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DATE: 6 January 2026

To: Members of the  
**DEVELOPMENT CONTROL COMMITTEE**

Councillor Alexa Michael (Chairman)  
Councillor Simon Fawthrop (Vice-Chairman)  
Councillors Peter Dean, Christine Harris, Colin Hitchins, Charles Joel,  
Kevin Kennedy-Brooks, Kate Lymer, Tony McPartlan, Tony Owen, Chloe-Jane Ross,  
Shaun Slator, Mark Smith and Gemma Turrell

A meeting of the Development Control Committee will be held at Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS on **WEDNESDAY 14 JANUARY 2026 AT 7.30 PM**

TASNIM SHAWKAT  
Director of Corporate Services & Governance

Public speaking on planning application reports is a feature at meetings of the Development Control Committee and Plans Sub-Committees. It is also possible for the public to speak on Contravention Reports and Tree Preservation Orders at Plans Sub-Committees. Members of the public wishing to speak will need to have already written to the Council expressing their view on the particular matter and have indicated their wish to do so to Democratic Services **by no later than 10.00 a.m.** on the working day before the date of the meeting.

The inclusion of public contributions, and their conduct, will be at the discretion of the Chairman. Such contributions will normally be limited to two speakers per proposal, one for and one against, each with three minutes to put their point across.

For further details, please telephone **020 8461 7840**.

## **A G E N D A**

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

In accordance with the Council's Constitution, members of the public may submit one question each on matters relating to the work of the Committee. Questions must have been received in writing 10 working days before the date of the meeting - by **5.00pm on Monday 29 December 2025**.

Questions seeking clarification of the details of a report on the agenda may be accepted within two working days of the normal publication date of the agenda – by **5.00pm on Thursday 8 January 2026**.

- 4 **CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27 NOVEMBER 2025** (Pages 1 - 8)
- 5 **(17/04478/RECON) FLAMINGO PARK CLUB, SIDCUP BYPASS ROAD, CHISLEHURST, BR7 6HL** (Pages 9 - 60)  
Chislehurst
- 6 **ADOPTION OF THE BROMLEY STATEMENT OF COMMUNITY INVOLVEMENT 2026** (Pages 61 - 126)
- 7 **APPOINTMENTS TO PLANS SUB-COMMITTEES** (Pages 127 - 128)

The Council's [Local Planning Protocol and Code of Conduct](#) sets out how planning applications are dealt with in Bromley.

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## **DEVELOPMENT CONTROL COMMITTEE**

Minutes of the meeting held at 7.30 pm on 27 November 2025

### **Present:**

Councillor Alexa Michael (Chairman)  
Councillor Simon Fawthrop (Vice-Chairman)  
Councillors Christine Harris, Colin Hitchins, Charles Joel,  
Kevin Kennedy-Brooks, Kate Lymer, Tony McPartlan,  
Tony Owen, Shaun Slator, Michael Tickner and Gemma Turrell

### **Also Present:**

Councillor Chloe-Jane Ross (observing)

### **29 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Peter Dean and Councillor Michael Tickner attended as his substitute. Apologies for absence were also received from Councillor Mark Smith.

### **30 DECLARATIONS OF INTEREST**

There were no additional declarations of interest.

### **QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

Two questions for written reply were received at the meeting and are attached at Appendix A.

### **CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 2 OCTOBER 2025**

**RESOLVED:** That the minutes of the meeting held on 2 October 2025 be agreed and signed as a correct record.

**(25/03745/FPA) - WEST WICKHAM LEISURE CENTRE,  
STATION ROAD, WEST WICKHAM, BR4 0PY**  
West Wickham

Description of Application: Proposed erection of new leisure centre building, following prior approval demolition reference 25/02113/DEMCON, including retention and refurbishment of single storey learner pool facility, and associated roof plant, landscaping, and parking works

The Planning Officer gave a brief presentation, providing an overview of the application and update on the report. The following responses were given to Members' questions:

- No objections had been received with respect to the planning application.
- The strategy for the provision of electric vehicle charging points in the on-site car park would be agreed with the developer via a planning condition and set out within the Car Parking Design and Management Plan.
- The statement within the *Summary of Key Reasons for Recommendation* that 'Environmental matters such as air quality, contamination, noise and lighting would be acceptable subject to appropriate conditions' was standard wording within planning applications to reflect that conditions would be put in place to mitigate any adverse environmental effects of the development. The hours of operation that construction could take place would be set out in the Construction and Environment Management Plan, and it was further noted that piling works would not be required.

Oral representations in support of the application were received from the Applicant who gave the following responses to Members' questions:

- It was proposed to install solar panels on site for the benefit of the leisure centre. The electrical sub-station would have sufficient capacity to serve the electric vehicle charging points delivered via the Car Parking Design and Management Plan.
- The on-site cycle parking provision had been designed in accordance with the London Plan guidance, equating to 22 short-stay spaces and four long-stay spaces. While data was not available on the previous demand for cycle parking on site, it was projected that there would be a 30% increase in users at the new West Wickham Leisure Centre which was likely to increase demand for cycle parking.
- The car park design delivered a total of 56 standard parking spaces, two designated disabled bays, and one motorcycle bay. There was scope to review the number of designated disabled bays if this was insufficient to meet demand, particularly as the on-site Changing Places toilet provision would be public facing and not just available to leisure centre users.
- While the Local Authority did its best to include rainwater harvesting on all its development sites, it was not proposed to introduce this efficiency measure to the West Wickham Leisure Centre site due to restrictions on space. While there were green

spaces across the site, these were already earmarked for other purposes, including for the air-source heat pumps.

In opening the discussion, the Chairman voiced her support for the application which had a high-quality design with a smaller footprint than the previous leisure centre and would provide an excellent amenity for those who lived, worked, and studied in the Borough. Councillor Christine Harris added that the proposed design was attractive and would bring leisure and exercise into the budget of many local families. The Member was particularly pleased at the expanded facilities offer, including community space and a rehabilitation studio for those recovering from injury.

Councillor Alexa Michael moved from the Chair that the planning application be approved as recommended. The motion was seconded by Councillor Christine Harris, put to the vote, and CARRIED unanimously.

**RESOLVED: That PERMISSION BE GRANTED, subject to legal agreement as recommended for the reasons set out in the report of the Assistant Director: Planning.**

**PLANNING ENFORCEMENT ACTIONS PROGRESS AND  
MONITORING REPORT APRIL 2024 TO MARCH 2025  
Report ES20527**

The report provided an update on the progress of planning enforcement cases where action had been taken or was pending consideration, as well as cases currently at appeal, those awaiting compliance periods or actions, prosecution updates, cases with authorised enforcement, those with the Legal Department for further action, cases where direct action has been authorised and cases that had been closed.

The Head of Planning and Development Support clarified that the scope of the report was enforcement action, which fell within the remit of the Public Protection and Enforcement Portfolio. Planning investigations came within the remit of Renewal, Recreation and Housing and would be the subject of a further report in the coming months and include a ward-by-ward breakdown of investigations. In answer to a question from the Chairman, approximately 85% of enquiries made with respect to a possible breach of planning control were received from members of the public, 10% from Members, and 5% from Officers who had identified issues during their work. A Member emphasised the importance of encouraging the public to continue to report breaches of planning control, including giving updates where appropriate. In total, 686 cases had been closed during the 2024/25 financial year, with a further 282 cases closed during the first half of 2025/26. Future reporting would include more detail on the reasons that enforcement notices had been issued. A Member asked about Key Performance Indicators and was advised that performance monitoring focused on the number of cases investigated and that the Local Authority was meeting the statutory requirement to investigate 100% of cases. The majority of these cases were closed with no further action as

no breach was found, with formal action required in approximately 5% of cases.

The Government set timescales to act on breaches of planning control and this had recently been extended from four to ten years, allowing more time for local authorities to take formal action with respect to unlawful development that had been concealed with the intention of obtaining lawfulness by the passage of time. The Head of Planning and Development Support said that every effort was made to progress cases to completion in a timely manner, but this was subject to a number of factors, such as the appeals process and work undertaken to seek compliance. The backlog in the Court system caused significant delays to prosecutions and injunctions but this was outside the Local Authority's control. Regarding the cost implications of planning investigations and enforcement, Members were advised that as the Local Planning Authority, the Council was responsible for taking enforcement action in the public interest. No specific budgetary provision was available to take direct action in enforcement cases, but every effort was made to recover the costs of direct action, including through the Courts.

**RESOLVED: that the report be noted.**

#### **PLANNING APPEALS UPDATE** **Report HPR2025/056**

The report provided information on the Council's planning appeal performance for the 2024/25 financial year and set out the resource implications associated with defending planning inquiries for which there was currently no dedicated budget, although this would be the subject of a forthcoming report. The report also gave an overview of incoming procedural changes to the processing of appeals at the Planning Inspectorate and impact upon delivery of appeals.

In introducing the report, the Appeals Team Leader corrected a typographical error in the report, by clarifying that during the 2024/25 financial year there had been 197 appeal decisions issued by the Planning Inspectorate of which a total of 58 appeals were allowed. 181 of these related to delegated decisions and 18 related to decisions taken by Committee which tended to consider the most contentious applications. Planning appeal performance was reported to the Ministry of Housing, Communities and Local Government (MHCLG) every two years and the quality of decision making on planning applications was measured by the percentage of non-major and major applications overturned at appeal. The MHCLG had the power to 'designate' a Local Planning Authority for poor performance which would allow applicants to submit applications directly to the Planning Inspectorate. Between 2022-24, 2.2% and 5.9% respectively of the non-major and major decisions taken by the Local Authority had been allowed at appeal. This was well below the 10% proportion at which designation was considered. Robust procedures were in place to defend all planning appeals, including a multi-disciplinary appeals team which reviewed every case.

A Member asked about whether the Planning Inspectorate undertook a site visit in relation to every appeal and this was not the case. For those appeals where site visits did take place, these were often unaccompanied and there was also a two-stage approach where a case officer might conduct a site visit and report their findings as part of the decision process. The Member asked whether a site visit had taken place in relation to a specific appeal and the Appeals Team Leader would liaise with the Member following the meeting. Another Member asked about upcoming changes to the way that Members could submit written representations for planning appeals, and the Appeals Team Leader said that the new regulations were expected to be in place by the end of year when more information would be available. It was likely that the Planning Inspectorate procedural changes would mean that Members would have no time to provide their comments at the appeal stage and would instead need to provide their comments during Bromley's planning application process to be forwarded within any appeal that might follow. In response to a question from a Member, it was clarified that planning appeals focused on the reasons why a planning application had been refused rather than the Planning Officer's initial recommendation.

**RESOLVED: The report be noted.**

#### **COUNCILLOR PLANNING APPLICATION 'CALL INS' Report HPR2025/057**

The report provided information on Councillor 'call-ins' for planning applications to be considered at a committee.

**RESOLVED: The report be noted.**

#### **HPR PLANNING KPIS**

The Committee considered the performance of the Planning Service against various Key Performance Indicators (KPIs) for Quarter 2 of the 2025/26 financial year.

In response to a question, the Assistant Director: Planning advised that targets were only used for the KPIs delivering to local or Government requirements. Other KPIs were included solely to monitor performance trends, and the Member asked that these be reported separately in future. Typographical errors identified within the descriptions of certain KPIs would be corrected in future reporting.

**RESOLVED: That the update be noted.**

#### **DEVELOPMENT CONTROL COMMITTEE INFORMATION BRIEFING**

The items comprised:

- Section 106 Agreements Update

A Member highlighted the importance of ensuring that wards with the highest level of housing development derived the most benefit from Section 106 contributions. The Assistant Director: Planning explained that Section 106 agreements were development-specific and designed to fund agreed planning obligations that mitigated the local impact of development. The Community Infrastructure Levy (CIL) was another charge on new development that could be spent more flexibly, and the Vice-Chairman underlined the need to adopt a Borough-wide approach to spending CIL as the impact of development often crossed ward boundaries.

**RESOLVED: That the Information Briefing be noted.**

The Meeting ended at 8.40 pm

Chairman



**DEVELOPMENT CONTROL COMMITTEE**  
**27 November 2025**

**QUESTION FOR WRITTEN REPLY**

**1. From Mr Antony Illingworth, Local Resident**

Re Ref: EN25/00076/UNTIDY ('Billingford', Elstree Hill):

What progress has the Council made to have the shipping container in the garden removed, and when does the Council think it will be? It has been an eyesore for almost two years, as are much of the grounds and some fencing, encouraging fly tipping and littering in the vicinity.

*Reply: The Planning Investigation Officer inspected the property recently.*

*The owners of the property have been granted planning permission under Ref: 21/01294/FULL1 and the container is being used to store items during development. They are currently in the process of discharging their conditions before the implementation of the permitted scheme.*

*The case will now be written up and must pass through the Enforcement Call-In process before being able to close.*

**2. From Mr Clive Lees, Planning Officer of the Ravensbourne Valley Residents' Association**

With regard to Agenda Item 7: Planning Appeals Update [Section 6]:

What implications, if any, are there for neighbours and residents regarding the new Planning Inspectorate (PINS) casework management system and in particular, will comments made at the application stage be certain to be forwarded to PINS for consideration by PINS as part of the appeal?

*Reply: The change to PINs casework management system will see a new interface for residents to submit appeal stage representations. Residents will no longer be able to email their representations to PINs.*

*The main change will be in expanding the fast-track procedure currently used for householder and other minor commercial applications to more complex non-major applications<sup>1</sup> where appropriate.*

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<sup>1</sup> Non-major applications up to 10 dwellings / on a site of up to 0.5 hectares or non-residential development under 1,000 sqm or on a site of 1 hectare or more.

*Appeals dealt with in this way will not afford any further opportunity for residents or the Council for that matter to comment on the appellants' grounds of appeal. Instead, application stage comments will automatically be forwarded to PINs. Residents would also have the opportunity to withdraw application stage comments so that they are not considered during the appeal process.*

*The regulations and detailed procedural guidance is yet to be published, the advice was that regulations would be published by the end of this year and once finalized, detailed procedural guidance would follow. Any further changes likely to impact residents may be contained within these documents and any substantive change can be reported to DCC.*

# Agenda Item 5

<b>Committee Date</b>	14 <sup>th</sup> January 2026		
<b>Address</b>	FLAMINGO PARK CLUB, SIDCUP BYPASS ROAD, CHISLEHURST, BR7 6HL		
<b>Application Number</b>	17/04478/RECON	<b>Officer</b>	Agnieszka Nowak-John
<b>Ward</b>	Chislehurst		
<b>Proposal</b>	Section 73 application to allow for the variation of conditions 2 (phasing), and 39 (tenure change from affordable to market housing) and the variation of the wording of conditions 3 (levels), 4 (changing provision), 5 (playing fields), 7 (materials), 8 (landscaping), 9 (arboricultural method statement), 10 (tree protection monitoring), 11 (dust management plan), 12 (construction management plan), 15 (demolition and construction noise management plan), 16 (glazing and ventilation), 17 (crime prevention measures), 18 (surface water drainage), 19 (refuse storage), 20 (energy statement), 21 (archaeology), 23 (biodiversity management plan), 24 (pedestrian access removal), 25 (artificial pitch), 28 (boundary enclosures), and 29 (cycle parking), granted under ref. no. 17/04478/FULL1 for the demolition of existing nightclub building and other buildings and structures and removal of existing hardstanding and construction of new football ground comprising clubhouse and stands (max height approx. 8.4m) with floodlit artificial playing pitch, external grass sports pitches and 42 no. dwellings (26x3 bed two storey terraced dwellings, 12x2 bed flats and 4x1 bed flats set within 4 two storey blocks) with associated access, parking and landscaping.		
<b>Applicant</b>		<b>Agent</b>	
Cray Wanderers Football Club		Matthew Blythin DHA Planning	
<b>Reason for referral to committee</b>	Major Residential and Community/Commercial Development. Previously reported to committee.	<b>Councillor call in</b>  No	
<b>RECOMMENDATION</b>		GRANT PLANNING PERMISSION	

## KEY DESIGNATIONS

Conservation Area: Chislehurst  
Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
Green Belt  
London City Airport Safeguarding  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation  
Smoke Control SCA 16

<b>Representation summary</b>	Local residents were notified of the application by letter dated 17 <sup>th</sup> March 2025 and a site notice was displayed on 27 <sup>th</sup> March 2025.	
Total number of responses	34	
Number in support	10	
Number of objections	23	
Number of neutral representations	1	

## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The affordable residential units approved as part of the original application were identified as enabling development to fund the sporting facility, as well as part of the Very Special Circumstances.
- Although the reduction in affordable housing provision from 42 (100%) to 16 units (38% by unit numbers) alters the VSCs case made in relation to the original permission and impacts on the overall planning balance as previously applied, delivery of social rented units is strongly supported by the Council, and this weighs heavily in the positive determination of this application. There is an identified need for affordable housing in Bromley, and this scheme will assist in providing this much needed accommodation and new homes for those waiting on the Council's Housing Register.
- The proposed amendments also incorporate a review mechanism to ensure that in the event that sufficient income growth and/or cost savings are realised, a commensurate payment in lieu towards affordable housing delivery would be made to the Council.
- Appropriate weight also needs to be attributed to the current position of Bromley's Five Year Housing Land Supply (FYHLS) and housing delivery which worsened since the original application was determined.
- Given the very significant undersupply, the provision of 42 dwellings, tenure aside, would represent a significant contribution to the Council's housing supply and would attract a significant weight in favour of the amendments being approved.

