	Y		
The Broomwood	Sevenoaks Way	Orpington	BR5 3AE	N		Takeaway with Drive Through (12/01045/VAR)
The Buff	Pinewood Drive	Orpington	BR6 9NL	Y		http://www.gkmeetandeat.co.uk/locations/buff-orpington

The Bull Inn	Main Road	Orpington	BR5 3HS	Y	Statutory – Grade II	
The Bulls Head	Royal Parade	Chislehurst	BR7 6NR	Y	Statutory – Grade II	http://www.thebullsheadhotel.co.uk/
The Bulls Head	Rushmore Hill	Pratts Bottom	BR6 7NQ	Y	Locally Listed	http://www.thebullsheadpub.net/Welcome.html Regular Quiz nights
Change of Horses	87 High Street	Farnborough	BR6 7BB	Y	Locally Listed	
Coach & Horses	Burnhill Road	Beckenham	BR3 3LA	Y	Statutory – Grade II	http://www.coachandhorsesbeckenham.com/
Coney	Croydon Road	West Wickham	BR4 9HZ	Y		http://www.mountainrangerestaurants.com/restaurants/the-coney-west-wickham-kent/
Crown and Pepper (formerly The Tigers Head)	14 Masons Hill	Bromley	BR2 9JG	Y	Locally Listed	http://www.crownandpepper.co.uk/
Daylight Inn	Station Square	Petts Wood	BR5 1LZ	Y	Locally Listed	http://www.thedaylightinn.co.uk/
The Dukes Head	36 Market Square	Bromley	BR1 1NF	N	Locally Listed	Virgin Money
The Eden Park Hotel	Upper Elmers End Road	Beckenham	BR3 3HQ	Y		http://www.tobycarvery.co.uk/edenparkbeckenham/
The Elmer Lodge	11 Dunbar Avenue	Beckenham	BR3 3RG	N	Locally Listed	Community Hall, meeting rooms and chapel (10/00971/FULL2
The Farwig	97 Farwig Lane	Bromley	BR1 3RE	N		14/00916 Change of use to retail
First Avenue Bar	195-199 High Street	Bromley	BR1 1NN	N		
The Five Bells	Church Road	Chelsfield	BR6 7RE	Y	Statutory – Grade II	http://www.thefivebells-chelsfieldvillage.co.uk/ Quiz Nights (Tues), Open Mic night (Wed)
Five Bells	73-75 Bromley Common	Bromley	BR2 9LP	N		Demolished a replaced with mixed use – shops and flats (10/02322/FULL3)
Flying Machine	Kings Road	Biggin Hill	TN16 3XY	Y		
The Fox Inn	Heathfield Road	Keston	BR2 6BQ	Y		http://thefoxkeston.com/
The Freelands Tavern	31 Freelands Road	Bromley	BR1 3HZ	Y		

Friction (formerly Flux , Bar Flux)	2 Southend Road	Beckenham	BR3 1SD	Y	
The George	High Street	Farnborough	BR6 7BA	N	Closed 2003 – Residential Cottages and Flats (06/01369/FULL1)
The George	29 Hayes Street	Hayes	BR2 7LE	Y	Locally Listed http://www.thegeorgehayes.co.uk/home/
The George & Dragon	26 High Street	Downe	BR6 7UT	Y	Locally Listed http://www.georgeanddragondowne.com/ Live Music (Sat), Quiz Night (Sun)
The George Inn	111 High Street	Beckenham	BR3 1AG	Y	Statutory – Grade II http://www.thegeorgeinnbeckenham.co.uk/
The Golden Lion	61 Maple Road	Penge	SE20 8LN	N	Closed and re-developed into Restaurant Quiz and Bingo every Thursday.
Goldsmiths Arms	3 Croydon Road	Penge	SE20 7TJ	Y	http://www.goldsmithsarms.com/
The Gordon Arms	47 Park Road	Chislehurst	BR7 5AY	Y	
Graces (Formerly Dr W G Grace)	1-3 Witham Road	Penge	SE20 7YA	N	
The Grape & Grain (formerly The Occasional Half, The Sportsman)	2 Anerley Hill	Crystal Palace	SE19 2AA	Y	http://www.thegrapeandgrainse19.co.uk/ Regular Live Music weekends
The Greyhound	205 High Street	Bromley	BR1 1NY	Y	http://www.jdwetherspoon.co.uk/home/pubs/the-greyhound-bromley
The Greyhound	Commonside	Keston	BR2 6BP	Y	http://www.greyhoundkeston.co.uk/ Quiz Night (Thurs & Sun), Poker Night (Mon)
Heathcliff and Krook (Formerly Bradleys Wine Bar)	209 Petts Wood Road	Orpington	BR5 1LA	Y	
The Harvest Moon	141-143 High Street	Orpington	BR6 0LQ	Y	http://www.jdwetherspoon.co.uk/home/pubs/the-harvest-moon
Henry's	2-4 Ringers Road	Bromley	BR1 1HT	Y	http://www.henryscafebar.co.uk/henrys-bromley
Hollywood East (formerly Park Tavern)	1 Station Road	Penge	SE20 7BE	Y	
The Hop Exchange	149 Maple Road	Penge	SE20 8HU	N	Residential 2004 (00/02552)

