

**Daye, Karen**

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**From:** Stevenson, Susanna  
**Sent:** 31 July 2025 09:49  
**To:** Daye, Karen  
**Subject:** FW: 24/00815/FULL2 LEB site - scaffolding application

Susanna Stevenson

Development Management (West) Deputy Team Leader

**Planning Division**  
**Housing, Planning and Regeneration Services**  
**London Borough of Bromley**  
**Bromley Civic Centre**  
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**Bromley**  
**BR1 1AS**  
**T: 020 8313 4039**  
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[https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_livy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_livy)



**From:** Tom Lawson <toml@rolfe-judd.co.uk>  
**Sent:** 13 September 2024 12:28  
**To:** Stevenson, Susanna <Susanna.Stevenson@bromley.gov.uk>  
**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

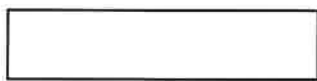
Hi Susanna

Came through earlier than anticipated. Please see our responses below.

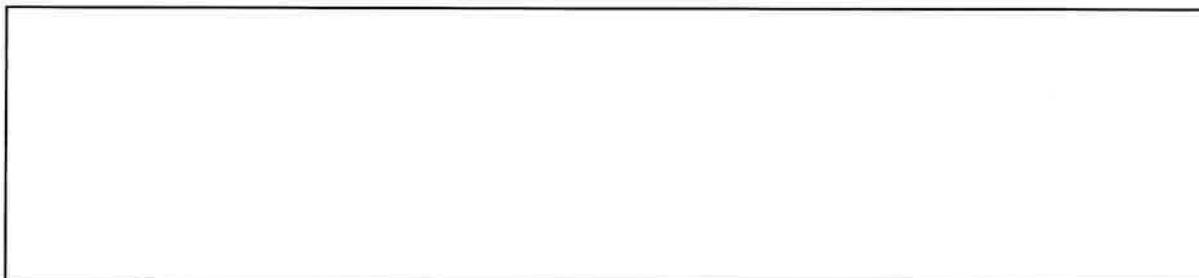
1. In regards point 5, further detail is requested in regards the palletised loaded and unloading method, as I would need to be satisfied that such a method could be agreed as part of a noise management strategy for the site. **The tenant has stated the following with regards to the operation of the scaffolding equipment: The majority of our equipment is loaded in either stillages or bundles to the bed of the lorry by forklift with boards placed on top also by forklift.**
2. Point 9 recognises that the 32 tonne vehicle noise levels could produce LMAX impacts above WHO recommended levels at residential facades between the hours of 6 and 7am. I advise this is considered further so that the extent of the impacts are fully understood (i.e. what are the current LMAX levels compared to the proposed with development scenario). **The LAFmax are 77 dB(A) @ 10 m. The vehicle locations, within the site boundary are in excess of 40 m away from the residents and therefore the vehicle noise within the site boundary would not be expected to exceed LAFmax levels. It should be noted that it is outside the scope of BS 4142 to assess noise from vehicles on roads.**

Many thanks

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**From:** Stevenson, Susanna <Susanna.Stevenson@bromley.gov.uk>  
**Sent:** Friday, September 13, 2024 11:26 AM  
**To:** Tom Lawson <toml@rolfe-judd.co.uk>  
**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

Hi Tom

That would be great.

Thanks

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
Planning Division  
Housing, Planning and Regeneration Services  
London Borough of Bromley  
Civic Centre, Stockwell Close, BR1 3UH  
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***<https://www.bromley.gov.uk/planning-applications/pre-application-planning-advice>***

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Friday, September 13, 2024 9:49 AM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

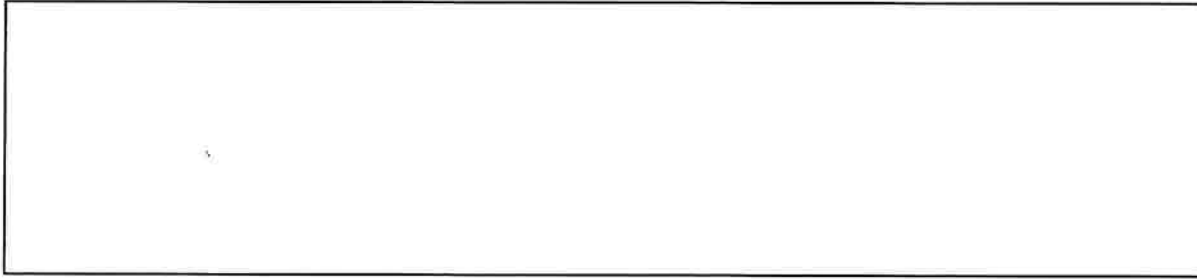
Hi Susanna

I would hope we can issue the response to the EHO early next week if that's okay?