- With the occupation restrictions no longer in effect there is greater likelihood of a housing developer being secured and the enabling development being delivered, and with that, essential funds being released helping to provide the full suite of community benefits that the completion of the sporting element, including the clubhouse and associated infrastructure, would bring.
- Some risk remains, however, that by amending the phasing requirements and lifting the occupation restriction the residential element could be fully built-out and occupied and the remaining facilities never completed, resulting in inappropriate housing development in the Green Belt.
- In officers view, notwithstanding the risk highlighted, taking into account that the community and sporting benefits of the scheme have largely been delivered and given the current position of Bromley's Five Year Housing Land Supply (FYHLS), where it has been acknowledged that there is a very significant undersupply, the delivery of housing units, including social rented dwellings, is seen as a significant benefit weighing in favour of the amendments being approved.

## 2. LOCATION

- 2.1 The application site comprises an area of land measuring 7.5 ha in area located on the A20 Sidcup Bypass, which is part of the Transport for London Road Network (TLRN). The A20 is also the boundary between the boroughs of Bromley and Bexley and a major arterial route linking London to Kent.
- 2.2 The site is bounded to the north and east by the A20, to the south Kemnal Park Cemetery and Kemnal Road to the west which is a private access road providing pedestrian access only. There is a gated pedestrian access to the site off Kemnal Road (Figure 1).

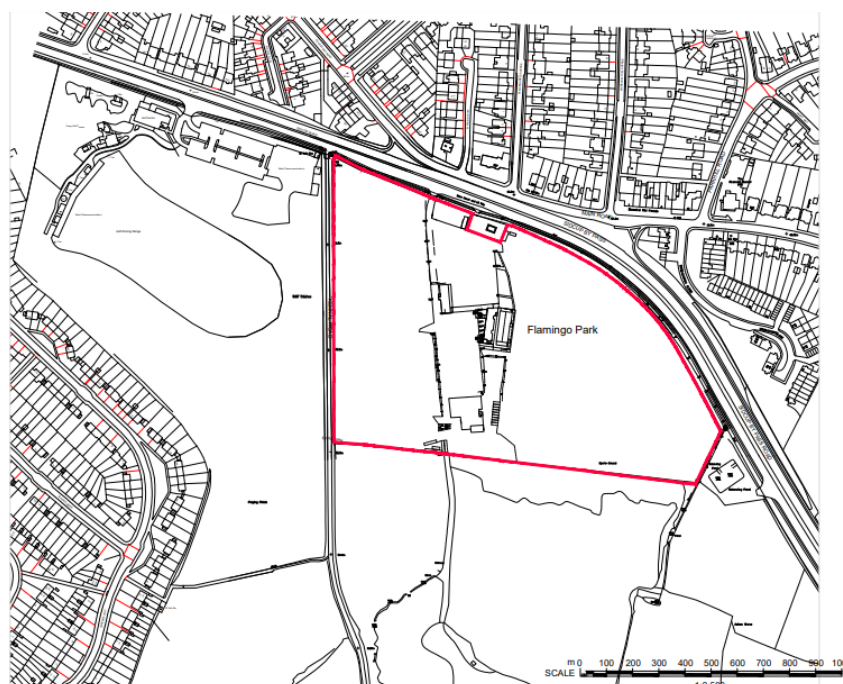


Figure 1 Site Location Plan.

- 2.3 The site comprises an area of open grassland that was formerly used as playing fields and sports pitches. The site also comprises a large pavilion building towards the centre alongside other ancillary buildings and land in varying uses. The artificial football pitch and one of the stands approved under the extant permission has been installed and is available for use (Figure 2).



Figure 2. The artificial football pitch and one of the stands installed on the site.

- 2.4 In terms of the wider context, the site lies to the immediate south of the A20 dual carriageway in an area that is characterised by a mixture of uses, including a residential area to the north of the dual carriageway, a cemetery to the south and golf centre to the west.
- 2.5 The site forms part of the Green Belt and is partly designated a Site of Interest for Nature Conservation (SINC). It is bordered to the south by the Chislehurst Conservation Area. The trees bordering the site to the south are included within a blanket Tree Preservation Order (TPO). The site also lies within an area of archaeological interest and is within Flood Zone 1.
- 2.6 The site represents the northern tip of a 'green wedge' that extends south to Chislehurst Common, much of which is designated Conservation Area. The surrounding areas are characterised by a mix of residential development on the opposite side of the A20, falling within the London Borough of Bexley to the north and the London Borough of Bromley to the east. Further open space lies to the south and to the west of the site is World of Golf.
- 2.7 Vehicular access to the site is directly from the A20 and it is only accessible from the westbound carriageway.
- 2.8 The site has a poor public transport accessibility level (PTAL) rating of 0-1b (on a scale of 0-6b where 6b is the most accessible).

### 3. PROPOSAL

#### *Background*

- 3.1 Planning permission was granted on the 19th February 2021 (ref. 17/04478/FULL1) for the demolition of the existing nightclub building and other buildings and structures and removal of existing hardstanding and construction of a new football ground comprising clubhouse and stands (max height approx. 8.4m) with floodlit artificial playing pitch, external grass sports pitches and 42 no. dwellings (26x3 bed two storey terraced dwellings, 12x2 bed flats and 4x1 bed flats set within 4 two storey blocks) with associated access, parking and landscaping.
- 3.2 Since the approval of the above permission, a Deed of Variation (DoV) has been signed and agreed to allow for amendments to the phasing of the development coming forward, so that the wording of the S106 would be in line with terms offered by a Registered Provider (RP) that had expressed interest in the residential development. The DoV was approved in November 2021.
- 3.3 A Non-Material Amendment was later submitted and later approved in March 2022 to allow for a minor re-siting of the residential housing (ref. 17/04478/AMD). A series of details pursuant to conditions have also been submitted and approved.
- 3.4 Terms were being agreed with an RP on the affordable housing off the back of the approved DoV to the S106. However, the RP has since withdrawn their offer on the site. The Planning Statement submitted with the application advises that an extensive marketing period has since taken place, and no other RP has expressed interest in the residential element.
- 3.5 As already mentioned above, the approved artificial football pitch and one of the stands have been delivered through the Directors of the Football Club funding. Works on the wider development, including the clubhouse and enabling infrastructure have not yet started. The pavilion building and other ancillary buildings remain on the site leaving it partly developed and unfinished.
- 3.6 The Planning Statement (PS) advises that Directors of the Football Club are unable to progress the development further without the delivery of the residential element for funding (enabling development). As such, the partially implemented development is currently left in limbo with no means of being completed.
- 3.7 The PS asserts that the Directors of the Football Club have explored potential alternative funding solutions so that they can undertake the works themselves; however, due to the structure of the S106 and the phasing included therein, this is unachievable and no party is willing to lend on the terms that the application currently imposes with regard to phasing.
- 3.8 The Club have since revisited the viability of the development as approved in view of the significant passing of time and changing economic conditions. A supporting Financial Viability Assessment (FVA) submitted concludes that in all of the scenarios

explored, the scheme cannot achieve a developer return level that would normally be expected or required in viability terms (detailed discussion on the viability position is included in the assessment section of this report).

### *Scope of the Section 73 Application*

- 3.9 The application as submitted in February 2025 seeks to change the tenure of the approved housing element from 100% affordable to 100% market sale (condition 39 of permission ref. 17/04478/FULL1).
- 3.10 The application also seeks to amend the approved phasing plan to reflect the works that have already taken place on the site, and to enable the residential development to come forward without being restricted to the delivery of the football ground (condition 2).
- 3.11 In addition, the application proposes to remove some of the previously secured financial contributions as part of the wider viability appraisal work.
- 3.12 In order to ensure that the Section 73 decision notice is up to date and in accordance with details already approved for the scheme, it is proposed to vary the wording of conditions that have been discharged so that they are compliance conditions. This includes conditions 3, 4, 5, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 23, 24, 28 and 29.
- 3.13 Finally, information has also been submitted to address the requirements of Condition 25 (artificial pitch), which is sought to be discharged through this Section 73 application.

### Post-submission Amendments

- 3.14 Following positive discussions between the Applicant, LB Bromley Housing Division and Estates and Asset Management Team, the proposed housing tenure has been subsequently revised to comprise 26 units as private market housing and 16 (38% by unit / 29.7% by habitable room) as affordable housing (Social Rented). An updated Schedule of Accommodation has been submitted to reflect the revised tenure.
- 3.15 This would be contingent on the Section 73 decision and associated Deed of Variation which do not tie delivery of the residential development to delivery of the football ground.
- 3.16 This is also without prejudice to the overarching and agreed position that the scheme is not viable, even at 100% private, but is something the Applicant is nonetheless willing to agree in order to deliver wider planning benefits.

## **4. RELEVANT PLANNING HISTORY**

- 4.1 17/04478/FULL1 - Planning application for the demolition of the existing nightclub building and other buildings and structures and removal of existing hardstanding and construction of a new football ground comprising clubhouse and stands (max height



approx. 8.4m) with floodlit artificial playing pitch, external grass sports pitches and 42 no. dwellings (26x3 bed two storey terraced dwellings, 12x2 bed flats and 4x1 bed flats set within 4 two storey blocks) with associated access, parking and landscaping. Approved in July 2019.

- 4.2 20/02880/FULL4 - Section 106A application to amend the terms of the legal agreement attached to planning permission ref 17/04478/FULL1. Approved in November 2021.
- 4.3 17/04478/AMD - A Non-Material Amendment application for minor re-siting of approved housing. Approved in March 2022.
- 4.4 22/02064/FULL1 - Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and canopies. Refused on 25 September 2023 for the following reasons:

The proposal would comprise inappropriate development within the Metropolitan Green Belt by definition, it would fail to preserve its openness and would conflict with the purposes of including land within the Green Belt. There are no Very Special Circumstances existing in this instance to clearly outweigh the identified harm. The proposal would conflict with Policy G2 of the London Plan 2021, Policy 49 of the Bromley Local Plan 2019 and Chapter 13 of the National Planning Policy Framework (2021).

The proximity of the proposed development to the canopy of tree(s) would exert future pressure to prune or fell thereby harming the short term and long term wellbeing and appearance of those tree(s), resulting in a reduction in their public visual amenity or their complete loss and overall detracting from the character and appearance of site and its setting within the street scene contrary to Policies D4 and G7 of the London Plan 2021 and Policies 37 and 73 of the Bromley Local Plan 2019.

- 4.5 24/00134/FULL1 - Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and post mounted wing structures. Refused on 22 March 2024 for the following reason:

The proposal would comprise inappropriate development within the Metropolitan Green Belt by definition, it would fail to preserve its openness and conflict with the purposes of including land within the Green Belt. There are no Very Special Circumstances existing in this instance to clearly outweigh the identified harm. The proposal would conflict with Policy G2 of the London Plan 2021, Policy 49 of the Bromley Local Plan 2019, and paragraphs 143 and 155 of the NPPF 2021.

- 4.6 Subsequent joined appeal allowed on 22 December 2025 (APP/G5180/W/24/3341221 and APP/G5180/W/24/3346608).

## **5. CONSULTATION SUMMARY**

### **A) Statutory**

- **Greater London Authority (GLA) – The application does not fully comply with London Plan policies for the reasons summarised below: (a copy of the GLAs full report is attached at Appendix 1).**
  - **Land use principles:** The proposal to vary the consented affordable housing units on-site to market units does not currently demonstrate compliance with London Plan Policy H4 and Policy H6 and materially impacts the overall planning balance of the scheme.
  - **Fire Safety:** The applicant should submit a fire statement in accordance with Policy D12 of the London Plan.
  - **Whole Life-cycle Carbon:** The applicant should submit a whole life-cycle carbon assessment. A condition should be secured requiring the applicant to submit a post-construction assessment to report on the development's actual WLC emissions.
  - **Circular Economy:** The applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance. A condition should be secured requiring the applicant to submit a post-construction report. The template and suggested condition wording are available on the GLA website.
- **London Borough of Bexley – No objections**

We note that the proposal seeks to vary conditions relating to affordable housing, phasing, and the trigger for the use of a football pitch. The latter two changes do not raise any cross-boundary concerns for the London Borough of Bexley.

We also note that a number of other conditions are proposed to be varied; however, this appears to reflect updates made through previous approval of conditions applications, and the rewording is understood in that context.

The proposed change to the affordable housing mix is a matter for your authority to assess in line with planning legislation and national/local policy. We have no further comments to make and, accordingly, the London Borough of Bexley has no objections to the proposal.

## **B) Local Groups**

N/A

## **C) Adjoining Occupiers**

- Objections (addressed in paragraphs 7.2.19 - 7.2.23, 7.6.1):
  - Overdevelopment - unsuitable location for a project of this size;
  - The height of the stand should be reduced;

- The development at Flamingo Park represents a noise nuisance far beyond its curtilage. This is inconsiderate and impinges on local residents' utility and rights;
  - The noise level is also disrespectful to mourners at Kemnal Park Cemetery. The noise is loud on match days and does carry across to nearby residential streets;
  - If the permission is granted then adequate measures should be taken to dampen the noise either by restricting the use of loudspeakers (Decibel levels), the number of people in the stadium at any one time, using noise dampeners with enclosures around the stadium, or any other suitable measures especially on all weekends and all evenings after 6 pm;
  - Additional noise pollution and disruption;
  - Associated light pollution - particularly from evening games and events,
  - Additional strain on already stretched local infrastructure and public services - including schools, GP surgeries, and transport links;
  - Extra traffic and congestion adding to the already gridlocked at peak times A20 and causing further damage to the local environment;
  - The A20 can't handle the traffic it has now and is regularly at a standstill towards Crossways lights - on match days and Saturdays this results in cars illegally turning into the no-entry roads, and driving across the central kerb against oncoming traffic; one entrance/exit will be adequate to deal with future traffic when it's verging on dangerous;
  - Access to the properties will be difficult except by motor vehicle because of the location;
  - Additional air pollution in an already busy area resulting in serious risk to the health and well-being of local community;
  - Loss of Green Belt land – plenty of 'brown site' locations that should be built on instead;
  - The clubhouse should not be demolished but renovated for use by the football club;
  - The removal of affordable housing will lead to the properties being almost exclusively owned by landlords causing the residents to be transient;
  - Given the one-way nature of the A20, building houses on the land without improving access is surely going to lead to the development being a hotbed for crime;
  - The provision of affordable housing is of great community benefit that would outweigh that offered by the continued development of the site;
  - There were a lot of comments supporting the proposal in 2018 from people who lived outside the area - no problem with supporting a non-local team, but it's disingenuous to say something will only be a bonus to an area - not a hindrance - when you don't have to live with the consequences each day.
- Representations:
    - These properties should be sold as freehold or share of freehold, and not leasehold, as the leasehold system is almost always abused for the detriment of the leaseholders;
    - These properties should be built to high EPC standards, ensuring high quality insulation, solar panels, and heat pumps should be mandatory;

- Another footbridge over the A20 at the site would allow residents to easily access the shops and restaurants on Marechal Niel Parade which would help the local economy. If that could accommodate cyclists then that would be even better;
  - Playing music loudly into the evening should be re-assessed as a condition;
  - Question as to why the pitch needs to be artificial, artificial pitches have a huge environment impact to a natural pitch, the cost of up keeping a natural pitch should not be valued higher than the environment impact of the artificial pitch
  - Question on how the development is going to support local apprenticeships for training people in skills as there is a large opportunity here to help improve the poor supply of quality tradespeople in the area.
- Support:
    - Proposals are very welcome and a benefit to the community;
    - The housing development will be of great benefit for those who need to live close to London;
    - The whole site can be transformed into something attractive, and beneficial;
    - The new football ground has already delivered tremendous benefit to the community;
    - As to whether the houses are completed before or after the full development of the ground seems academic if the alternative is the Club are forced to abandon their aspirations at a loss to the local community and more importantly the excellent work they do within their youth development scheme;
    - The change of tenure is necessary to ensure that the project is completed in its entirety, with all of the additional advantages that this will bring;
    - The loss of affordable housing is a regrettable but if the returns on capital investment are not there in the current economic climate then this shouldn't be held against the Club or their dream.
    - Cray Wanderers attract modest crowds and games are not played during rush hours so there is no impact to the flow of traffic on the A20;
    - Once the main stand is completed this will form a sound barrier to Footscray Road.

## **6. POLICIES AND GUIDANCE**

### **Planning and Compulsory Purchase Act (2004)**

- 6.1 Section 38(5) states that if to any extent a policy contained in a development plan for an area conflict with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document [to become part of the development plan].
- 6.2 Section 38(6) requires that the determination of these applications must be made in accordance with the plan unless material considerations strongly indicate otherwise.

## **National Policy Framework (NPPF) 2024**

- 6.3 In accordance with Paragraph 47 of the Framework, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

## **National Planning Policy Guidance (PPG)**

- 6.4 Relevant paragraphs are referred to in the main assessment.