The Imperial Arms	Old Hill	Chislehurst	BR7 5LZ	Y		http://www.imperialarms.co.uk/
Jazzmins	6 Elmfield Road	Bromley	BR1 1LR	N		vacant
Jolly Woodman	9 Chancery Lane	Beckenham	BR3 6NR	Y	Locally Listed	
The Keston Mark	Croydon Road	Keston	BR2 6EH	N		Residential – approx. 4 terraced houses
Kent House Tavern	Thesiger Road	Penge	SE20 7NQ	N		14/01394 proposed conversion retail on ground floor & 8 flats above
The King & Queen	St. Keverne Road	Mottingham	SE9 4AZ	N		Residential – Houses
The Kings Arms	Leaves Green Road	Keston	BR2 6DU	Y	Statutory – Grade II	
King William IV	116 Croydon Road	Beckenham	BR3 4DF	Y	Locally Listed	
La Rioja (formerly The White Hart)	High Street	West Wickham	BR4 0LZ	N	Locally Listed	Restaurant
The Lord Homesdale	184 Homesdale Road	Bromley	BR1 2QZ	Y		
The Lord Palmerston	101 Maple Road	Penge	SE20 8LN	N		Residential – Flat (96/01741/FUL)
The Lounge (Formerly the Blue Atrium, White Horse & The Penny Farthing)	Whitehorse Hill	Chislehurst	BR7 7DG	Y		http://www.theloungechislehurst.co.uk/n/ Regular club Night on the Weekend – due to close
The Maple Tree	52-54 Maple Road	Penge	SE20 8HE	Y		
The Market Tavern	201 Maple Road	Penge	SE20 8HU	N		Retail – carpet and clothes stores.
The Mary Rose	36 High Street	St. Mary Cray	BR5 3NJ	Y	Statutory – Grade II	http://www.maryroseinnhotel.com/
The Maxwell	Station Road	Orpington	BR6 0RZ	Y		
Metropolis	256A High Street	Bromley	BR1 1PG	Y		http://www.metropolis-bar.com/
The Mitre	164 Croydon Road	Anerley	SE20 7YZ	Y		http://www.starpubs.co.uk/pub/20726-mitre-in-anerley