Many Thanks

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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>

**Sent:** Friday, September 13, 2024 7:46 AM

**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>

**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

Dear Tom

Thanks for your email which I will load to the file.

With regards to my previous forwarding of queries from an Environmental Health perspective, could you update on when the response might be provided?

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader

**Planning Division**

**Housing, Planning and Regeneration Services**

**London Borough of Bromley**

**Civic Centre, Stockwell Close, BR1 3UH**

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Thursday, September 12, 2024 3:04 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Cc:** Lambert, Andy <[Andy.Lambert@bromley.gov.uk](mailto:Andy.Lambert@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

Hi Susanna

Many thanks for bringing this to our attention.

We have spoken with the tenant about both this item and the overtaking item mentioned in your previous email on the 10<sup>th</sup> and while we do not dispute they happened believe they have taken very much out of context by people trying to influence the situation.

Mason Scaffolding as a company are FORS silver registered and operated. All vehicles / drivers operate to the highest professional standard for safety and adhere to FORS. A dedicated traffic manager is appointed by the company and all incidents are recorded and audited to make sure they are undertaken in a safe manner or training / reviews are undertaken when not. Mason scaffolding are also compliant with CLOCS Standard for Construction Logistics and with TfL's WRRR( Work Related Road Risk) and take the issue very seriously.

They have reviewed all access to the site and adhere to the highway code as well as the measures outlines in their accreditation at all times. This includes any specific manoeuvre they undertaken on site to access the road. UKPN have also used the site for some time undertaking very similar vehicle manoeuvres and there have been no incidents or complaints.

Looking at the specific items raised in relation to the overtaking manoeuvre this has been reviewed by the traffic manager at Mason Scaffolding who have confirmed it was undertaken legally in line with the highway rules and their FORS Accreditation. It is a wholly normal vehicle manoeuvre and undertaken in a safe manner. In relation to the cones outside the school these were not laid because of the needs of the vehicles turning, they can easily make the turn in normal circumstances. The issue is residents and local drivers blocking the road in an unsafe manner and preventing any vehicles be it Mason, UKPN or the waste site from turning in. In fact, all of these users of the site undertake a similar process for the site with cones, so it seems strange that only Mason are being singled out here. Ultimately rule 242 and 243 of the highway code states not to block or park near a junction. This is what is causing the issue here and residents not abiding to the code and traffic rules not being enforced by anyone. This is only an issue during pick up of the school and while we appreciate there have been a few instances recently once the site is operational hopefully this would be a rare occurrence.

We appreciate the issue needs to be resolved and we have therefore discussed this the applicant for the planning application and they are happy to assist the Council in implementing road markings (middle line on the access route, no parking zones and repaint the existing keep clear areas at the junction with Churchfield Road) to try and address the issue. The access road has not been marked by the waste site which we do feel is contributing to confusion and believe clearly outlining all drivers must adhere to normal road rules will help clear up any concerns. This offer is not an acceptance that the application is causing the issue but is made in the spirit of cooperation and trying to make the



site safer and improve traffic. We would be happy for this to be agreed by condition to enable discussions with Highways and the Waste site before it is agreed.

We would be happy to meet officers on site to explain these issues in context if that assists.

Kind Regards

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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Sent:** Wednesday, September 11, 2024 4:52 PM  
**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Cc:** Lambert, Andy <[Andy.Lambert@bromley.gov.uk](mailto:Andy.Lambert@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 LEB site - scaffolding application

Dear Tom

I am afraid I can't share the videos without permission.

Further submissions also refer to the placement of cones outside the school to prevent parking on Churchfields Road and to allow Masons lorries to turn into the access road and objections received this afternoon includes reference to a banksman controlling lorry access today, again at school pick up time.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
**Planning Division**  
**Housing, Planning and Regeneration Services**  
**London Borough of Bromley**  
**Civic Centre, Stockwell Close, BR1 3UH**  
**T: 020 8313 4956**  
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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Wednesday, September 11, 2024 8:51 AM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Cc:** Lambert, Andy <[Andy.Lambert@bromley.gov.uk](mailto:Andy.Lambert@bromley.gov.uk)>  
**Subject:** Re: 24/00815/FULL2 LEB site - scaffolding application

Hi Susanna

Many thanks for your email.

Obviously that's not positive to see the issues on site and we are looking at addressing this on behalf of the freehold owner.