## **The London Plan 2021**

- 6.5
- |            |  |
|------------|--|
| Policy D5  | Inclusive design                                   |
| Policy D12 | Fire Safety  |
| Policy H1  | Increasing housing supply                          |
| Policy H4  | Delivering affordable housing                      |
| Policy H6  | Affordable housing Tenure                          |
| Policy G2  | London's Green Belt                                |
| Policy S12 | Minimising greenhouse gas emissions                |
| Policy SI7 | Reducing waste and supporting the circular economy |
| Policy DF1 | Delivery of the plan and planning obligations      |

## **Mayor Supplementary Guidance**

- 6.6 Homes for Londoners - Affordable Housing and Viability (2017)  
Draft Affordable Housing LPG (2023)  
Draft Development Viability LPG (2023)  
Accelerating Housing Delivery Planning and Housing Practice Note (2024)

## **Bromley Local Plan 2019**

- 6.7
- |            |   |
|------------|---|
| Policy 1   | Housing Supply                                |
| Policy 2   | Affordable Housing                            |
| Policy 49  | The Green Belt                                |
| Policy 58  | Outdoor Sport, Recreation and Play            |
| Policy 125 | Delivery and implementation of the Local Plan |

## **Bromley Supplementary Guidance**

- 6.8 Affordable Housing (2008) and subsequent addendums  
Planning Obligations (2022)

## **7 ASSESSMENT**

### **7.1 Principle of Development - Very Special Circumstances**

- 7.1.1 The overarching principle of development and relevant very special circumstances have been established through the extant consent and include the consideration of sports facilities and affordable housing supply.

- 7.1.2 The Planning Statement submitted with the original application identified that, by definition, the development was deemed as inappropriate development in accordance with the NPPF. Therefore, Very Special Circumstances (VSCs) were required whereby any potential harm to the Green Belt by reason of inappropriateness would need to be clearly outweighed by other considerations.
- 7.1.3 The submission argued that substantial benefits would be made through the development, including:
- Benefits to sport, health and wellbeing through securing the long-term future of the site and football club;
  - Community and social benefits through the provision of the sporting facilities alongside the Football Club's community programmes and provision of function spaces that can be used by local groups and organisations;
  - Cultural benefits through the ability for the Football Club (as the second oldest football club in the world) to continue to operate and grow;
  - Economic benefits through supporting direct employment in the management and operation of the facility as well as the ongoing running of the club alongside indirect employment benefits through the construction phase;
  - Housing supply – it was demonstrated that whilst the proposed housing was put forward as enabling development, it was also making a contribution towards the Council's housing targets;
  - Enabling development – the statement outlined that the residential development is necessary to financially deliver the wider sports development; and
  - Affordable housing through the delivery of 100% affordable housing on the site.
- 7.1.4 Despite officers' recommendation to refuse planning consent, Members resolved to grant permission and in the subsequent Stage 2 report the GLA concluded that on the basis of the residential development and community benefits VSCs did exist to justify inappropriate development in Green Belt land and that the potential harm to the openness of the Green Belt would be outweighed by the benefits derived from the proposal. The application was subsequently approved in July 2019 subject to conditions and the legal agreement.

#### Current Green Belt Policy Position (NPPF 2024)

- 7.1.5 The amendments to the NPPF (published December 2024) have an impact on how development on Green Belt sites are now to be considered.
- 7.1.6 The NPPF makes changes to Green Belt policy and includes provision of a paragraph relating to development on 'grey belt land' (paragraph 155) which sets out that development within the Green Belt will not be regarded as inappropriate where:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
  - b. There is a demonstrable unmet need for the type of development proposed<sup>56</sup>;
  - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework<sup>57</sup>; and
  - d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.

7.1.7 Paragraphs 156 and 157 are applicable to major developments and relate to the delivery of affordable housing (subject to viability), improvements to local and national infrastructure and the provision of new or improvements to existing green spaces that are available to the public.

7.1.8 However, Footnotes 58 and 59 of the NPPF clarify when the Golden Rules might apply including:

*“58 The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework.  
59 Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).”*

7.1.9 The original planning application 17/04478/FULL1 was granted permission in July 2019 and therefore the ‘Golden Rules’ do not apply.

7.1.10 The Planning Statement sets out in paragraphs 3.2.15 – 3.2.17 that the application site could be considered as grey belt land, but the submission does not include a Green Belt Assessment that meets the criteria set out in the Green Belt PPG to assess grey belt land.

7.1.11 The Planning Inspectorate decision on the two appeals for car charging facility relating to a small part of the application site (see Planning History section of this report) advises that in their judgement, the relevant part of the site comprises Grey Belt land:

*‘The Council’s position is that the appeal site does not comprise Grey Belt because the Green Belt in this area checks the unrestricted sprawl of the large built-up areas of Chislehurst, Mottingham, New Eltham and Sidcup and prevents Chislehurst and Sidcup from merging into one another. However, the site comprises a substantial area of hardstanding and, once its redevelopment is completed, will comprise a car park. This, in my view, significantly limits its contribution to purposes (a) and (b). I therefore consider that the appeal site comprises Grey Belt land.’*

7.1.12 Nonetheless, given the above decision only relates to a small part of the application site, consideration needs to be made as to whether the wider Flamingo Park Club site can be classified as Grey Belt land.

#### Paragraph 155, Part a: Grey Belt and Purposes of the Green Belt

7.1.13 The NPPF Glossary defines Grey Belt as follows:

*“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating*

*to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”.*

- 7.1.14 The Council has commissioned a Green Belt, Metropolitan Open Land and Urban Open Space Study. The Study will assist in defining grey belt land within the Borough. Set out below is the information provided in the Planning Statement relating to grey belt and officer's comments on this.

Purpose A to check the unrestricted sprawl of large built-up areas

- 7.1.15 Paragraph 3.2.15 of the Planning Statement sets out the following in relation to Purpose A.

*Prior to the parent application the site was characterised by built form, comprising the existing clubhouse and significant areas of hardstanding. The site is bound to the west by a golf centre with associated built form and other structures (including very tall netting and frames), and cemetery and associated building and infrastructure to the south and east.*

*The site sits in the far western edge of a greater expanse of Green Belt, which includes swathes of undeveloped land. This context, coupled with the pre-existing character of the site means that it does not strongly contribute towards checking the unrestricted sprawl of large built-up areas.*

- 7.1.16 Officers consider that the site does not make a strong contribution to Purpose A (considering the PPG criteria) by virtue of the fact that development would not have an incongruous impact on the urban pattern due to boundary features to the north (A20) and south (woodland) and some urban containment of the site.

Purpose B to prevent neighbouring towns from merging into one another

- 7.1.17 Paragraph 3.2.15 of the Planning Statement sets out the following in relation to Purpose B.

*The site does not contribute strongly towards preventing the merger of neighbouring towns. Whether the site is developed or not, there remains a significant swathe of undeveloped land and Green Belt to the east which preclude any merger towards Chislehurst.*

- 7.1.18 Officers consider that the site does make a strong contribution to Purpose B (considering the PPG criteria) as it lies within a fragile gap between towns (Chislehurst to the west and Sidcup to the north and east). The site forms not an insignificant part of the fragile gap and therefore development would likely significantly impact visual separation between the towns.

Purpose D to preserve the setting and special character of historic towns

- 7.1.19 Paragraph 3.2.15 of the Planning Statement sets out the following in relation to Purpose D.

*The site currently contributes nothing towards preserving the setting of any historic town.*

- 7.1.20 Officers consider that the site does not make a strong contribution to this purpose as it does not form part of the setting of a historic town.

- 7.1.21 To this end, the application site is not considered to meet the definition of grey belt as set out in the NPPF, as it strongly contributes to Green Belt Purpose B. As such,



it is concluded that the proposed development does not satisfy part (a) of paragraph 155.

Paragraph 155, Part b: Unmet Need - Current Housing Land Supply position

7.1.22 The NPPF advises in paragraph 11 d (i) that the presumption in favour of sustainable development will apply (including in instances where a FYHLS cannot be demonstrated) unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed.<sup>1</sup> As the site falls within a designated Green Belt, footnote 7 is applicable.

7.1.23 The Housing Delivery Test 2023 results (published in December 2024) indicate that housing delivery against Bromley's housing requirement has fallen below 75% over the HDT period; this requires the addition of a 20% buffer to the Council's housing requirement over the FYHLS period (in accordance with Footnote 8 of the NPPF). It also means that, for the purposes of assessing relevant planning applications, the presumption in favour of sustainable development may apply.

7.1.24 To this end, Officers accept that the proposed development satisfies part (b) of paragraph 155.

Paragraph 155, Part c: Sustainable Location

7.1.25 Paragraph 155c. requires that the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework.

7.1.26 Paragraph 110 specifies “[...] Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making [...].”

7.1.27 Paragraph 115 of the NPPF sets out “[...] In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code<sup>48</sup>; and

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<sup>1</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

7.1.28 Local Plan Policy 31 outlines that any new development likely to be a significant generator of travel should be located in positions accessible or capable of being made accessible by a range of transport modes, including public transport, walking and cycling, and will require the submission of a Transport Assessment, setting out the impacts of their development on the local transport network, and mitigation measures proposed to deal with the impacts.

7.1.29 The site has a Public Transport Accessibility Level of 0 – 1b, where 0 has the poorest access and 6b has the best access to public transport services.

7.1.30 Whilst the Inspector's findings in respect of the sustainability of the site are acknowledged, the appeal scheme related to a charging facility for users of electric cars rather than a major residential development also delivering a large sporting facility.

7.1.31 Officers consider that the low PTAL of the site presents an issue with regard to this type of development. The proposal is likely to undermine the Mayor's objective for 75% of all trips in outer London by 2040 to be undertaken by non-car modes. The proposal would also appear to be contrary to NPPF policy that requires a development to offer a genuine choice of transport modes, as it is likely that the majority of residents and the majority of their trips would be reliant and dependent on the private car.

7.1.32 Officers conclude that the proposed development does not satisfy part (a) and (c) of paragraph 155. To this end, development is considered to be inappropriate and paragraph 153 applies.

7.1.33 Paragraph 153 advises that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt including harm to its openness<sup>2</sup>. 'Very special circumstances' (VSC) will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.1.34 Para 3.2.18 of the Planning Statement asserts as follows:

*"The benefits derived by the contribution of housing in the face of the Council's current position on both supply and delivery are substantial. This, alongside the wealth of wider benefits delivered by the proposal with regard to the delivery of community facilities, contributions to local infrastructure and economic and cultural benefits, are still considered to create a case for Very Special Circumstances in the event the view was taken that VSCs are required (and without prejudice to our position that they are not) for the development that weigh heavily in support of the application."*

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<sup>2</sup> Footnote 55 of the NPPF sets out that "Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate."

7.1.35 Very special circumstances established through the extant consent including the consideration of sports facilities and affordable housing supply need to be reconsidered in light of the amended tenure and current viability position, as well as the implications of the proposed changes to phasing and the occupation restriction and some of the previously agreed financial obligations.

## **7.2 Amendments to Tenure (Condition 39)**

7.2.1 The consented scheme comprised of 100% affordable housing units (5 (12%) London Affordable Rent units and 37 (88%) London Shared Ownership), which were secured in the Section 106 agreement. The revised proposals would not change the quantity of housing or the unit-size mix; however, the applicant now seeks to deliver the 26 terrace dwellings as private market housing and all of the 16 flatted units as affordable housing (Social Rented). This would equate to 38% of affordable housing provision by unit and 29.7% by habitable room.

7.2.2 The tenure was not included in the description of the development, but it was secured by way of the approved Schedule of Accommodation (SoA) in the extant permission and throughout the S106 Agreement. This application therefore seeks to amend the list of approved plans and documents in condition 39 to allow for a revised SoA to be approved that reflects the revised tenure.

### Viability

7.2.3 The Applicant asserts that the changes to the approved tenure are sought due to the consented scheme being unviable and to verify the viability position, a Financial Viability Assessment (FVA) prepared by DHA Planning has been submitted with the application. The DHA's FVA report has been independently assessed on behalf of the Council by JJ Viability (JJV), as well as the Greater London Authority's Viability Team (GLAVT) as part of the GLA's referral process.

7.2.4 The FVA concludes that the approved scheme incurs a deficit of £14.31m when the negative residual land value of (£8.71m) is compared against a Benchmark Land Value (BLV) of £5.595m. On this basis, DHA conclude that the proposed scheme cannot support any affordable housing and that even an all-private scheme is substantially unviable, with a deficit that far exceeds the scheme's entire profit allowance. DHA offer only vague assurances that the scheme can and will be delivered due to the construction of the clubhouse allowing the investment to be recovered over the long term, without quantifying this.

7.2.5 The Review of Financial Viability Assessment (FVAR) prepared by JJV (May 2025) broadly concurs that the scheme as proposed is unviable, with their appraisal of the all-private iteration of the scheme incurring a deficit of £9,127,209 on a current-day basis, even where a nil BLV is assumed. Where growth and inflation are included, JJV's appraisals still show a significant shortfall of c.£8.78m.

7.2.6 JJV note that the c.£15m cost of the sporting facility is a significant contributor to the scheme's unviable position. They have therefore considered the scheme's viability where this cost is excluded. This appraisal shows a positive land value of £6,270,053,

suggesting that it is viable, and still would be even if DHA's opinion of BLV was accepted.

- 7.2.7 JJV have not repeated this test for the all-affordable iteration, but based on their AUV assessment, it is likely that where the cost of the sporting facility was excluded, this version of the scheme would also return a positive RLV.
- 7.2.8 The GLAVT in their assessment dated June 2025 confirmed that there were several inputs/assumptions adopted in the FVA and/or the FVAR where revisions should be made or clarifications provided:
- The applicant should confirm that all grant funding sources have been exhausted, both for the residential component and for the sports facilities.
  - The parties should work to reach consensus on the construction costs.
  - Lower rates of finance should be tested.
  - The applicant and its assessor should explain why a developer return at the very top of the typical range is required for the scheme.
  - The benchmark land value should be based on the site's existing use or, in the absence of this, an alternative use value.
- 7.2.9 Notwithstanding the above, the GLAVT concluded that two more fundamental issues present obstacles to delivering the consented scheme; namely, the unsuccessful attempts to procure a Registered Provider partner to purchase and manage the affordable homes, and the substantial cost of delivering the sports facilities, which renders the scheme unviable regardless of the tenure of the residential component. Therefore, the GLAVT advice was that the Council should satisfy itself that:
- All potential sources of funding the sports facilities have been exhausted; and
  - The attempt to procure an RP partner has been suitably rigorous, and that all reasonable avenues have been pursued.
- 7.2.10 Following the JJV and GLAVT responses the Applicant, via DHA, submitted a follow up response (dated 10<sup>th</sup> July 2025) which sought to summarise the differences in assumptions and provide points of clarification on the information requested. It was confirmed that the Applicant received a £150,000 grant from the Premier League Stadium Fund (PLSF), although only £142,500 has been received to-date. Whilst this had not been included within the appraisal, it would not alter the viability position.
- 7.2.11 JJV have not responded to this latest DHA letter as their original assessment concluded that 0% Affordable Housing was the maximum viable level of affordable housing and the additional information provided in the July's letter did not change that position.
- 7.2.12 The GLAVT's follow-up comments dated 16<sup>th</sup> September 2025 confirmed that the additional information received from DHA in July does not provide any further information to evidence potential or existing income for the existing use for the site.
- 7.2.13 The GLAVT concluded that as both parties' appraisals of the proposed scheme produce a substantial negative Residual Land Value (RLV), the approach to BLV as per the above, this is unlikely to render the scheme viable even where, as is the case with JJV's assessment, a nil BLV is assumed.

7.2.14 To this end, the overall conclusion remains that the nil affordable housing offer represents the maximum viable amount.

#### *Further Evidence*

7.2.15 Paragraph 2.1.5 of the Planning Statement sets out that since the withdrawal of the Registered Provider associated with the scheme extensive marketing has taken place, however no other RP has expressed interest in the residential element. This has included discussions with the London Borough of Bromley to ascertain if they would consider purchasing for affordable housing delivery, but they were not able to offer terms that would be a viable proposition.

7.2.16 Officers requested the submission of further evidence of the marketing process, including a list of the RPs approached and any reasons given for lack of interest. In response to Officers' request, the Applicant has issued a response letter (dated 21<sup>st</sup> July 2025) advising that at the application stage (DC/17/04478/FULL1), discussions were progressed with Moat Housing. At the time, these discussions had given the Applicants sufficient comfort to proceed with the s106 agreement as drafted. However, following signing of the agreement, concerns were raised regarding the clause restricting the occupancy of the housing until completion of the ground. This prompted the Deed of Variation (Dov) which was agreed in 2021 (20/02880/FULL4) and reflected the requirements of the only interested RP party at the time.

7.2.17 As part of the DoV application, the Applicant included a letter from their agent Airey Miller Limited outlining the steps taken to try and identify a delivery partner. This confirmed that based on dialogue with eight Housing Associations (PA Housing, Guinness, Orbit, Sage Housing, Home Group, Moat Housing, Optive and Legal & General), only one, PA Housing, was willing to work with the club in delivering the scheme, but only if the occupation restriction was amended to enable funding to come forward. Despite the DoV being agreed and signed in November 2021, PA Housing subsequently withdrew their request, and the residential development was unable to progress. Following this, the Applicant undertook an extensive search to find an RP who could take forward the housing. St Arthur Homes did initially come forward, however their interest proved to be undeliverable as the valuation they were able to justify fell significantly short of the land value needed to support the delivery of the scheme.