Moon & Stars	164-166 High St	Penge	SE20 7QS	Y		http://www.jdwetherspoon.co.uk/home/pubs/the-moon-stars
New Inn Regans (formerly Harvester)	Station Approach	Hayes	BR2 7EA	Y		http://www.thenewinnhayes.com/ Monthly Comedy night
The Oak	206 Widmore Road	Bromley	BR1 2RH	Y	Locally Listed	http://www.theoakbromley.com/ Regular Music Nights
The Oakhill	90 Bromley Road	Beckenham	BR3 5NP	Y		Temporarily closed for refurbishment
The Old Jail	Jail Lane	Biggin Hill	TN16 3AX	Y	Statutory – Grade II	
O'Neill's Irish Bar	9 High Street	Beckenham	BR3 1AZ	Y		http://www.oneills.co.uk/beckenham/
O'Neill's Irish Bar (formerly the Philatelist & Firkin)	27-29 East Street	Bromley	BR1 1QE	Y	Locally Listed	http://www.oneills.co.uk/bromley/
Palace Tavern	1 Napier Road	Bromley	BR2 9JA	N		Residential – Flats (07/03245/FULL1)
Paxton Arms	52 Anerley Hill	Anerley	SE19 2AE	N		Residential – Flats (13/01742/FULL1)
The Partridge	194 High Street	Bromley	BR1 1HE	Y	Statutory – Grade II	http://partridgebromley.co.uk/
The Partridge	Chipperfield Road	Orpington	BR5 2QR	N		Residential – Flats (07/02920/FULL1)
Patrick's	5 High Street	Beckenham	BR3 1AZ	Y		
The Pawleyne Arms	156 High Street	Penge	SE20 7EU	Y		
The Pickhurst Tavern	Pickhurst Lane	West Wickham	BR4 0HH	Y		http://www.greatbritishcarvery.co.uk/our-pubs/pickhurst
The Plough	146 Hastings Road	Bromley	BR2 8NJ	N	Locally Listed	Residential – Housing (02/03027/FULL1)
The Porcupine	24 Mottingham Road	Mottingham	SE9 4QW	N		Planning appeal for Retail – Food store (13/04160/FULL1)
Prince Frederick	31 Nichol Lane	Bromley	BR1 4DE	Y	Locally Listed	
Prince of Wales	154 Mottingham Road	Mottingham	SE9 4SP	Y		
The Prioory Tavern (formerly The Olde Blacksmith)	105 High Street	Orpington	BR6 0LG	N	Locally Listed	Turkish restaurant

The Queen Adelaide	74 High Street	Penge	SE20 7HB	N		Tesco
The Queens Head	25 High Street	Orpington	BR6 7US	Y		
The Queens Head	73 High Street	Green Street Green, Orpington	BR6 6BQ	Y	Locally Listed	http://www.emberinns.co.uk/the-queens-head-green-street-green/
Queen's Head	2 High Street	Chislehurst	BR7 5AN	Y	Locally Listed	http://www.emberinns.co.uk/the-queens-head-chislehurst/
Queen's Head	25 High Street	Downe	BR6 7US	Y		http://www.queensheaddowne.com/
The Railway Hotel	45 East Street	Bromley	BR1 1QQ	N	Locally Listed	vacant
The Railway Hotel	Red Lodge Road	West Wickham	BR4 0EW	Y	Locally Listed	http://www.emberinns.co.uk/the-railway-hotel-west-wickham/
The Ramblers Rest	Mill Place	Chislehurst	BR7 5ND	Y	Locally Listed	http://www.ramblersofchislehurst.com/
The Red Lion	10 North Road	Bromley	BR1 3LG	Y	Locally Listed	
The Red Lion	259 High Street	St. Mary Cray	BR5 4AR	N	Locally Listed	Residential change of use refused (12/01777)
The Richmal Crompton (Lloyd's No.1)	23 Westmoreland Place	Bromley	BR1 1DS	Y		http://www.jdwetherspoon.co.uk/home/pubs/the-richmal-crompton
The Rising Sun	56 Anglesea Road	St. Mary Cray	BR5 54W	N		Residential – Houses (98/02042/DET)
Rising Sun (Formerly The Tudor Rose)	166 Upper Elmers End Road	Beckenham	BR3 3DY	N		16 residential units proposed (13/03889)
The Robin Hood	101 Croydon Road	Penge	SE20 7SX	N		Retail Store (08/02694/FULL1)
The Robin Hood	Chipperfield Road	St. Mary Cray		N		Residential – Houses (93/01009/DETMAJ)
Rock and Fountain	Well Hill	Orpington	BR6 7PJ	N		Conversion to Residential (09/00388/ADJ)
Rose & Crown	Farnborough Way	Green Street Green	BR6 6BT	Y		http://www.youngs.co.uk/pubs/rose-and-crown
The Royal Albert	127 Lower Road	Orpington	BR5 4AJ	Y		
The Royal Bell	175 High Street	Bromley	BR1 1NN	N	Statutory – Grade II	Renamed Bromleys then closed 2013 – community arts building now
The Royal Oak	High Street	Green Street	BR6 6BN	Y		http://www.vintageinn.co.uk/theroyaloakorpi