As part of this we were wondering if you were able to share the videos so we can be very clear with the internal stakeholders about the issues.

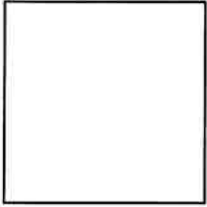
Kind Regards

Tom

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On Sep 10, 2024 12:01, "Stevenson, Susanna" <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)> wrote:

Dear Tom

I have received comments from the EHO requesting further information before their response can be finalised:

A couple of further queries before I finalise my response:

1. In regards point 5, further detail is requested in regards the palletised loaded and unloading method, as I would need to be satisfied that such a method could be agreed as part of a noise management strategy for the site.
2. Point 9 recognises that the 32 tonne vehicle noise levels could produce LMAX impacts above WHO recommended levels at residential facades between the hours of 6 and 7am. I advise this is considered further so that the extent of the impacts are fully understood (i.e. what are the current LMAX levels compared to the proposed with development scenario)

I would also state that I have had numerous objections today, including with videos, showing scaffolding lorries entering the site at the same time as school children being dropped off or picked up as well as a video showing a scaffolding lorry using the right hand/wrong side of the access road (at 2.59pm on 4<sup>th</sup> September) to pass queuing traffic to access the site.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
**Planning Division**  
**Housing, Planning and Regeneration Services**  
**London Borough of Bromley**  
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**Daye, Karen**

---

**From:** John Mills <John.Mills@southderbyshire.gov.uk>  
**Sent:** 02 September 2024 16:12  
**To:** Stevenson, Susanna  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Susanna,

Thank you for the reply in regards my noise queries. A couple of further queries before I finalise my response:

1. In regards point 5, further detail is requested in regards the palletised loaded and unloading method, as I would need to be satisfied that such a method could be agreed as part of a noise management strategy for the site.
2. Point 9 recognises that the 32 tonne vehicle noise levels could produce LMAX impacts above WHO recommended levels at residential facades between the hours of 6 and 7am. I advise this is considered further so that the extent of the impacts are fully understood (i.e. what are the current LMAX levels compared to the proposed with development scenario)

Many thanks,

John Mills  
Principal Environmental Health Officer  
Directorate of Environment & Community

M: 07976 081884



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North East Derbyshire and Bolsover District Council Joint Environmental  
Health Service**

**From:** Stevenson, Susanna <Susanna.Stevenson@bromley.gov.uk>  
**Sent:** Tuesday, August 27, 2024 2:07 PM  
**To:** John Mills <John.Mills@southderbyshire.gov.uk>; Rastani, Nojan <Nojan.Rastani@bromley.gov.uk>; Cowan, Jim <Jim.Cowan@bromley.gov.uk>  
**Subject:** FW: 24/00815/FULL2 London Electricity Board site

Dear Nojan, John and Jim

Please see attached additional information which has been provided by the applicants with regards to transport, acoustics and the scope of the application (to now include the workers' cabins and CCTV).

You all kindly commented on the application as originally submitted. I am re-notifying local residents, and also reconsulting you to see whether you have any updates to your previous comments.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader

**Planning Division**

**Housing, Planning and Regeneration Services**

**London Borough of Bromley**

**Civic Centre, Stockwell Close, BR1 3UH**

**T: 020 8313 4956**

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Friday, August 23, 2024 10:27 AM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Further to recent correspondence regarding the Churchfield Road site we have provided the following response to the items raised with the hope that it help release the application from the current holding pattern and move forward to determination.

I have summarised the subjects below and provided the necessary response supported by the attached information.

- ❑. Acoustic Comments – Please see enclosed a response from our acousticians report to address the comments received from the EHO in relation to garden noise.
- ❑. BNG – The development only proposes the site cabins and scaffolding structure both located on hardstanding with no ecological value in the centre of the site. In line with government guidance, we consider that it meets the criteria for exemption as it does not impact a priority habitat of more than 25m2 or 5 meters of linear habitat.
- ❑. Transport Comments – Please see enclosed our response transport matters raised. As discussed on site we understand that the highways officer has raised no objections with the scheme and therefore have enclosed the attached to provide comfort to officers and the Council on the scheme that the matter has been robustly tested.
- ❑. Site Boundary – Speaking with the client we have kept the site boundary as proposed however for the avoidance of doubt have marked up on plan where the scaffolding use is located (blue) compared to the extant use by the electricity board.
- ❑. Amended Plans to show cabins, structures – Please see enclosed the revised plans to address these comments. These should be considered the submission pack document and supersede the previous drawings issued.
- ❑. CCTV / Lighting – Please see attached images of the CCTV demonstrating it does not overlook neighbouring properties and where the lighting is located.