7.2.18 Whilst the viability position is acknowledged, Officers consider that the submitted information is not sufficiently robust to clearly demonstrate the extensive marketing has taken place. Therefore, Officers have sought comments from the London Borough of Bromley Housing Division, who confirmed that that there were no recent approaches to the Council regarding the potential acquisition of units. They also advised that the financial/grant landscape is very different from what it was when the last contact was made, and that there might be an option of purchasing some of the affordable units at market value with the CHAP grant.

#### Affordable Housing

7.2.19 Subsequent discussions between the Applicant, the LB of Bromley Housing Division and Estates and Asset Management Team resulted in the provisional agreement to

purchase all of the flatted dwellings in the scheme (16 no.) for use by the Council as affordable housing (based on their current value as shared ownership units but in the knowledge that they will be used as Social Rented units).

7.2.20 The delivery of 16 SR units would equate to 38% affordable housing provision by unit (29.7% by habitable room) which would fall short of the 35% threshold applicable to privately owned sites as required by Policy H5 of the London Plan and Local Plan Policy 2.

7.2.21 Bromley Local Plan Policy 2 makes reference to the level of need for affordable housing (from all sources – not just units progressed through the planning system) in the supporting text as follows: 2.1.29 The South-East London sub region commissioned a Strategic Housing Market Assessment (SHMA) that was carried out in 2014. The study demonstrates a high level of need across the sub-region and highlights a number of key challenges and issues, including a total housing requirement of 7188 units per annum across the sub region and an estimate of net annual affordable housing need of 5,000 units per annum in South East London. In Bromley there is a net annual need for affordable housing of about 1400 units per annum.

7.2.22 According to GLA figures, only 411 affordable homes were completed in Bromley between 2019/20 and 2023/24, underscoring a persistent shortfall in meeting both historic and emerging housing needs.

7.2.23 To this end, whilst the decrease in affordable housing provision alters the VSCs case made in relation to the original permission and impacts on the overall planning balance as previously applied, appropriate weight needs to be attributed to the very significant Borough-wide undersupply. Therefore, the provision of 16 Social Rented dwellings still represents a significant contribution to the Council's affordable housing supply. This will need to be considered in the overall weight of the planning balance.

7.2.24 Within the Section 106 Agreement, in accordance with the London Plan 2021, viability review mechanism will be added so that in the event that the approved scheme (including the housing and football club elements) does exceed viability expectations with the revised tenure mix, and normally expected levels of developer return are exceeded, a commensurate payment in lieu towards affordable housing delivery can be made to the Council. The mechanism should use the formulas set out in the Mayor's Affordable Housing and Viability SPG. However, given the significance of the costs associated with the sports facility to the scheme's overall viability, as noted above, the review mechanism would need to ensure that any other funding subsidising this component is captured.

#### Current Housing Land Supply Position

7.2.25 Officers also acknowledge that the Council's housing land supply and delivery position worsened since the original application was determined. The housing targets set out in the 2021 London Plan were acknowledged in the GLA's Stage 2 Report. However, since the approval of the original permission the revised NPPF (December 2024) has been published, which sets out an updated method to calculate housing

targets which in turn has almost doubled Bromley's housing figures in comparison to that applied in their 2021 calculation.

7.2.26 As already noted in the preceding section of this report, the latest published five-year housing land supply is 2,541 units or 1.93 years supply and is acknowledged as a very significant undersupply. The Housing Delivery Test 2023 results also indicate that housing delivery against Bromley's housing requirement has fallen below 75% over the HDT period; this requires the addition of a 20% buffer to the Council's housing requirement over the FYHLS period.

7.2.27 With this in mind, despite the decrease in affordable housing provision which alters the VSCs case made in relation to the original permission and impacts on the overall planning balance as previously applied, appropriate weight needs to be attributed to the very significant undersupply. The provision of 42 dwellings, tenure aside, still represents a significant contribution to the Council's housing supply and this will also need to be considered in the overall weight of the planning balance.

### **7.3 Amendments to Phasing (Condition 2)**

7.3.1 The application also seeks to vary the approved phasing plan to reflect the works that have already taken place on the site, and to enable the residential development to come forward without being restricted.

7.3.2 Details approved pursuant to condition 2 (ref. 17/04478/CONDIT) and Schedule 1 of a Deed of Variation (DoV) submitted and signed during the application process for the discharge of condition 2 (ref. 20/02880/FULL4) relate to the phasing of the development.

7.3.3 The phasing plan prevents any part of the residential development from coming forward before the respective part of the sporting element and also allows only up to 22 dwellings from being occupied until the football ground (including the approved clubhouse) and playing pitches are fully constructed and available for use.

7.3.4 The Planning Statement argues that these restrictions have resulted in a block for funding for the residential development and have prevented the Football Club from being able to secure a development partner for the housing as it is reliant on a third party.

7.3.5 It is concluded that with the current restrictions in place the remaining development cannot proceed and therefore a change in the phasing of the proposed development, taking into account the delivery of the football pitch, is considered necessary in the interests of the delivery of the wider scheme and the wider community benefits it can deliver.

7.3.6 With the above in mind, a new phasing plan is proposed which removes the restriction on the residential development to have to be delivered relative to the football ground. It also removes the requirement for the housing to not be occupied until the football ground (including the clubhouse) is in full use by the community, to take into account that the artificial football pitch has been delivered.

7.3.7 The amendments proposed could open the opportunity for the Football Club to find a suitable development partner who can bring the enabling development forward and in turn help the rest of the development be completed.

7.3.8 It is proposed that wording of condition 2 is amended to require the development to be carried out in accordance with the phasing plan reference 190102\_1001 P4 (Figure 3 below).

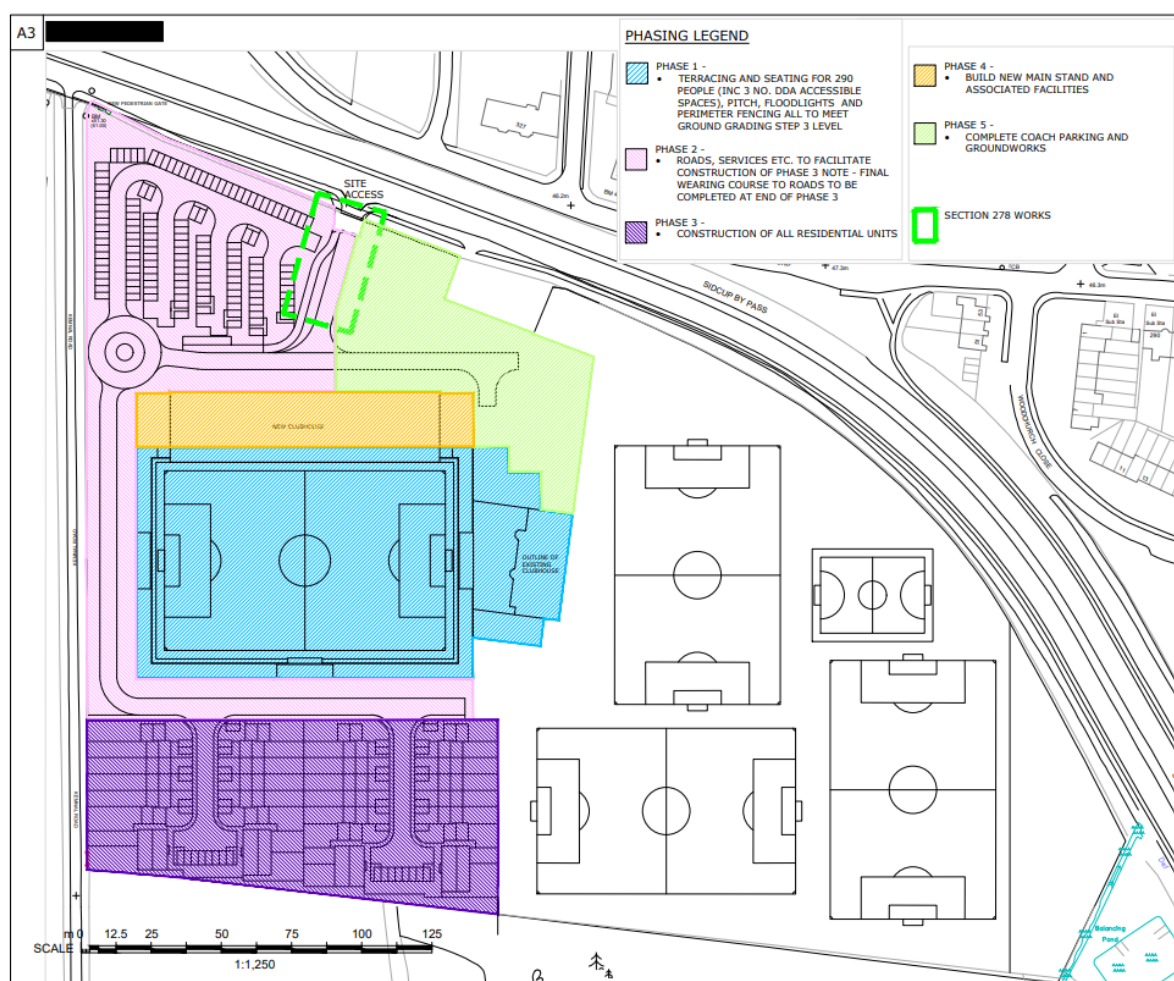


Figure 3. Amended phasing plan (190102\_1001 P4).

7.3.9 It is also proposed that the wording of Schedule 1 of the S106 is amended by way of a DoV to remove the current restriction on the delivery of the residential development relative to the football ground alongside the restriction on occupation of the development relative to the football ground being 'ready for use' is removed as the pitch is now in place and operational.

7.3.10 The Planning Statement asserts that the Directors of the Football Club have explored potential alternative funding solutions so that they can undertake the works themselves; however, due to the structure of the S106 and the phasing included therein, this is unachievable as no party is willing to lend on terms that fall outside of



the borrower's control (i.e. the housing completion/occupation is dependent upon completion of the stadium, which is being developed by a third party).

7.3.11 To validate this, the Applicant provided a letter from Lloyds Bank confirming the response that the Club has received in terms of funding. The Applicant states that this approach aligns with the discussions the Club had with other potential lenders to date and highlights the restrictive nature of the current S106 and how, in its current form, it will make completion of the development unachievable.

7.3.12 In Officers view the proposed amendments could give rise to a risk that the residential development could be built-out and occupied and the sporting facilities remain incomplete, however, it is accepted that the primary benefit associated with the sporting element of the scheme has already been realised through the provision of the artificial football pitch, therefore any risk of that not being delivered has been eliminated.

7.3.13 Further to that, Officers recognise that the proposed amendments would help to secure a housing developer taking-on the enabling residential development, releasing funds for the completion of the sporting facility and delivering much needed housing. On balance, it is therefore considered that benefits derived from allowing the amendments will substantially outweigh any potential risk, particularly in the context of the Council's current housing land supply position.

#### **7.4 Amendments to Financial Contributions**

7.4.1 Draft Heads of Terms provided also propose the review of previously secured financial contributions as part of the wider viability appraisal work. The S106 Agreement dated July 2019, agreed as part of the original application (17/04478/FULL), included the following contributions:

- Education: £310,172
- Health: £67,526
- Carbon Offsetting: £69,048
- Monitoring: £2,000

7.4.2 All other obligations currently included relating to matters such as Travel Planning, the matchday bus service and community ticket allocations are to remain.

7.4.3 Whilst the Council's agreement to viability should not be necessarily regarded as the Council's agreement to the removal of the requirements of the legal agreement, in view of the outcome of the viability appraisals, Officers accept that the scheme would be unable to viably provide all of the S106 payments originally secured.

7.4.4 In this instance, in recognition that the scheme already contributes to local education through the provision of an on-site academy and school programme that support the 42 youth teams and hundreds of local children; and in considering that the sporting facility provides a range of social, health and wellbeing benefits to the wider community, the removal of Health and Education contributions could be, on balance, considered as acceptable. However, the Carbon offset payment and monitoring contributions must remain.

7.4.5 It is also noticed that the removal of the Social Housing Relief (due to the loss of Affordable Housing) would result in the uplifted Mayoral Community Infrastructure Levy (MCIL) charge. It is understood that to date, the Club have paid £167,000 in MCIL fees.

## **7.5 Amendments to Conditions**

7.5.1 The application seeks to vary the wording of conditions that have already been submitted and discharged (as listed below) so that the decision notice for the S73 application is up to date in accordance with details already approved for the scheme:

- Condition 3 (Slab Levels) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 4 (Changing Provision) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 5 (Playing Fields) – approved on the 28<sup>th</sup> June 2021 (ref. 17/04478/CONDT5);
- Condition 7 (Materials) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4);
- Condition 8 (Landscaping) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4);
- Condition 9 (Arboricultural Method Statement) – approved on the 28<sup>th</sup> April 2021 (ref. 17/04478/CONDT1);
- Condition 10 (Tree Protection Monitoring) – approved on the 28<sup>th</sup> April 2021 (ref. 17/04478/CONDT1);
- Condition 11 (Dust Management Plan) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 12 (Construction Management Plan and Delivery and Servicing Plan) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 15 (Demolition and Construction Noise Management Plan) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 16(a) (Glazing and Ventilation) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 17 (Crime Prevention Measures) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4);
- Condition 18 (Surface Water Drainage Scheme) - approved on the 19<sup>th</sup> October 2023 (ref. 17/04478/CONDT7);
- Condition 19 (Refuse Storage) - approved on the 28<sup>th</sup> April 2021 (ref. 17/04478/CONDT1);
- Condition 20 (Energy Statement) – approved on the 11<sup>th</sup> April 2022 (ref. 17/04478/CONDIT);
- Condition 21 (Archaeology) – approved on the 21<sup>st</sup> April 2022 (ref. 17/04478/CONDT2);
- Condition 23 (Biodiversity Management Plan) – approved on the 25<sup>th</sup> May 2022 (ref. 17/04478/CONDT4);
- Condition 24 (Pedestrian Access Removal) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4);
- Condition 28 (Boundary Enclosures) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4); and
- Condition 29 (Cycle Parking) – approved on the 27<sup>th</sup> May 2022 (ref. 17/04478/CONDT4).

- 7.5.2 As the revised wording would reflect details previously approved, no objections are raised in this regard.

Condition 25 (Artificial Pitch)

- 7.5.3 The application has also been submitted with the information required to satisfy condition 25, and therefore it is sought that this condition is discharged through this application. Condition 25 reads as follows:

*Use of the artificial pitch shall not commence until:*

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and*
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy.*

- 7.5.4 Information submitted to discharge Condition 25 includes:

- FIFA Installation Test Report (TM Football Turf, December 2023);
- FIFA Football Turf Field Test Report (Sports Labs, December 2023); and
- Football Foundation 3G Pitch Register – Cray Wanderers FC

- 7.5.5 Condition 25 was imposed to ensure the details of the artificial pitch are approved prior to the commencement of its use to guarantee that it is fit for purpose, sustainable and provides sporting benefits.

- 7.5.6 Officers acknowledge that the pitch has already been installed on site and is currently in use by the Football Club notwithstanding the requirements of the condition. As such, the use of the pitch constitutes a breach of planning condition. However, the details submitted with this application confirm that the Football Club received the relevant certification to demonstrate that the AGP has met the FIFA Quality Concept for Football Turf and also that the site has been registered on the Football Association's Register of Football Turf Pitches as required by condition 25.

- 7.5.7 The Applicant claims that the relevant confirmation was received prior to the first use of the pitch, in accordance with the condition.

- 7.5.8 Therefore, whilst technically in breach of the requirements of condition, officers are satisfied that the overall objective of the condition has been fulfilled. To this end, it is considered that the submitted detail is sufficient to discharge Condition 25 and the wording of the condition can be amended to read as follows:

*The artificial pitch shall be retained in accordance with the FIFA Installation Test Report and FIFA Football Turf Field Test Report (December 2023). Should the pitch be subject to any alteration, the use shall not commence until it has confirmed that the pitch meets the requirements of the FIFA Quality Concept for Football Turf or equivalent and has been registered on the Football Association's Register for*

*Football Turf Pitches and maintained in accordance with these requirements thereafter, unless otherwise agreed in writing with the local planning authority.*

## **7.6 Other Matters**

- 7.6.1 No changes are proposed to the appearance, scale or nature of the approved development and therefore the changes would have no additional impact on the character and appearance of the site or local area. No changes to the number of units approved are proposed. If consented, the amended scheme would not give rise to any new impact on the surrounding environment, highway network, or residential amenity. These impacts have been previously found as acceptable. As the application does not propose any changes that would directly affect biodiversity, trees or approved landscaping scheme, no further assessment is required in these regards.

### Biodiversity Net Gain

- 7.6.2 The extant planning permission for the site was issued in July 2019 and therefore before the delivery of a 10% Biodiversity Net Gain (BNG) became a mandatory requirement. As BNG is only required for planning permissions granted in respect to applications made on or after the 12<sup>th</sup> of February 2025, this application is exempt from the BNG mandatory requirement.