		Green				ngton/
Royal Oak	2 Oakfield Road	Penge	SE20 8QT	N		Photographic Art Studio and Flats (11/01563/FULL2). Studio and Flats to Offices (12/02240/FULL2)
Rum Ba Ba	101 High Street	Orpington	BR6 0LG	N		Restaurant (12/03732/FULL2)
The Sawyers Arms	133 Hastings Road	Bromley Common	BR2 8NH	N		McDonalds Restaurant
The Seven Styles	Ranmore Path	St. Mary Cray	BR5 2HP	N		Residential – Affordable Housing – Flats (02/02438/FULL1)
Shortlands Tavern	Station Road	Bromley	BR2 0EY	Y		http://www.theshortlandstavern.com/
Slug & Lettuce	3-5 High Street	Bromley	BR1 1LF	N		Change of use to retail 2013
Slug and lettuce (Formerly Hogshead)	150-154 High Street	Beckenham	BR3 1EA	Y		http://www.slugandlettuce.co.uk/slug-beckenham/
Sovereign Of The Seas	109-111 Queensway	Petts Wood	BR5 1DG	Y		http://www.jdwetherspoon.co.uk/home/pubs/the-sovereign-of-the-seas
Shampan at The Spinning Wheel	Grays Road	Biggin Hill	TN16 2HX	N	Statutory – Grade II	Change of use to restaurant http://www.shampangroup.com/shampan-westerham.html
The Star (Formerly The Old Star)	27 High Street	St. Mary Cray	BR5 3NL	N		Residential – Flats (05/00057/FULL3)
Star & Garter	227 High Street	Bromley	BR1 1NZ	Y	Statutory – Grade II	http://www.thestarandgarterbromley.co.uk/
The Swan	2-4 High Street	West Wickham	BR4 0NJ	Y	Statutory – Grade II	
Swan & Mitre	260-262 High Street	Bromley	BR1 1PG	Y	Statutory – Grade II	http://www.johnbarras.com/pub/swan-and-mitre-bromley/m2615/
Sydney Arms	Old Perry Street	Chislehurst	BR7 6PL	Y	Locally Listed	http://www.sydneyarms.com/
The Teasle	Burnt Ash Lane	Bromley	BR1 5AJ	N		Changed to The Hungry House then closed Residential – Flats (05/02481/FULL1)
Thicket Tavern	75 Anerley Road	Anerley	SE208 8DQ	N		Residential – Flats and Commercial (11/02239/FULL1)
The Three Tuns	157 High Street	Beckenham	BR3 1AE	N	Locally	Restaurant and residential (flats)

					Listed	(04/01189/FULL1)
The Tigers Head	Watts Lane	Chislehurst	BR7 5PJ	Y	Locally Listed	http://www.chefandbrewer.com/pub/tigers-head-chislehurst/c1864/
TP's (formerly Walkabout/ Pamphilons)	196-198 High Street	Bromley	BR1 1HE	Y		
The Two Doves	37 Oakley Road	Bromley	BR2 8HD	Y	Locally Listed	http://www.youngstenancies.com/pub-detail.asp?PubID=345
VUVU (formerly Zenon Bar , Delano's)	30 – 36 East Street	Bromley	BR1 1QU	Y		http://www.vuvuclub.com/
The Wanderer (formerly The Ravensbury Arms)	Ravensbury Road	Orpington	BR5 2NW	N		Residential – 10 terraced houses (06/03548)
The Wheatsheaf (formerly Ye Olde Anthropologist, The Wheatsheaf)	135 High Street	West Wickham	BR4 0LU	Y	Locally Listed	http://www.gladwoodtaverns.co.uk/wheatsheaf_west_wickham.html
The White Hart	106 High Street	Orpington	BR6 0JY	Y	Locally Listed	
The White Horse (Formerly the Goose Public House)	205-213 High Street	Beckenham	BR3 1AH	Y		
The White Horse	64 Palace Road	Bromley	BR1 3XJ	Y		
The White Swan	21 Kent Road	Orpington	BR5 4AD	Y		
The Widmore (formerly The Bird In Hand)	Bickley Road	Bromley	BR1 2NF	N	Statutory – Grade II	Residential – House (12/00609/FULL1)
The Woodman	50 High Street	Orpington	BR6 7BA	Y		http://www.thewoody.co.uk/
Ye Olde Whyte Lyon (formerly The White Lion)	Farnborough Common	Orpington	BR6 8NE	Y		http://www.shepherdneame.co.uk/pubs/orpington/ye-olde-whyte-lyon