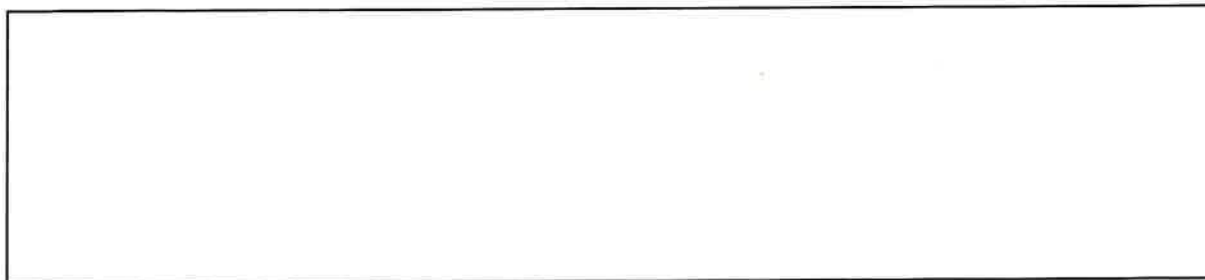
We trust this information is sufficient for the Council to proceed to the determination of the scheme however if you require any further information please do not hesitate to contact me. It would also be very helpful if you can confirm whether a decision has been made on delegated / committee determination.

Kind Regards

TOM LAWSON (MTCF, RONS, MTRP)  
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**From:** Tom Lawson  
**Sent:** Tuesday, July 30, 2024 2:44 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Sorry yes all received.

Noted about the out of office period and we are happy to agree the extension until 13<sup>th</sup> September 2024.

Kind Regards

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**ROLFE JUDD**  
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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Sent:** Tuesday, July 30, 2024 2:27 PM  
**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Subject:** FW: 24/00815/FULL2 London Electricity Board site  
**Importance:** High

Dear Tom

I would appreciate it if you could confirm receipt of the email below, with an update on the timing for submission of further detail.

Please note that I will be out of the office from **Friday 2<sup>nd</sup> August** until **Tuesday 27<sup>th</sup> August**, with very limited system access during that period.

Further to the above, I note that the previously-agreed extension of time has expired. Please could you agree a further (interim – pending capacity to re-consult/notify following receipt of the additional information requested) extension of time to **13<sup>th</sup> September 2024**?

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
Planning Division  
Housing, Planning and Regeneration Services  
London Borough of Bromley  
Civic Centre, Stockwell Close, BR1 3UH  
T: 020 8313 4956  
[susanna.stevenson@bromley.gov.uk](mailto:susanna.stevenson@bromley.gov.uk)  
[www.bromley.gov.uk](http://www.bromley.gov.uk)

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***<https://www.bromley.gov.uk/planning-applications/pre-application-planning-advice>***

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Further details on the London Borough of Bromley CIL can be found at:  
[https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)



**From:** Stevenson, Susanna  
**Sent:** Thursday, July 25, 2024 10:29 AM  
**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Dear Tom