### Fire Safety

- 7.6.3 In line with Policy D12 of the London Plan the Applicant has submitted a fire safety statement, prepared by a suitably qualified third-party assessor, demonstrating how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. Further to the above, Policy D5 within the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users.
- 7.6.4 None of the proposed residential buildings exceeds 18 metres in height or has lifts installed. As part of the planning application process the London Fire Brigade (LFB) were consulted. At the time of writing, no response has been received from the LFB and Members will be updated verbally at the meeting if a further response is received.
- 7.6.5 It is considered, however, that any outstanding matters would be subject to subsequent regulatory assessment under the Building Regulations.

### Whole Life-Cycle Carbon and Circular Economy

- 7.6.6 London Plan Policy SI 2 requires that development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life Cycle Carbon Assessment and demonstrate actions taken to reduce life cycle carbon emissions.

- 7.6.7 London Plan Policy SI 7 requires such applications to submit a Circular Economy Statement, whilst London Plan Policy D3 requires development proposals to integrate circular economy principles as part of the design process.
- 7.6.8 Following the Stage 1 response from the GLA, the applicant has submitted a Whole Life Cycle Carbon Assessment and Circular Economy Statement. As the original application pre-dates the requirement for the additional whole life-cycle carbon and circular economy requirements, they have had to be revisited and addressed part-retrospectively with the scheme already implemented and part-completed.
- 7.6.9 Given this particular set of circumstances and the overarching context of the viability, Officers consider that the information submitted is sufficient to determine the current s73 application. Should planning permission be granted, in line with the GLA recommendation, a post-construction assessment to report on the development's actual WLC emission and a post-completion report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement would be secured by planning conditions.

## **7.7 S106 Legal Agreement**

- 7.7.1 Without prejudice to the determination of this current application, the Deed of Variation to the original S106 Agreement shall include as follows:
- Affordable Housing
    - 16 Affordable Housing units (Social Rented)
    - Viability Review Mechanism
  - Carbon Offsetting: £69,048
  - Monitoring: £2,000

## **8. CONCLUSION**

- 8.1 The proposed development has been assessed against the adopted development plan and all other material considerations, including the planning history of the site.
- 8.2 This application raises a number of relevant planning issues, including the principle of the proposed development within the green belt in light of the amended tenure and current viability position, as well as the implications of the proposed changes to phasing and the occupation restriction and some of the previously agreed financial obligations.
- 8.3 The affordable residential units approved as part of the original application were identified as enabling development to fund the sporting facility, as well as part of the Very Special Circumstances.
- 8.4 Although the reduction in affordable housing provision alters the VSCs case made in relation to the original permission and impacts on the overall planning balance as previously applied, provision of 16 social rented units is strongly supported by the Council, and this weighs heavily in the positive determination of this application. There is an identified need for affordable housing in Bromley, and this scheme will

assist in providing this much needed accommodation and new homes for those waiting on the Council's Housing Register.

- 8.5 Appropriate weight also needs to be attributed to the current position of Bromley's Five Year Housing Land Supply (FYHLS) and housing delivery which worsened since the original application was determined.
- 8.6 Given the very significant undersupply, the provision of 42 dwellings, tenure aside, would represent a significant contribution to the Council's housing supply and would attract a significant weigh in favour of the amendments being approved.
- 8.7 In order to address uncertainties surrounding future viability, the proposed amendments also incorporate a review mechanism to ensure that in the event that sufficient income growth and/or cost savings are realised, a commensurate payment in lieu towards affordable housing delivery would be made to the Council.
- 8.8 If the change to the tenure is not approved, it is likely that the enabling residential development will not be delivered which in turn means that the remaining sporting facilities will also not be completed, thus the full sporting benefits of the development not be realised. A partially completed development, alone, would have a substantial negative impact on the Green Belt.
- 8.9 With the occupation restrictions no longer in effect there is greater likelihood of a housing developer being secured and the enabling development being delivered, and with that, essential funds being released helping to provide the full suite of community benefits that the completion of the sporting element, including the clubhouse and associated infrastructure, would bring.
- 8.10 Some risk remains, however, that by amending the phasing requirements and lifting the occupation restriction the residential element could be fully built-out and occupied and the remaining facilities never completed, resulting in inappropriate housing development in the Green Belt.
- 8.11 This is a finely balanced case, and Members would need to understand and have due regard to the risks highlighted above.
- 8.12 In officers view, notwithstanding the risk highlighted, taking into account that the community and sporting benefits of the scheme have largely been delivered and given the current position of Bromley's Five Year Housing Land Supply (FYHLS), where it has been acknowledged that there is a very significant undersupply, the delivery of housing units, including social rented dwellings, is seen as a significant benefit weighing in favour of the amendments being approved.
- 8.13 Accordingly, the application is recommended for permission, subject to the prior completion of a deed of variation and any direction from the Mayor of London.
- 8.14 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

**RECOMMENDATION:** Permission be **GRANTED** subject to the prior completion of a deed of variation and any direction from the Mayor of London.

**List of Conditions:**

- Condition 1 (Time Limit) - no longer applicable
- Condition 2 (Phasing Plan) – Phasing Plan to be amended
- Condition 3 (Slab Levels) – wording to be amended
- Condition 4 (Changing Provision) – wording to be amended
- Condition 5 (Playing Fields) – wording to be amended
- Condition 6 (Permitted Development Rights Removal) – compliance
- Condition 7 (Materials) – wording to be amended
- Condition 8 (Landscaping) – wording to be amended
- Condition 9 (Arboricultural Method Statement) – wording to be amended
- Condition 10 (Tree Protection Monitoring) – wording to be amended
- Condition 11 (Dust Management Plan) – wording to be amended
- Condition 12 (Construction Management Plan and Delivery and Servicing Plan) – wording to be amended
- Condition 13 (Vehicular Access Details) – pre-commencement
- Condition 14 (S.278 Works) – pre-works
- Condition 15 (Demolition and Construction Noise Management Plan) – wording to be amended
- Condition 16 (Glazing and Ventilation) – wording to be amended
- Condition 17 (Crime Prevention Measures) – wording to be amended
- Condition 18 (Surface Water Drainage Scheme) - wording to be amended
- Condition 19 (Refuse Storage) - wording to be amended
- Condition 20 (Energy Statement) – wording to be amended
- Condition 21 (Archaeology) – wording to be amended
- Condition 22 (Reptile & Bat Surveys) - pre-demolition or tree works
- Condition 23 (Biodiversity Management Plan) – wording to be amended
- Condition 24 (Pedestrian Access Removal) –wording to be amended
- Condition 25 (Artificial Pitch) – details to be approved
- Condition 26 (Community Use Agreement) - pre-occupation
- Condition 27 (Existing Uses) - Compliance within 3 months of commencement
- Condition 28 (Boundary Enclosures) –wording to be amended
- Condition 29 (Cycle Parking) - wording to be amended
- Condition 30 (A20 Pedestrian Access) - prior to first use of access
- Condition 31 (External Lighting) - pre-installation
- Condition 32 (Floodlighting) - pre-installation
- Condition 33 (Noise Monitoring) - prior to use of artificial pitch
- Condition 34 (Plant Acoustic Assessment) – pre-installation of plant
- Condition 35 (Noise Limiter) - prior to use of music system
- Condition 36 (Wheelchair Facilities) - pre-occupation of stand
- Condition 37 (Vehicle Charging) – prior to first use
- Condition 38 (Cooking Ventilation) – pre-occupation
- Condition 39 (Approved Plans) – list of drawings to be amended
- Condition 40 (FA Ground Grading) – compliance
- Condition 41 (Approved Use) – compliance

Condition 42 (Approved Use) – compliance  
Condition 43 (Residential Curtilages) – compliance  
Condition 44 (Car Park Use) – compliance  
Condition 45 (Parking & Turning Space) – compliance  
Condition 46 (Wheel Washing) – compliance  
Condition 47 (Hours of Use (Pitches)) – compliance  
Condition 48 (Wheelchair User Dwellings) – compliance  
Condition 49 (Gas Boiler Emission Rate) - compliance  
Condition 50 (Contamination) – compliance  
Condition 51 (Whole Life-cycle Carbon) - post-construction  
Condition 52 (Circular Economy) - post-construction



# Flamingo Park Club, Sidcup By Pass Road

Local Planning Authority: Bromley

Local Planning Authority reference: 17/04478/RECON

**Strategic planning application stage 1 referral**

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

**The proposal**

Section 73 application to allow for the variation of conditions attaching to planning permission 17/04478/FULL1, including Condition 39, and a variation of the associated s106 agreement to change 42 affordable housing units to market housing.

**The applicant**

The applicant is **Cray Wanderers Football Club** and the agent is **DHA Planning Ltd.**

**Strategic issues summary**

**Land use principles:** The proposal to vary the consented affordable housing units on-site to market units does not currently demonstrate compliance with London Plan Policy H4 and Policy H6 and materially impacts the overall planning balance of the scheme.

**Fire Safety:** The applicant should submit a fire statement in accordance with Policy D12 of the London Plan.

Other issues on **Whole Life-cycle Carbon** and **Circular Economy** also require resolution prior to the Mayor's decision making stage.

**Recommendation**

That Bromley Council be advised that the application does not comply with the London Plan for the reasons set out in paragraph 25.

## Context

1. On 10 April 2025, the Mayor of London received documents from Bromley Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008, the Mayor must provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.
2. The application is referable under the following Categories of the Schedule to the Order 2008:
  - **Category 3D:** *"Development on land allocated as Green Belt or Metropolitan Open Land...which would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building."*
  - **Category 3F:** *"Development for a use, other than residential use, which includes the provision of more than 200 car parking spaces in connection with that use."*
3. Once the Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal or, allow the Council to determine it itself. In this case, the Council need not refer the application back to the Mayor if it resolves to refuse permission.
4. The Mayor of London's statement on this case will be made available on the GLA's public register: <https://planapps.london.gov.uk>

## Site description

5. The application site is approximately 7.5 hectares and is located south of the A20 Sidcup Bypass and north of Green Acres Park Cemetery. The site is currently occupied by grass pitches, a 3-storey pavilion building and a recently constructed artificial full-size football pitch and a covered stand.
6. Adjacent to Chislehurst Conservation Area, the application site lies in an area of archaeological interest that forms part of a wider expanse of Green Belt. The surrounding areas are characterised by a mix of residential, outdoor sports facilities and open space.

## Details of this proposal

7. The proposal seeks variations of conditions, including Condition 39 'Approved documents and drawings' to planning permission 17/04478/FULL, which gave consent for:

*"Demolition of existing nightclub building and other buildings and structures and removal of existing hardstanding and construction of new football*

*ground comprising clubhouse and stands (max height approx. 8.4m) with floodlit artificial playing pitch, external grass sports pitches and 42 no. dwellings (26x3 bed two storey terraced dwellings, 12x2 bed flats and 4x1 bed flats set within 4 two storey blocks) with associated access, parking and landscaping”.*

8. The accommodation secured in the associated s106 agreement consisted of 100% affordable housing units (12% London Affordable Rent and 88% Shared Ownership); the applicant now proposes to switch these 42 affordable units to market tenure.
9. The other amendments being sought do not raise any strategic planning issues as they relate to phasing and the wording of conditions that have been submitted and discharged by the Local Planning Authority.

### **Strategic case history**

10. In November 2018, the Mayor allowed Bromley Council to determine planning application (GLA ref: 3855a, LPA ref: 17/04478/FULL1) itself for the construction of a new football ground comprising clubhouse and stands, with floodlit artificial playing pitch, external grass sports pitches and 42 residential units. Planning permission was granted by the Council in July 2019. Prior to this, in June 2016, the Mayor directed Bromley Council to refuse planning permission for application number D&P3855 / LPA 15/03050/FULL1.

### **Strategic planning issues and relevant policies and guidance**

11. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises Bromley Local Plan 2019 and the London Plan 2021.
12. The following are also relevant material considerations:
  - The National Planning Policy Framework;
  - Bromley Local Plan Review Issues and Options (Regulation 18) draft, April 2023; and,
  - Relevant strategic supplementary planning guidance (SPG) and London Plan Guidance (LPG), including on affordable housing, viability, circular economy, ‘be seen’ monitoring, fire safety and whole life-cycle carbon which can be found on the GLA’s website [here](#).<sup>1</sup>

### **Land use principles**

13. The consented scheme—GLA ref: 3855a, LPA ref: 17/04478/FULL1—has been implemented, which is evidenced by the construction and use of the main football pitch and one of the covered stands. As the consented scheme was granted permission prior to the publication of the current NPPF and is also a

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<sup>1</sup> <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance?ac-63512=63507>

variation to an existing permission that was not subject to the Golden Rules set out in the NPPF, the Golden Rules do not apply. Nevertheless, whilst the principle of the proposed stadium-led redevelopment, with housing as enabling development, has been established by the extant consent - the proposed reduction in affordable housing (discussed below) would materially impact the overall planning balance. GLA officers will consider the overall acceptability of the proposal in the planning balance at the Mayor's decision-making stage, pending the conclusion of matters related to affordable housing and the other strategic planning issues discussed below.

## **Affordable housing**

14. The affordable housing to be provided in the extant scheme is secured through a S106 planning obligation and as such, S73 of the TCPA 1990 (as amended) which grants a new permission subject to new or amended planning condition(s), or without compliance with a planning condition, is not considered to be the appropriate basis for assessing a reduction in affordable housing obligations. Nevertheless, on the basis that the application has been validated and referred, the following assessment is made with respect to affordable housing.
15. The consented scheme included 42 affordable residential units (5 London Affordable Rent units and 37 London Shared Ownership), which were secured in the Section 106 agreement. The applicant now seeks to amend the tenure of the units by way of a formal variation of the Section 106 agreement to enable these 42 units to be delivered as market units. The applicant contends that the changing economic circumstances have made the scheme no longer viable or deliverable. In addition, the withdrawal of interest by the partner Registered Provider (RP) and the inability to attract other RPs or Bromley Council, after an extensive marketing period, have also been put forward as justification for seeking the change. GLA officers request the submission of evidence of the marketing process, including a list of the RPs approached and any reasons given for lack of interest. Following consideration of this evidence, GLA officers may seek further/wider engagement.
16. The applicant has submitted a financial viability assessment and on receipt of the Council's independent review, GLA officers will robustly scrutinise both reports to ensure that the maximum deliverable level of affordable housing is secured. An update on viability will be provided prior to the Council's committee meeting and affordable housing and viability will be considered further at the Stage 2 referral if the Council resolves to grant permission.
17. In summary, the proposal to vary the consented affordable housing units on-site to market housing does not demonstrate compliance with London Plan Policy H4 and Policy H6 and materially impacts the overall planning balance of the scheme.

## **Fire safety**

18. In line with Policy D12 of the London Plan, the applicant should submit a fire statement, prepared by a suitably qualified third party assessor, demonstrating

how the development proposals would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel.

19. Further to the above, Policy D5 within the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. None of the proposed residential buildings exceeds 18 metres in height or has lifts installed.

### **Whole life-cycle carbon**

20. In accordance with London Plan Policy SI2 the applicant is required to calculate and reduce whole life-cycle carbon (WLC) emissions to fully capture the development's carbon footprint. The applicant should submit a whole life-cycle carbon assessment. A condition should be secured requiring the applicant to submit a post-construction assessment to report on the development's actual WLC emissions. The template and suggested condition wording are available on the GLA [website](#)<sup>2</sup>.

### **Circular economy**

21. London Plan Policy D3 requires development proposals to integrate circular economy principles as part of the design process. London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, following the Circular Economy Statements LPG. The applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance. A condition should be secured requiring the applicant to submit a post-construction report. The template and suggested condition wording are available on the GLA [website](#)<sup>3</sup>.

### **Local planning authority's position**

22. Bromley Council planning officers are currently assessing the application. In due course the Council will formally consider the application at a planning committee meeting.

### **Legal considerations**

23. Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged; or, direct the Council under

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<sup>2</sup> <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

<sup>3</sup> <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/circular-economy-statement-guidance>

Article 6 of the Order to refuse the application. In this case, the Council need not refer the application back to the Mayor if it resolves to refuse permission. There is no obligation at this stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

## Financial considerations

24. There are no financial considerations at this stage.

## Conclusion

25. London Plan policies on affordable housing, fire safety, whole life-cycle carbon and circular economy are relevant to this application. The application does not currently comply with these policies, as summarised below:

- **Land use principles:** The proposal to vary the consented affordable housing units on-site to market units does not currently demonstrate compliance with London Plan Policy H4 and Policy H6 and materially impacts the overall planning balance of the scheme.
- **Fire safety:** The applicant should submit a fire statement in accordance with Policy D12 of the London Plan.
- **Whole Life-cycle Carbon:** The applicant should submit a whole life-cycle carbon assessment. A condition should be secured requiring the applicant to submit a post-construction assessment to report on the development's actual WLC emissions. The template and suggested condition wording are available on the GLA [website](#)<sup>4</sup>.
- **Circular Economy:** The applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance. A condition should be secured requiring the applicant to submit a post-construction report. The template and suggested condition wording are available on the GLA [website](#)<sup>5</sup>.