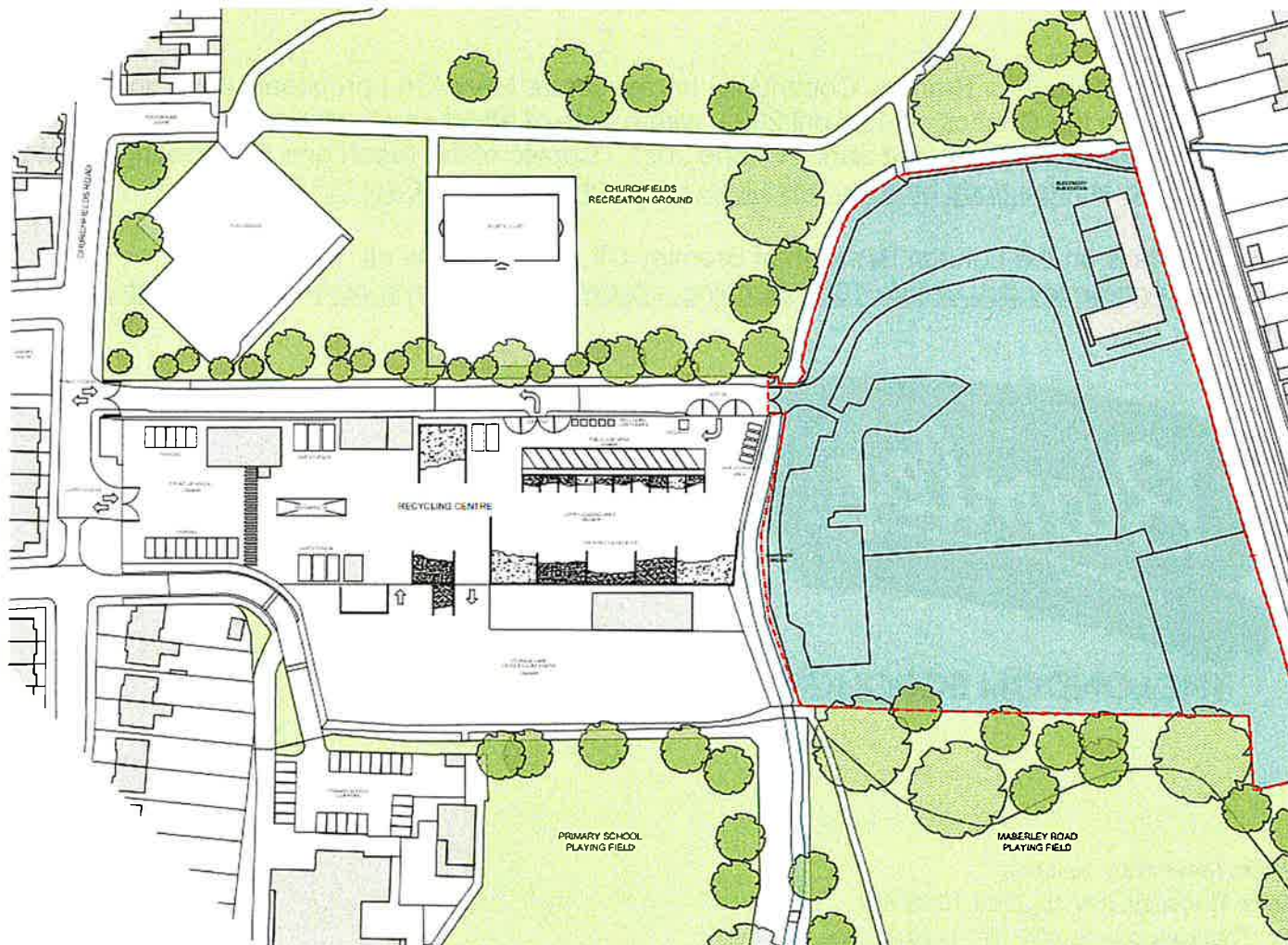
Following up from our site visit, I would appreciate it if you could provide a timeframe for the submission of the additional information you have referred to. Please note that I will be on annual leave from the end of next week for **3 weeks**.

We discussed on site the scope/implication of the red line site plan submitted. As I observed on site and as was confirmed by you, the scope/area of the proposed scaffolding site was/would be limited to one specific part of the site (to include the access road from Churchfields Road). I think that it would be preferable and reasonable to amend the red line site location plan to only encircle

the specific land the subject of the application rather than to apply to the site as a whole, with a blue line indicating the land within the applicant's ownership/interest adjacent to the red line area.