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<sup>4</sup> <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

<sup>5</sup> <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/circular-economy-statement-guidance>

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For further information, contact GLA Planning Unit (Development Management Team):

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and engaging all communities in shaping their city.

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## Appeal Decisions

Site visit made on 10 June 2025

**by M Savage BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22 December 2025

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### **Appeal A Ref: APP/G5180/W/24/3341221**

#### **Flamingo Park Club, Sidcup-By-Pass Road, Chislehurst BR7 6HL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Fastned UK Ltd against the decision of the Council of the London Borough of Bromley.
- The application Ref is 22/02064/FULL1.
- The development proposed is Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and canopies.

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### **Appeal B Ref: APP/G5180/W/24/3346608**

#### **Flamingo Park Club, Sidcup-by-pass Road, Chislehurst BR7 6HL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Fastned UK Ltd against the decision of the Council of the London Borough of Bromley.
- The application Ref is 24/00134/FULL1.
- The development proposed is Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and post mounted wing structures.

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### **Decision: Appeal A**

1. The appeal is allowed and planning permission is granted for Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and canopies at Flamingo Park Club, Chislehurst, BR7 6HL in accordance with the terms of the application, Ref 22/02064/FULL1, and the plans submitted with it, subject to the conditions attached in Schedule 1.

### **Decision: Appeal B**

2. The appeal is allowed and planning permission is granted for Formation of 16x electric vehicle charging spaces, with associated 8x chargers, substation and switchboard, and post mounted wing structures at Flamingo Park Club, Chislehurst, BR7 6HL in accordance with the terms of the application, Ref 24/00134/FULL1, and the plans submitted with it, subject to the conditions attached in Schedule 2.

### **Preliminary Matters**

3. Since the appeal was submitted, the Government has set out proposed reforms and other changes to the planning system, including a draft revised National Planning Policy Framework for consultation. While the revised draft is capable of being a material consideration, it is subject to change. I therefore afford it very limited weight.

## **Appeal A:**

### **Main Issues**

4. The main issues of the appeal are:

- Whether the appeal scheme is inappropriate development in the Green Belt having regard to the National Planning Policy Framework (December 2024)(the Framework) and relevant development plan policies; and
- The effect of the appeal scheme on trees and the consequential effect on the character and appearance of the area.

### **Reasons**

#### *Whether inappropriate development in the Green Belt*

5. The appeal site is located within an area washed over by the Metropolitan Green Belt (the Green Belt). The proposal is for the formation of 16 electric vehicle charging spaces, with associated 8 x chargers, substation and switchboard, and canopies.
6. Policy G2 of the London Plan (2021)(the LP) seeks to protect the Green Belt from inappropriate development and policy 49 of the Bromley Local Plan 2019 (the BLP) sets out that within the Green Belt, permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Policy 49 goes on to advise that the construction of new buildings on land falling within the Green Belt will be inappropriate, unless it is for certain purposes.
7. Paragraph 153 of the Framework advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 sets out that development in the Green Belt is inappropriate unless certain exceptions apply, including g) the limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
8. Previously developed land is defined as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.
9. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

10. Since the decision notice was issued, the revised National Planning Policy Framework has been published, which differs in terms of its definition of inappropriate development. The wording used in policy 49 of the BLP is consistent with the previous Framework but is not consistent with the current Framework, in particular in relation to the redevelopment of previously developed land. For the avoidance of doubt, this limits the weight I afford any conflict with this part of the policy.
11. Planning permission was granted, reference 17/04478/FULL1 for the construction of new football ground comprising clubhouse and stands (max height approx. 8.4m) with floodlit artificial playing pitch, external grass sports pitches and 42 no dwellings (26x3 bed two storey terraced dwellings, 12x2 bed flats and 4x1 bed flats set within 4 two storey blocks) with associated access, parking and landscaping. Although I do not have full details of the planning permission before me, from the evidence provided, forms part of a wider site which is lawfully being developed. Moreover, the appeal site comprises hardstanding. In my view, therefore, the appeal site comprises previously developed land. The question, therefore, is whether the development would cause substantial harm to the openness of the Green Belt.
12. The charging units would measure around 2.2m in height and would be adjacent to a canopy, which would measure up to around 5.9m in height. The canopies would be located next to each other, with limited to very limited space between, resulting in a length of up to almost 40m adjacent to the highway. Due to their proximity to each other and the limited space between them, they are likely to be perceived as a substantial structure, which is highly visible from outside the site, and which substantially harms the openness of the Green Belt.
13. The Framework advises that the development of homes, commercial and other developments in the Green Belt should also not be regarded as inappropriate where certain criteria, including the development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
14. The Framework defines 'Grey Belt' as 'land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143. 'Grey Belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.
15. The Council's position is that the appeal site does not comprise Grey Belt because the Green Belt in this area checks the unrestricted sprawl of the large built-up areas of Chislehurst, Mottingham, New Eltham and Sidcup and prevents Chislehurst and Sidcup from merging into one another. However, the site comprises a substantial area of hardstanding and, once its redevelopment is completed, will comprise a car park. This, in my view, significantly limits its contribution to purposes (a) and (b). I therefore consider that the appeal site comprises Grey Belt land.
16. The Framework requires a consideration of the five purposes set out in paragraph 143 taken together, which, in addition to a) and b) set out above are c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The appeal site is bound

by the A20, beyond which is residential development and does not contribute towards the setting and special character of a historic town, nor does it safeguard the countryside from encroachment.

17. The site itself is undergoing redevelopment and the appeal scheme would ultimately form part of that, enabling visitors to the site to charge their electric vehicles. The development would utilise Grey Belt land and, in my judgement, would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
18. The Framework also requires there to be a demonstrable unmet need for the type of development proposed. The Framework advises that, when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future. The Council suggests that the proposed canopies are unnecessary and excessive, however, they would comprise solar panels which would generate renewable energy. While it is possible to design a charging station which does not have associated canopies, the need for renewable energy is evident from the wording of the Framework.
19. The appellant suggests that there is an acute need in this area for EV charging facilities. I note the comments made by Transport for London's Transport Strategy and Policy section who are responsible for ensuring that London's electric vehicle infrastructure network is rolled out in a coordinated manner consistent with strategic policy objectives set by the Mayor of London, who advise the border of the London boroughs of Bromley and Bexley have little rapid charging provision. It seems there is a demonstrable need for the type of development proposed and so the requirements of paragraph 155b. are met.
20. Paragraph 155c. requires that the development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework. Paragraph 110 seeks opportunities to maximise sustainable transport solutions. The proposed development would enable users to charge their electric vehicles, thereby helping to reduce congestion and emissions. Paragraph 115 seeks to prioritise sustainable transport modes, safe and suitable access and development which meets certain standards.
21. The Council advises that the appeal site is within an area with a PTAL rating of 0, where 0 has the poorest access and 6b has the best access to public transport services, and is not in a sustainable location. However, the purpose of the proposal is to provide a charging facility for users of electric cars. Taking account of the development type, its poor PTAL rating is not a reason to withhold planning permission, in my view. Although the appeal site can only be accessed from the west bound carriageway, the charging stations are likely to be used by individuals visiting the wider site, as well as individuals who simply require charging. On balance, I consider the proposed development would be in a sustainable location.
22. The Council has confirmed that, since the proposal would comprise non-major "commercial and/or other development" the provisions relating to major development and/or housing would not apply. I see no reason to take a different view in this case.

23. Thus, for the reasons set out above, I find that the proposed development should not be regarded as inappropriate. There is therefore no conflict with policy G2 of the LP and, whilst there is conflict with policy 49 of the BLP, I afford such conflict very limited weight.

### *Trees*

24. The appeal site comprises part of a wider site, which is bound by mature trees along its western edge. The trees provide a verdant character and make a positive contribution towards the character and appearance of the area. The appellant asserts that the proposed development could be constructed and operated without any works to the boundary trees. The appellant has provided a tree protection plan, which sets out measures to safeguard the trees. The Council has confirmed that its concerns relate to the likelihood that tree branches will naturally grow outwards to form full canopies and will create shade.
25. Policy D4 of the LP seeks good design and policy G7 of the LP states that development proposals should ensure that, wherever possible, existing trees of value are retained. Policy 37 of the BLP seeks to ensure that development respects landscape features and policy 73 of the BLP seeks to ensure that proposals take account of existing trees on the site and on adjoining land. The trees are located outside the appeal site, though the roots are likely to extend beneath the appeal site, as is the canopy. The proposal includes canopies with solar panels and, given their position relative to a number of the panels, there may be pressure to prune the trees. However, given their location outside the appeal site, the appellant is unlikely to be able to secure their removal.
26. Protecting the trees during construction is likely to ensure that the proposed development does not harm the trees, thereby necessitating their removal, which would preserve the verdant character of the area. Since the trees are located outside the ownership of the appellant, I consider a condition preventing the pruning or lopping of the trees is unlikely to be reasonable or enforceable. Subject to the inclusion of a condition to ensure that the trees are not harmed during construction, I find that the proposal would not harm nearby trees and would therefore not harm the character and appearance of the area. There would therefore be no conflict with policies D4 or G7 of the LP, or policies 37 or 73 of BLP, the requirements of which are set out above.

### **Conditions**

27. The Council has suggested a list of condition that should be imposed, in the event that I decide to grant planning permission. In the interests of certainty and proper planning, I shall impose conditions requiring the development is begun within 3 years of the date of the decision and that the development is carried out in accordance with the approved plans and materials.
28. The Council has suggested a condition to secure a Construction and Environmental Management Plan prior to the commencement of development. While I agree that such a condition is necessary to ensure the development does not harm highway safety or amenity during construction, I have suggested revised wording to ensure that the condition is sufficiently precise. The parties have both had the opportunity to comment on the proposed wording.

29. The Council has suggested a landscaping condition. However, there is very little scope, if any for landscaping within the site. The redevelopment of the wider site includes provision for landscaping and so I consider it is unnecessary in this instance.
30. I agree that it is necessary to ensure that nearby trees are protected during construction, in the interests of protecting the character and appearance of the area. However, I do not consider it is reasonable to impose a condition preventing the trees from being cut or lopped, since they are outside the appeal site on land outside the appellant's control.
31. In the interests of certainty and the character and appearance of the area, I consider a condition requiring details of site levels is necessary. I consider it is also necessary to ensure that any lighting is controlled in the interests of the amenity of nearby residents.

## **Conclusion**

32. For the reasons given above, I conclude that the appeal scheme is not inappropriate development in the Green Belt and would not harm the character and appearance of the area and accords with the development plan as a whole. Consequently, Appeal A should be allowed subject to the conditions set out above.

## **Appeal B:**

### **Main Issues**

33. The main issues of the appeal are:

- Whether the appeal scheme is inappropriate development in the Green Belt having regard to the National Planning Policy Framework (December 2024)(the Framework) and relevant development plan policies.

### **Reasons**

#### *Whether inappropriate development in the Green Belt*

34. The appeal site is located within an area washed over by the Metropolitan Green Belt (the Green Belt). The proposal is for the formation of 16 electric vehicle charging spaces, with associated 8 x chargers, substation and switchboard, and post mounted wing structures. The charging units would measure around 2.2m in height and would be adjacent to a 'Y-structure', A signage totum, measuring around 5.9m in height, 1.8m in width and 0.16m in depth, would be located next to the access point into the wider site.
35. The proposal was submitted to seek to address the Council's concerns regarding application 22/02065/FULL1, the subject of Appeal A, in relation to the effect on Green Belt openness and adjacent trees by replacing the proposed canopy structures with a smaller 'wing' design and by reducing the footprint of the associated technical area and substation enclosure. It is suggested that the wing structures aid in wayfinding and providing lighting.
36. The appellant's case is similar to that under Appeal A above, which is that the development is situated on land that is previously developed and so it falls to be considered under the exception contained in paragraph 154(g) of the Framework. As set out above, I have found that the appeal site comprises previously developed



land in the Green Belt. The question, therefore, is whether the proposal would cause substantial harm to the openness of the Green Belt.

37. The development of the wider site was well underway at the time of my visit. From the evidence before me, it seems the wider site will comprise a range of built structures, as well as parking areas. The appeal scheme will be seen in this context and, although the structures would be visible and result in a modest loss of openness, it would not cause substantial harm to the openness of the Green Belt.
38. I note the Council's concerns regarding the introduction of additional supporting facilities, such as refreshment kiosks, however, this does not form part of the application. Any proposal for supporting facilities would be considered on its own merits. While it may be possible to design a scheme which has a lesser effect on openness, in my view the proposal would not cause substantial harm to the openness of the Green Belt and so the appeal scheme is not inappropriate development in the Green Belt.
39. Although the proposal would conflict with policy 49 of the BLP, for the reasons set out under Appeal A above, I afford such conflict very limited weight. For the reasons given above, I find that the proposed development would not be inappropriate development in the Green Belt and would not conflict with policy G2 of the LP.

### **Conditions**

40. The Council has suggested a list of condition that should be imposed, in the event that I decide to grant planning permission. In the interests of certainty and proper planning, I shall impose conditions requiring the development is begun within 3 years of the date of the decision and that the development is carried out in accordance with the approved plans and materials.
41. Given the proximity of the appeal site to the A20 and the proximity to residential properties, I shall include a condition requiring the submission of a construction and environmental management plan. Although the Council has proposed wording, I have revised this to ensure that the condition is sufficiently precise.
42. The Council has suggested a landscaping scheme, however, the appeal site comprises part of a wider site which has an approved landscaping scheme. There is very limited scope within the red line boundary and so I consider it unnecessary to impose such a condition in this case. Given the proximity of the site to nearby trees, I consider it is necessary to impose a condition to secure protection of those trees during construction.
43. The Council has also requested details of a scheme to light the access drive and vehicle charging areas. However, as pointed out by the appellant, this would include land which falls outside the appeal site. To ensure that any lighting erected in the site does not harm living conditions of nearby residents, I shall include a condition requiring the submission of details of any lighting prior to its erection within the site.
44. In the interests of certainty and the character and appearance of the area, I consider a condition requiring details of site levels is necessary.

## **Conclusion**

45. For the reasons given above, I conclude that the appeal scheme is not inappropriate development in the Green Belt and accords with the development plan as a whole. Consequently, Appeal B should be allowed subject to the conditions set out above.

*M.Savage*

INSPECTOR



### **Schedule 1: Appeal A Conditions**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos:  

Location Plan, Drawing No: 44044\_PA\_100, Proposed Elevations, Drawing No: 44044\_PA\_200, Proposed Canopy Level Plan, Drawing No: 44044\_PA\_104, Proposed Ground Level Plan, Drawing No: 44044\_PA\_103, Proposed Signage Totem, Drawing No: 44044\_PA\_300, Surface Carpark Alteration Scope, Drawing No: 44044\_PA\_102, Charger Specification, Drawing No: 44044\_PA\_301 and Proposed Plan, Tree Survey Overlay & Protection Plan, Drawing No: 44044\_PA\_105.
- 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on Drawing Nos: 44044\_PA\_103, 44044\_PA\_104, 44044\_PA\_200, and 44044\_PA\_300.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during construction;
  - vii) measures to control noise during construction;
  - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - ix) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 5) No development shall take place until full details of the finished levels, above ordnance datum, of the proposed development, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
- 6) No site clearance, preparatory work or development shall take place until a scheme for the protection of the trees shown in Drawing No. TCP001 and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.

- 7) Details of any lighting shall be submitted to and approved in writing by the local planning authority prior to its erection within the site. The development shall be carried out in accordance with the approved details.

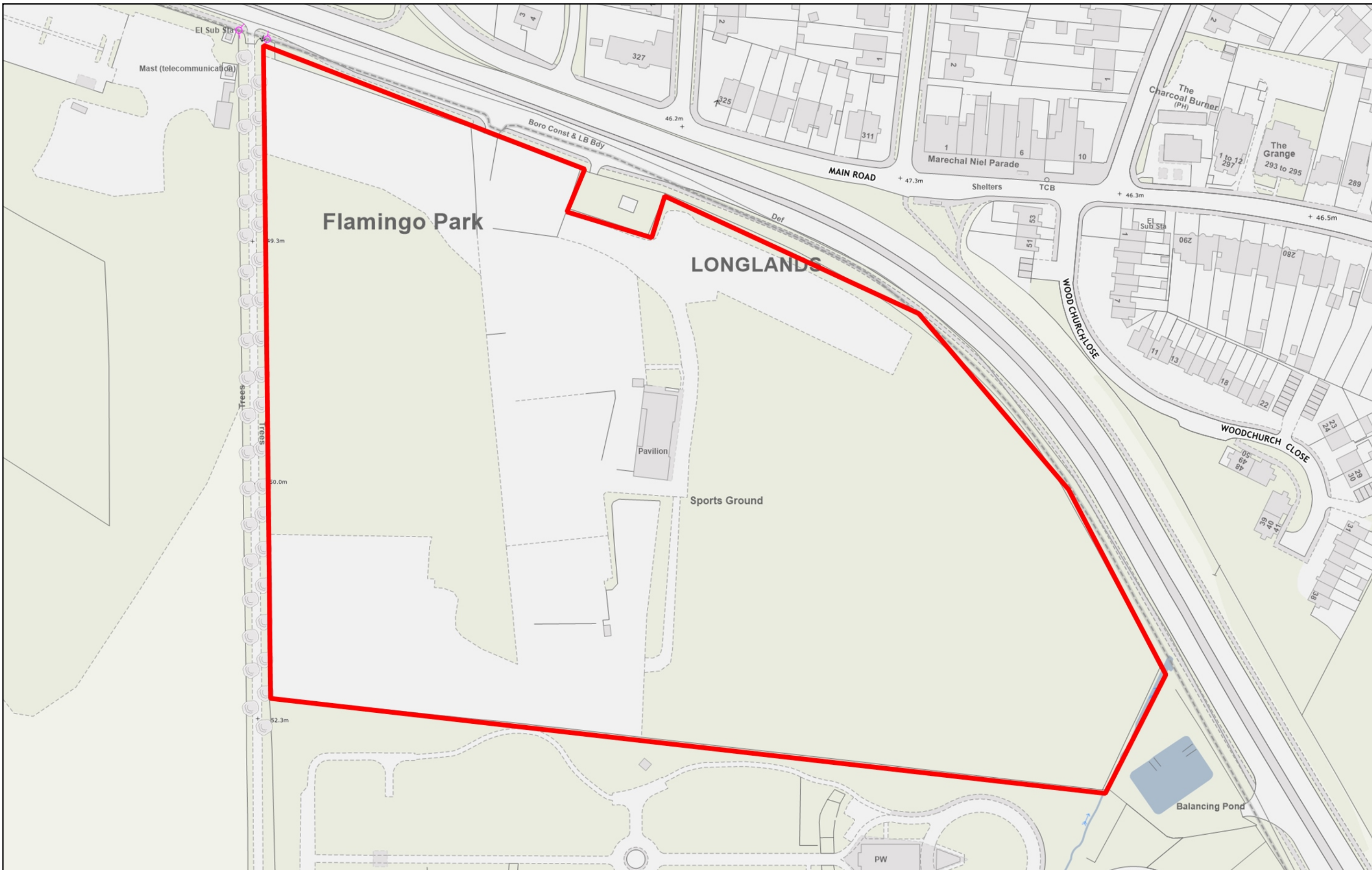
## **Schedule 2: Appeal B Conditions**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following:

Location Plan, Drawing No: 44044\_P2\_100, Proposed Elevations, Drawing No: 44044\_P2\_200, Proposed Canopy Level Plan, Drawing No: 44044\_P2\_104, Proposed Ground Level Plan, Drawing No: 44044\_P2\_103, Proposed Signage Totem, Drawing No: 44044\_P2\_300, Surface Carpark Alteration Scope, Drawing No: 44044\_PA\_102, Charger Specification, Drawing No: 44044\_P2\_301, Proposed Graphic Signage, Drawing No: 44044\_P2\_302 and Proposed Plan, Flamingo Park – Lighting Note, dated December 2023.
- 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on Drawing Nos: 44044\_PA\_103, 44044\_PA\_104, 44044\_PA\_200, and 44044\_PA\_300.
- 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during construction;
  - vii) measures to control noise during construction;
  - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - ix) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 5) No development shall take place until full details of the finished levels, above ordnance datum, of the proposed development, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
- 6) No site clearance, preparatory work or development shall take place until a scheme for the protection of the trees shown in Drawing No. TCP001 and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.

- 7) Details of any lighting shall be submitted to and approved in writing by the local planning authority prior to its erection within the site. The development shall be carried out in accordance with the approved details.



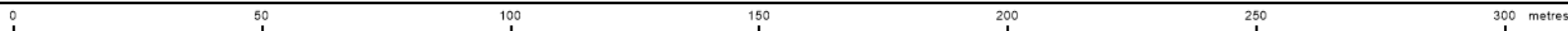
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Report No.  
HPR2026/001

London Borough of Bromley

## PART 1 – PUBLIC

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<b>Title:</b>	<b>ADOPTION OF THE BROMLEY STATEMENT OF COMMUNITY INVOLVEMENT 2026</b>		
<b>Decision Maker:</b>	<b>EXECUTIVE</b>		
<b>Date:</b>	<b>DCC: Wednesday 14 January 2026</b>		
	<b>RHH PDS: Wednesday 4 February 2026</b>		
	<b>Executive: Wednesday 11 February 2026</b>		
<b>Decision Type:</b>	Non-Urgent	Executive	Key
<b>Contact Officer:</b>	Dominique Barnett, Planning Policy Team Leader E-mail: dominique.barnett@bromley.gov.uk		
<b>Chief Officer:</b>	Tim Horsman, Assistant Director (Planning)		
<b>Ward(s):</b>	All Wards		

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### 1. REASON FOR REPORT

- 1.1 It is a statutory requirement for local planning authorities to produce a Statement of Community Involvement (SCI). An SCI should set out how the authority will engage and consult with the local community and other stakeholders on planning matters. This includes the preparation of planning policy documents and decision-making on planning applications. It must also set out advice in relation to neighbourhood planning. SCIs should be updated every 5 years. Bromley's current SCI was adopted in 2016 and therefore needs to be updated.
- 1.2 This report recommends that the Bromley Statement of Community Involvement 2026 is adopted.

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### 2. RECOMMENDATION(S)

#### For Development Control Committee members:

- 2.1 That members note the Bromley Statement of Community Involvement 2026 provided at Appendix 1 will be presented to Executive for adoption.

#### For Renewal, Recreation and Housing Policy Development and Scrutiny Committee members:

- 2.2 That members note the Bromley Statement of Community Involvement 2026 provided at Appendix 1 will be presented to Executive for adoption.

**For the Council's Executive:**

- 2.3 That the Executive adopt the Bromley Statement of Community Involvement 2026 provided at Appendix 1.**



### 3. KEY SUMMARIES

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#### Financial

1. Cost of proposal: Met through existing Planning Policy and Strategy staff resource
  2. Ongoing costs: Consultation on planning policy documents will be met through existing Planning Policy and Strategy budgets. Cost of consultation for planning applications varies but application fees are generally higher where wider consultation is required for more significant applications.
  3. Budget head/performance centre: Planning
  4. Total current budget for this head: £1.7m
  5. Source of funding: Incoming from planning applications/existing budget
- 

#### Legal

1. Legal Requirement: Statutory requirement: Section 18 of the Planning and Compulsory Purchase Act 2004
  2. Call-in: Applicable: Executive decision
- 

<b>Background Documents:</b> (Access via Contact Officer)	None
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## **4. BACKGROUND/OPTIONS**

- 4.1 Local Planning Authorities are required to produce a Statement of Community Involvement (SCI) to set out how the authority will engage and consult with the local community and other stakeholders on planning matters. This includes the preparation of planning policy documents and decision-making on planning applications. It must also set out advice in relation to neighbourhood planning.
- 4.2 SCIs should be updated every 5 years. Bromley's current SCI was adopted in 2016 and therefore needs to be updated. When preparing a development plan document such as the Local Plan the Council must comply with their Statement of Community Involvement and this will be tested by a Planning Inspector during any public examination. It is therefore important to have an up-to-date SCI to support the preparation of the new Bromley Local Plan.
- 4.3 The new SCI updates the 2016 SCI to reflect changes in policy and legislation and best practice in consultation and engagement. It sets out how stakeholders can be involved in different stages of the planning process and is structured as follows:
1. Introduction explains the purpose of the Statement of Community Involvement.
  2. Chapter 2 provides the legislative and policy framework for the SCI and consultation and engagement in the planning system.
  3. Chapter 3 sets out how the Council will engage with the local community and other stakeholders during the preparation of its specified planning policy documents. It sets out the potential consultation and engagement methods that could be used when preparing planning policy documents and sets out the opportunities for residents and other stakeholders to be involved in the preparation of Development Plan Documents such as the Local Plan as well as Supplementary Planning Documents, Conservation Area designations, appraisals and management plans and the Community Infrastructure Levy.
  4. Chapter 4 sets out the advice and assistance the Council can provide to those preparing a neighbourhood plan. There is currently no neighbourhood planning activity in Bromley, with no designated neighbourhood areas or forums. However, since the 2016 SCI was produced, there is a new requirement for SCIs to set out their policy for providing advice or assistance to qualifying bodies to facilitate proposals for neighbourhood development plans or development orders.
  5. Chapter 5 sets out how the Council will involve residents and other stakeholders when dealing with planning applications.
- 4.4 Consultation on the draft SCI took place for 6 weeks from 1<sup>st</sup> October to 12<sup>th</sup> November 2025. The draft SCI was available in hard copy at the Civic Centre and on the council's website. 14 responses were received on the draft SCI. The comments and details of how the comments have informed the final SCI are set out in the consultation report at Appendix 2.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 Consultation on planning policy documents will be met through existing Planning Policy and Strategy budgets. Cost of consultation for planning applications varies but application fees are generally higher where wider consultation is required for more significant applications.

## **6. LEGAL IMPLICATIONS**

- 6.1. Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) provides that a Local Planning Authority must prepare a Statement of Community Involvement. It is therefore a statutory requirement for the Council to have a SCI in place, setting out how the Council will engage and consult with local communities and interested parties in producing their planning policy documents and determining planning applications. The document must also set out the

Council's policy in relation to how it will discharge its duties in relation to neighbourhood planning.

- 6.2. The contents and effect of this report is in line with and compliant with the Council's statutory duties and the legal framework relating to SCIs.

## **7. TRANSFORMATION/POLICY IMPLICATIONS**

- 7.1 Making Bromley Even Better Priority:

*(3) For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.*

*(4) For residents to live responsibly and prosper in a safe, clean and green environment great for today and a sustainable future.*

*(5) To manage our resources well, providing value for money, and efficient and effective services for Bromley's residents.*

## **8. CUSTOMER IMPACT - CONSULTATION AND PUBLIC ENGAGEMENT**

- 8.1 Consultation on the draft SCI took place for 6 weeks from 1<sup>st</sup> October to 12<sup>th</sup> November 2025. The comments and details of how the comments have informed the final SCI are set out in the consultation report at Appendix 2.

## **9. WARD COUNCILLOR VIEWS**

- 9.1 Consultation on the draft SCI took place for 6 weeks from 1<sup>st</sup> October to 12<sup>th</sup> November 2025. The comments and details of how the comments have informed the final SCI are set out in the consultation report at Appendix 2.

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# **Statement of Community Involvement**

2026

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# 1 Introduction

## What is a Statement of Community Involvement?

- 1.1 A Statement of Community Involvement (SCI) sets out how a Local Planning Authority (LPA) will engage and consult with the local community and other stakeholders on planning matters. Its purpose is to bring transparency to the planning process and to set out how stakeholders can be involved in the making of planning policy documents as well as planning application decisions. It also sets out advice in relation to neighbourhood planning. Planning legislation requires the Council to produce a new SCI every 5 years.

## Bromley's Statement of Community Involvement

- 1.2 This SCI has been prepared in line with Bromley's Corporate Strategy 'Making Bromley Even Better 2021 – 2031' and will support the following ambitions in particular:
- Ambition 3: For people to make their homes in Bromley and for business, enterprise and the third sector to prosper.
  - Ambition 4: For residents to live responsibly and prosper in a safe, clean and green environment great for today and a sustainable future.
  - Ambition 5: To manage our resources well, providing value for money, and efficient and effective services for Bromley residents.
- 1.3 This SCI sets out how stakeholders can be involved in different stages of the planning process:
- Chapter 2 – provides the legislative and policy framework for the SCI and consultation and engagement.
  - Chapter 3 - sets out how the Council will engage with the local community and other stakeholders during the preparation of its planning policy documents.
  - Chapter 4 – sets out the Council's policy for providing advice and assistance to those looking to produce a neighbourhood plan.
  - Chapter 5 – sets out how the Council will engage with the local community and other stakeholders when dealing with planning applications.
- 1.4 Consultation on the draft SCI took place between 1<sup>st</sup> October and 12<sup>th</sup> November 2025. It replaces the SCI adopted in 2016.



## 2 Legislative and policy framework

### Legislative framework

- 2.1 The requirements for an SCI are set out in the Planning and Compulsory Purchase Act 2004 (as amended). It includes requirements to set out policies for community involvement in plan-making, decision-making on planning applications and neighbourhood planning.
- 2.2 When preparing a development plan document such as a new Local Plan, the Council must comply with their Statement of Community Involvement. This will be tested by a Planning Inspector during any public examination. The requirements for consulting on planning policy documents are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 2.3 The requirements for consulting on planning applications are set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). This includes the requirements for public consultation with neighbouring residents and community groups, consultation with non-statutory consultees and consultation with specific bodies known as statutory consultees. The requirements of the Listed Buildings and Conservation Area Regulations 1990 (as amended) apply to listed building applications and the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) apply to prior approval applications.

### National Planning Policy Framework

- 2.4 The National Planning Policy Framework (NPPF) 2024 requires plans to be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, business, infrastructure providers and operators and statutory consultees (paragraph 16).
- 2.5 In terms of decision-making, the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties and encourages early engagement with the local community, statutory and non-statutory consultees before submitting their applications (paragraph 40). The NPPF also states that early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community (paragraph 137). Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels (paragraph 138). The Bromley Design Review Panel has been set up to provide independent, objective, expert advice at pre-application stage to support the delivery of high-quality development across the borough<sup>1</sup>.

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<sup>1</sup> [www.bromley.gov.uk/planning/bromley-design-review-panel](http://www.bromley.gov.uk/planning/bromley-design-review-panel)

## Planning Practice Guidance

- 2.6 The Planning Practice Guidance (PPG) reiterates that LPAs should update their SCIs every 5 years so that they are kept up-to-date to ensure effective community involvement at all of stages of the planning process<sup>2</sup>. It states that LPAs must set out in their SCIs how they will engage communities on the preliminary stages of plan-making, specifically the survey stage and Local Development Scheme<sup>3</sup>.
- 2.7 The PPG includes guidance on how LPAs should update their SCIs to comply with Covid-19 guidance<sup>4</sup>. This guidance is no longer applicable and is not reflected in this SCI.

## Data Protection

- 2.8 Personal information collected from stakeholders during the planning process is handled and used in accordance with the data protection principles outline in the London Borough of Bromley Data Protection Policy<sup>5</sup>.

## Planning Reform

- 2.9 A wide range of planning reforms were introduced through the Levelling Up and Regeneration Act 2023. This includes changes to how planning policy documents are prepared and the scale of consultation required. It is anticipated that further reforms will be set out to implement the new plan-making system in 2026. The approach to consultation in Bromley may be reviewed in future to take account of changes to the planning system and requirements for consultation and engagement.
- 2.10 Further information and advice on the planning system for individuals and community groups is available from Planning Aid England<sup>6</sup>.

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<sup>2</sup> Planning Practice Guidance Paragraph: 071 Reference ID: 61-071-20190315

<sup>3</sup> Planning Practice Guidance Paragraph: 035 Reference ID: 61-035-20190723

<sup>4</sup> Planning Practice Guidance Paragraph: 078 Reference ID: 61-078-201200513

<sup>5</sup> [www.bromley.gov.uk/data-protection-freedom-information/subject-access-requests-privacy-cookies-statement](https://www.bromley.gov.uk/data-protection-freedom-information/subject-access-requests-privacy-cookies-statement)

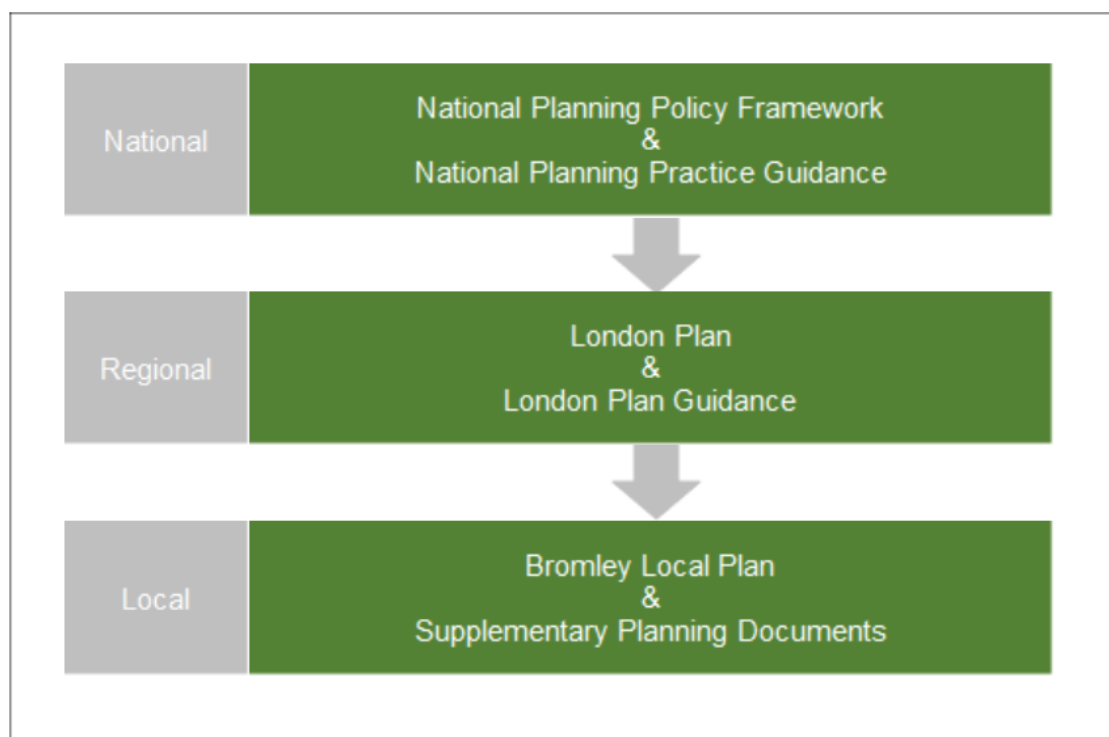
<sup>6</sup> [www.rtpi.org.uk/need-planning-advice/planning-aid-england](https://www.rtpi.org.uk/need-planning-advice/planning-aid-england)

# 3 Consultation on planning policy and guidance

## Planning policy in Bromley

- 3.1 This chapter sets out how the Council will engage with the local community and other stakeholders during the preparation of its specified planning policy documents, including when making changes to existing documents.
- 3.2 Planning policies are used to make decisions on planning applications received by the Council. Planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Bromley's Development Plan comprises the Local Plan (produced by Bromley Council) and the London Plan (produced by the Mayor of London). The Council can also produce local guidance, such as Supplementary Planning Documents which add further detail to planning policies. The National Planning Policy Framework (produced by the Government) is not part of the Development Plan but it can be a material consideration in the determination of planning applications.