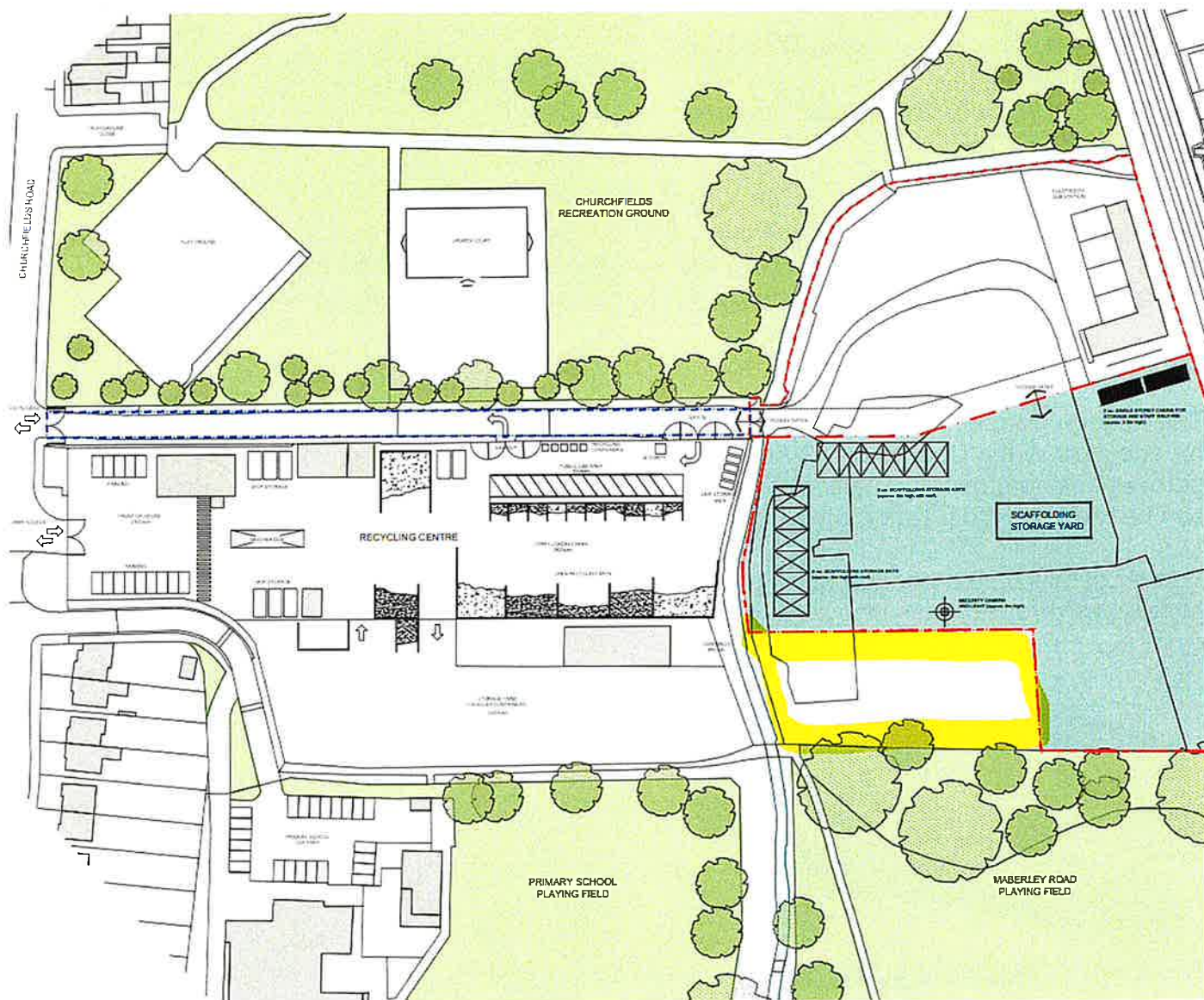
I also note that the proposed ground floor plan and existing ground floor plan most recently received (which are not yet on the public file – awaiting full submission of additional information etc.) do not appear to tally. Could you clarify? Moving forwards, it would be helpful if the application included a site location plan, and a separate existing site plan and proposed site plan, with all the drawings tallying in regard to the plotting of the red line/identification of the actual area of land to which the application relates.

Existing ground floor plan:



Proposed ground floor plan (which includes structures):





Just to add, I have received several comments in the last week regarding the on-going activity on the site. I have also been contacted by local ward councillors to raise this too. I am obliged to advise that any works undertaken without the benefit of planning permission are at your client's risk.

I look forward to hearing from you.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
**Planning Division**

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**<https://www.bromley.gov.uk/planning-applications/pre-application-planning-advice>**

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Thursday, June 27, 2024 5:32 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Yes that works, I'll drop an invite in the diary now.

Kind Regards

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ASSOCIATE DIRECTOR  
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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>

**Sent:** Thursday, June 27, 2024 3:43 PM

**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>

**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Dear Tom

Would 10.30am on the 17<sup>th</sup> July work for you?

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Thursday, June 27, 2024 2:24 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Many thanks for your response.

Wednesday 17<sup>th</sup> is best for us, does the morning (after 10am) suit you?

Speak Soon

TOM LAWSON, TELEPHONE: 020 7826 6253  
ASSOCIATE DIRECTOR  
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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Sent:** Wednesday, June 26, 2024 2:43 PM  
**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Dear Tom

Thanks for your email and apologies for the delay in getting back to you.

I will upload the drawings but hold fire on making them publicly viewable, pending the additional information you will be submitting.

With regards to site visits, I am available Monday 15<sup>th</sup> June – Thursday 18<sup>th</sup> June.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>

**Sent:** Tuesday, June 18, 2024 4:57 PM

**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>

**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Following the email chain below I attach the drawings for the cabins and scaffolding structure which will form part of the application.

Given that we will shortly be clarifying the BNG aspect and issuing further transport information it might be worth holding off on the formal reconsultation if the LPA agrees.

In the meantime it would be great if we can get a meeting on site to discuss the scheme. Do you have any times which suit over the next few weeks?

Many thanks

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**From:** Tom Lawson  
**Sent:** Friday, June 7, 2024 3:48 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Many thanks for the below. We will look to provide the detail and can set the meeting up immediately after.

Just to quick address the access point given the legal requirement to provide access along the road the applicant owns a key to the lock so is able to attend site even after the waste site has closed. This enables them to operate at alternative times and there is an access agreement between the parties to regulate this. We will demonstrate as part of the TA that the overlap between peak waste use when there is queuing and the times used by the scaffolding company are limited.

Hopefully that helps just on this point.

Speak Soon

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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>

**Sent:** Friday, June 7, 2024 1:49 PM

**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>

**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Dear Tom

Thanks for your email. Yes I'd be happy to meet on site. I am tied up next week, but am more likely to be available the week after, or the week after that. Perhaps it would be worth waiting for the submission of additional information you are working on before arranging a visit?

With regards to the highways/access implication, this relates particularly to how access to the site is capable of being managed in view of the relationship between the access road and the waste/recycling centre. You have previously stated that there is the requirement that the access road be kept open and clear at all times. The issue is that this is not consistent with how the neighbouring site (which I am led to believe owns the access road) actually operates.

Realistically, the implications of access to the site for the purposes associated with the approved/established use by LEB is going to be different to that associated with an additional operator from the site. I have been told, by Waste Services, that there is queuing traffic along the access road associated with the public reuse/recycling centre (RRC), and that the access is also used by members of the public visiting the waste site on foot. The gates are locked in order to prevent unauthorised access to the RRC, at times which do not tally with the proposed access/egress times associated with the scaffolding site. There is limited road width to accommodate two-way traffic associated with the RRC along with through-access associated with the application site.

For clarity, please find attached the comments received from Waste Services.

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader

**Planning Division**

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**From:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>  
**Sent:** Friday, June 7, 2024 12:42 PM  
**To:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>  
**Subject:** RE: 24/00815/FULL2 London Electricity Board site

Hi Susanna

Many Thanks for the below.

I have passed the acoustic queries onto our acoustician and we will respond shortly with the further detail.

Moving forward I thought it would be handy just to bullet point the outstanding items just so nothing falls through the cracks our end.

- ☐ Acoustic Comments – As above
- ☐ Amended Plans to show cabins, structures, lighting and CCTV
- ☐ BNG – We will review with an assessor and revert with the necessary response
- ☐ Trees – We can confirm no trees have been removed from the site and any assertion otherwise is incorrect. The Council as the responsible party for the adjacent park recently removed a few dead trees as one had fallen on the boundary fence between the two sites. These were not undertaken by the applicant and falls outside the site boundary. It's possible however this is what people are referring to.
- ☐ Ecology Conditions – Notwithstanding the above we would be happy to agree the following conditions which seem reasonable and proportionate to the site.
  - Ensure all remaining trees are protected from damage from the activities on site and replace any felled trees with native species to be planted on site.
  - Ensure that there is no pollution to the bordering stream.

- The site may be appropriate for bats to forage and commute, given the neighbouring water course and tree lines. The lighting on site should therefore be designed to avoid disturbance to bats, as outlined by the Bat Conservation Trust - <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>
- . Transport Comments – We are working on a formal response to the items raised. It would be helpful if we can have a meeting with you and your colleagues on this point as we feel that many of the comments raised have no bearing on what is being sought.

We also note a large amount of objection from the wider area in relation to the application which in many cases we believe is unfounded and being led by significant amounts of misinformation about the proposals. We are more than happy to provide the necessary detail however it would be helpful to discuss the extent to which officers would like to see these comments addressed (beyond the list above). We would also be happy to meet key local stakeholders to ensure they are fully briefed on the scheme. We would however want to ensure officers are supportive of this approach first.

We also note you would like a site visit which we are more than happy to facilitate. To this end we would a meeting on site to discuss the transport comments and neighbourhood response as well as a general tour. Would this be something you are happy to facilitate and if so hopefully we can get a date in the diary shortly.

I look forward to hearing from you.

All the best

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**From:** Stevenson, Susanna <[Susanna.Stevenson@bromley.gov.uk](mailto:Susanna.Stevenson@bromley.gov.uk)>

**Sent:** Thursday, June 6, 2024 4:35 PM

**To:** Tom Lawson <[toml@rolfe-judd.co.uk](mailto:toml@rolfe-judd.co.uk)>

**Subject:** 24/00815/FULL2 London Electricity Board site

Dear Tom

I am writing to provide initial feedback from the Environmental Health team on the application - that they have requested further information as follows:

1. Please provide a site plan showing the locations where storage and loading of scaffolding will be undertaken.
2. The noise assessment should include impacts on neighbouring gardens.
3. Was the scaffold company operational during the unattended monitoring period?
4. What is the background noise level between 6am and 8am to the rear of properties along Clock House Road?



5. In regards the correction for impulsivity, what mitigation will provided to ensure there is no adverse impact? I would consider the noise from loading activity to be clearly audible against the residual noise levels, and so a 6 dB(A) correction more reasonable.
6. No intermittency – the nature of loading scaffold poles onto vehicles is unlikely to be continuous, whilst vehicles might be loaded mor intensely at certain times of day, they will be free to loading and unload intermittently at any time of day as demand dictates. I would therefore suggest an intermittency correction should be applied.
7. Uncertainty – further narrative is required in regards the relevance of levels measured at another scaffold site. How many vehicles an hour are loaded there? How are they loaded? How are they stored?
8. What consideration has been given to LMAX levels?
9. The assessment should consider noise from vehicles exiting the site early morning.
10. Are reversing alarms used?

As a separate matter, you said that you were planning to amend the application to include the structures on the site. I recall that during the initial validation stage for the application it was asked whether the application included structures, and whether the application would in fact have been BNG exempt:

The application form has been completed to state that the Biodiversity Net Gain condition will not be required for the development as the development falls within the de minimis exemption. Please clarify the rationale for this - in the context of Paragraph: 005 Reference ID: 74-005- 20240214 of the DLHC Biodiversity Net Gain guidance. This may be clarified through the additional information requested with regards to the siting, scale and nature of the scaffolding racks (including whether there is supporting surface structure) as below:

5 Please provide information on the proportion of the site given over to each separate use, and an annotated scaled block plan showing the arrangement of the site for the separate uses applied for, including the location of the scaffolding storage racks, detail of any associated structures (site office or worker facilities). It is noted that the Transport Statement refers to there being 7 staff employed on the site each day between 06.00 and 16.00 - what facilities would be provided for these staff in terms of WC/shelter? Would power be provided and if so how

As far as I can see the amendment of the application to include structures would be likely to trigger BNG, and I would appreciate your comments on this matter. Regardless, I note that the application form that has been submitted states that the reason for the exemption is that the change of use would be temporary. However, the development would appear to include the installation of building(s) on the site and I would appreciate it if, on reviewing the government guidance on BNG and exempt development ([Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments)) if you could clarify in what why/what exception you are relying on? NB Comments received from the Bromley Biodiversity Partnership are as follows, and also query the rationale for BNG exemption:

It is not clear from the application whether there will be any degradation of the biodiversity of the site if retrospective approval is given. Ellie Reeves MP mentions that trees have already been removed from the site. The site is less than 1km from the South Norwood Country Park, which is a metropolitan grade SINC. It is bordered to the north and west by a stream and appears to have trees surrounding the site.

If the planning authority is minded to give retrospective approval we suggest that the following conditions are included:

- . Ensure all remaining trees are protected from damage from the activities on site, and replace any felled trees with native species to be planted on site.
- . Ensure that there is no pollution to the bordering stream.

The site may be appropriate for bats to forage and commute, given the neighbouring water course and tree lines. The lighting on site should therefore be designed to avoid disturbance to bats, as outlined by the Bat Conservation Trust - <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

The application states that it is not subject to the Biodiversity Net Gain provisions, due to the temporary nature of the planning permission sought. This does not appear to be a relevant exemption based on information on the Gov.uk website (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>). The planning team should therefore consider whether the Biodiversity Net Gain provisions should apply.

I will need to access the site to view the development. Could you confirm if access is available (during working hours) or would I need to make an appointment?

Kind regards

Susanna

Susanna Stevenson

Development Management (West) Deputy Team Leader  
**Planning Division**  
**Housing, Planning and Regeneration Services**  
**London Borough of Bromley**  
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***Fees for the Council's Planning Pre-application Service will be increasing on 5<sup>th</sup> February 2024. Further information, including the new fee schedule, can be viewed here:***  
***<https://www.bromley.gov.uk/planning-applications/pre-application-planning-advice>***

The London Borough of Bromley Community Infrastructure Levy (CIL) proposals were approved for adoption by the Council on 19 April 2021, with a date of effect on all relevant planning permissions determined on and after 15 June 2021. Copies of the report and the meeting minutes can be found at <https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=115&MId=6923>

Further details on the London Borough of Bromley CIL can be found at:  
[https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)



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