Figure 1: Planning policy framework in Bromley



- 3.3 Bromley's Local Plan was adopted in January 2019. Local Plans should be reviewed every 5 years to ensure they remain up to date. The Council has commenced a review of its Local

Plan. The timetable for preparing a new Local Plan and other planning policy documents is set out in the Local Development Scheme<sup>7</sup>.

## Who we engage with

3.4 The Council is committed to involving as many local people and organisations as possible in preparing planning policy documents. The plan making regulations require the Council to engage with 'general consultation bodies' and 'specific consultation bodies'. During the preparation of the Local Plan and SPDs the Council will engage with:

- Residents
- Businesses and bodies who represent the interests of those doing business in the borough
- Local interest groups, Residents' Associations, Civic Societies and Friends Of groups
- Landowners, developers and their representatives
- Voluntary groups
- Bodies that represent the interest of different racial, ethnic, national or religious groups in the borough
- Bodies that represent the interest of those with disabilities in the borough
- Specific consultation bodies:
  - the Coal Authority
  - the Environment Agency
  - Historic England
  - the Marine Management Organisation
  - Natural England
  - Network Rail
  - Highways England
  - Utilities operators – electronic communications, electricity, gas, sewerage and water.
  - NHS
  - Homes England
  - The Mayor of London
  - Adjoining local authorities and county councils
  - The Metropolitan Police as the local policing body

3.5 The Council is required to continuously engage with prescribed bodies on strategic matters. This is known as the Duty to Cooperate. These bodies are:

- the Environment Agency
- Historic England
- Natural England
- The Mayor of London
- Civil Aviation Authority
- Homes England
- NHS
- the Office of Rail Regulation
- Transport for London
- Highways England
- the Marine Management Organisation
- Local Enterprise Partnership
- Local Nature Partnership

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<sup>7</sup> [www.bromley.gov.uk/planning-policy/local-development-scheme](http://www.bromley.gov.uk/planning-policy/local-development-scheme)

- Adjoining local authorities and county councils

3.6 These groups will be important stakeholders in the preparation of Bromley planning policy and guidance. The list is not considered exhaustive and there may be additional consultation bodies/stakeholders who will be consulted as part of future consultation exercises.

## Consultation and engagement methods

3.7 The methods used for each consultation will be appropriate and proportionate, as determined by the Council in line with relevant statutory requirements. The potential methods that could be used for consultation and engagement are set out in Table 1; not all methods will be used for every consultation, the methods used will depend on consideration of factors such as:

- the statutory requirements for the type of document being consulted on.
- the nature, scope and geography covered by the document and its status.
- best practice for engaging with particular groups, such as those not usually reached during planning consultations and those who are digitally excluded.
- resource implications of particular methods.

3.8 The Council will publish documents for consultation in accordance with the timescales set out in the relevant regulations. However, this may sometimes be extended to take account of factors such as public holidays.

3.9 Stakeholders can join the planning policy database to be notified about future planning policy consultations<sup>8</sup>.

3.10 The details of how stakeholders can submit responses will be provided for each consultation. This will usually be by email or in writing. The Council may also make use of surveys and online consultation platforms depending on the nature of the consultation.

3.11 All relevant comments will be collated and analysed. A consultation report will be produced, setting out the relevant comments received and how these comments have influenced the drafting of the planning policy document.

**Table 1: Potential consultation and engagement methods**

Method	Detail
Online	Planning policy documents and details on how to take part in the consultation will be made available on the Council's website. Digital consultation platforms may be used depending on the nature of the consultation.
Hard copies	Hard copies of the planning policy documents and any supported documents required by the plan making regulations will be available to view at the Civic Centre during normal opening hours. Hard copies may be available in the Council's libraries depending on the nature and scope of the document, such as area specific documents available in the relevant local library.

<sup>8</sup> [www.bromley.gov.uk/PlanningPolicyDatabaseForm](http://www.bromley.gov.uk/PlanningPolicyDatabaseForm)

Method	Detail
Planning policy database	The Council will notify those registered on the planning policy database by email with the details of the consultation and how they can take part.
Council communication channels	Stakeholders may be notified through council communication channels such as social media, Council-wide mailing lists and networks and the Bromley magazine. The Council will also encourage local groups and networks to promote consultations to their members.
In-person and online events	Where appropriate, the Council may hold workshops or drop-in events where stakeholders can view material or discuss issues with council officers. These could be in-person and online. The scope of these events will depend on the nature and stage of the document being consulted on.

## Development Plan Documents

- 3.12 The requirements for consultation when preparing development plan documents such as a Local Plan are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Table 2 provides an overview of the process for preparing a Local Plan and the opportunities for consultation and engagement.

**Table 2: Opportunities for consultation and engagement during development plan preparation**

Stage	Opportunity for consultation and engagement
Early stages of plan preparation	<p>The Council will scope the content of the new Local Plan. This will include producing evidence base documents and will take account of monitoring of adopted policies, changes to national and regional policy and legislation and any relevant feedback on local issues.</p> <p>The Council will consult with Historic England, Natural England and the Environment Agency on any scoping for the Sustainability Appraisal, in line with the statutory requirements.</p>
Regulation 18	The 'Regulation 18' consultation is a formal round of consultation and there is flexibility in the format of the document consulted on so long as the Council notifies stakeholders of the subject of the Local Plan and gives them the opportunity to comment on what the Local Plan should contain. Regulations do not specify a minimum consultation

Stage	Opportunity for consultation and engagement
	<p>period, but the Council will ensure a minimum of 6 weeks consultation for any 'Regulation 18' draft plan.</p> <p>Regulations require a single 'Regulation 18' consultation, although the Council can undertake multiple 'Regulation 18' consultations if this is considered necessary.</p> <p>This could include an early round of consultation (often referred to as 'Issues and Options') to give stakeholders an opportunity to comment on the key issues at an early stage and the potential ways planning policy could address these issues.</p> <p>The Council may then also undertake consultation on a more detailed 'Regulation 18' Draft Local Plan, with stakeholders given the opportunity to comment on more detailed (but not final) draft policies, rather than broad issues.</p>
Regulation 19	<p>The Council will publish a full 'Regulation 19' draft Local Plan that it considers meets the statutory requirements. Stakeholders are given the opportunity to make comments on whether the 'Regulation 19' draft Local Plan meets the legal and policy tests known as legal compliance and tests of soundness. Regulations require a minimum of 6 weeks consultation for any 'Regulation 19' draft plan.</p> <p>Stakeholders can make suggested changes if they do not think the draft Local Plan meets these tests. Any representations submitted on the 'Regulation 19' draft Local Plan will be submitted to the planning inspector who will consider these as part of the Local Plan examination (see below).</p>
Examination and Adoption	<p>Following the Regulation 19 stage, the draft Local Plan is submitted to central government. The Council will notify those stakeholders who have requested to be notified that the draft Local Plan has been submitted.</p> <p>An independent inspector is appointed and an 'examination in public' is held. This provides an opportunity for stakeholders</p>

Stage	Opportunity for consultation and engagement
	<p>who have previously commented on the Local Plan to raise concerns to the inspector via written submissions or attending public hearings.</p> <p>The inspector may suggest 'modifications' to the Local Plan in order for it to meet the legal and policy tests. Stakeholders will have the opportunity to comment on these modifications and the responses will be considered by the inspector before they make their final recommendations on whether the Local Plan can be adopted by the Council (with any relevant modifications). The Council will notify those stakeholders who have requested to be notified that the inspector's report is available.</p> <p>Adoption of the Local Plan is a matter for Full Council. The Council will give the relevant notices that the Local Plan has been adopted.</p>

## Supplementary Planning Documents

- 3.13 The Council can choose to produce Supplementary Planning Documents (SPDs). These documents provide further guidance on policies in the Development Plan. The Council's adopted SPDs can be found on its website<sup>9</sup>.
- 3.14 The requirements for consultation when preparing SPDs are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Table 3 provides an overview of the process for preparing an SPD and the opportunities for consultation and engagement.

**Table 3: Opportunities for consultation and engagement during SPD preparation**

Stage	Opportunity for consultation and engagement
SPD preparation	The Council will establish where additional guidance is required and collate any necessary evidence, including any relevant feedback on local issues. This may include engagement with relevant stakeholders where necessary.
Consultation	The Council will consult on the draft SPD and stakeholders will be given the

<sup>9</sup> [www.bromley.gov.uk/planning-policy/supplementary-planning-guidance](http://www.bromley.gov.uk/planning-policy/supplementary-planning-guidance)



Stage	Opportunity for consultation and engagement
	opportunity to comment on the guidance. Regulations require a minimum 4 week consultation period.
Adoption	<p>Prior to adoption, the Council will produce a consultation statement that sets out who was consulted, a summary of the issues raised and how those issues have been addressed in the draft SPD. This consultation statement and the draft SPD will be available for comment in line with the statutory requirements.</p> <p>The Council will then consider these comments before adopting the SPD.</p>

## Conservation Area designations, appraisals and management plans

- 3.15 Conservation Areas are areas designated because of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The process for identifying and designating Conservation Areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). There is no statutory requirement to consult on proposed Conservation Areas; however, the Council considers that it is appropriate to undertake public consultation where new areas are proposed, to gather the views of local communities.
- 3.16 The Council will adopt a Conservation Area appraisal and management plan for each area, to identify what features make a positive or negative contribution to the significance of the Conservation Area; and identify guidance to assist with preserving and enhancing the Conservation Area. This will be relevant for assessing planning applications in the area, as well as for plan-making.
- 3.17 As with the Local Plan preparation process discussed above, the potential methods that could be used for consultation and engagement on proposed new Conservation Areas, and for draft Conservation Area appraisals and management plans, are set out in Table 1; not all methods will be used for every consultation, the methods used will depend on consideration of factors, as described in paragraph 3.7. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) includes specific requirements for the preparation of management plans.

## Community Infrastructure Levy

- 3.18 The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area. The Bromley CIL was adopted in 2021.

- 3.19 The Community Infrastructure Levy Regulations (2010) (as amended) set out the process for preparing a draft CIL charging schedule, including requirements relating to consultation. The Council is expected to invite representations from local residents, businesses, voluntary bodies and bodies which represent the interests of persons carrying on business in the area, as they consider appropriate.
- 3.20 As with the Local Plan preparation process discussed above, the potential methods that could be used for consultation and engagement on the draft CIL charging schedule are set out in Table 1; not all methods will be used for every consultation, the methods used will depend on consideration of factors, as described in paragraph 3.7.

# 4 Neighbourhood planning

## Introduction to neighbourhood planning

- 4.1 Neighbourhood planning was introduced in 2011. Its purpose is to allow local communities to shape development in their local areas, either through planning policies in a neighbourhood plan or granting planning permission through a Neighbourhood Development Order.
- 4.2 There is currently no neighbourhood planning activity in Bromley, with no designated neighbourhood areas or forums. However, the SCI must set out the LPA's policy for providing 'advice or assistance to qualifying bodies to facilitate proposals for neighbourhood development plans or neighbourhood development orders'.

## Advice and assistance

- 4.3 Table 4 sets out the advice and assistance the Council can provide to those wishing to engage in neighbourhood planning for each stage of the neighbourhood planning process.
- 4.4 The Planning Practice Guidance (PPG) provides extensive guidance on neighbourhood planning. Advice and information for groups is also available at [www.neighbourhoodplanning.org](http://www.neighbourhoodplanning.org).

**Table4: Advice and assistance the Council can provide for each stage of the neighbourhood planning process**

Stage	Advice and assistance
Designating a neighbourhood plan area or neighbourhood forum	<p>Those looking to start preparing a neighbourhood plan or neighbourhood development order should contact the planning policy team as soon as possible for an initial discussion.</p> <p>The Council will follow the statutory timescales for publicising any application for a neighbourhood forum and/or neighbourhood area and will aim to determine them within the prescribed timescales.</p>
Plan preparation	<p>With regard to preparing a neighbourhood plan, the Council cannot write policies, ensure compliance with statutory requirements, commission evidence, undertake any administrative tasks and does not provide financial support.</p> <p>Any timetable for preparing a neighbourhood plan or neighbourhood development order should be discussed with the Council as</p>

Stage	Advice and assistance
	<p>soon as possible. Resources permitting, the Council can review a draft of the neighbourhood plan or neighbourhood development order prior to the Regulation 14/21 pre-submission consultation and publicity stage; this may assist with identifying key issues at an early stage.</p>
Pre-submission consultation	<p>It is the responsibility of the neighbourhood forum to meet the statutory requirements for their pre-submission consultation and to prepare all the required documents. Groups are encouraged to discuss the requirements of the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) and Environmental Impact Assessment (EIA) Regulations 2017 with the Council as early in the process as possible.</p> <p>The Council can assist with contacting the statutory consultees on behalf of the neighbourhood forum.</p> <p>The Council may submit a response to the pre-submission consultation.</p>
Submission	<p>Once submitted, the Council will make a decision on whether submitted documents meet the statutory requirements.</p> <p>If the documents meet the statutory requirements, the Council will make the necessary arrangements to publicise the draft documents in line with the statutory requirements.</p> <p>The Council will submit a formal consultation response to the neighbourhood forum at this stage.</p>
Examination	<p>The Council will appoint an independent examiner and make the necessary arrangements for the examination.</p> <p>Where necessary, the Council will participate in the examination, including at any hearing sessions that are deemed necessary by the examiner.</p>

Stage	Advice and assistance
	<p>Following receipt of the examiner's report, the Council will make it available in accordance with the statutory requirements.</p> <p>The Council will consider the examiner's report and make a decision in response to the recommendations, including whether to send the plan to referendum. If the Council makes a decision which differs from the recommendations it will follow the statutory requirements in terms of notification and inviting representations.</p>
Referendum and Adoption	<p>The Council will make the necessary arrangements for the referendum to take place.</p> <p>If successful at referendum, the Council will 'make' (adopt) the neighbourhood plan or development order in accordance with the statutory timescales.</p>

# 5 Consultation on planning applications

- 5.1 It is also important that the community has an opportunity to be involved in planning applications, being applications for householder development, full planning permission, outline planning permission and retrospective planning permission. This section explains how the Council intends to involve you in dealing with planning applications, including the role of developers in that process. In relation to the Council's remaining functions under part 3 of the Town and Country Planning Act 1990, it will involve the public as required by legislation.

## Introduction

- 5.2 This Statement of Community Involvement provides a framework to involve the wider community at an early stage on planning applications. The Council has a duty to consider all valid planning applications it receives, regardless of whether or not they reflect adopted policies. Most people become involved in planning as a result of commenting on or submitting a planning application. In this respect, it is important to recognise that “significant” (major) applications are subject to wider consultation than those of a minor nature.

## What are Major applications?

- 5.3 The Government has a definition of “major” applications which includes:
- a residential development for 10 or more dwellings;
  - residential development on a site of 0.5 hectares or more;
  - development involving a building(s) with a floor space of 1000 square metres or more; and
  - any other development on a site of 1 hectare or more.
- 5.4 The Assistant Director (Planning and Building Control) will decide whether an application is significant or not.

## Pre-application discussions and early community consultation

- 5.5 The Council and government advice encourages developers to enter into early discussions before submitting an application, although there is no statutory requirement for an applicant to do so. It is important that this should include appropriate key consultees such as the Environment Agency or the Highways Authority. At this stage, planning officers can advise developers, in their opinion, whether an application is likely to be “sensitive” and therefore if there is any need for the applicant to undertake additional community consultation.
- 5.6 Before a major application is submitted to the Council, applicants will be encouraged to:
- contact local residents and interest groups informing them of the development proposed; and

- for larger schemes, setting up a public meeting or an online session gives the local community an opportunity to fully understand the proposal and provide feedback before submission.
- attend meetings with local groups that are likely to have an interest in the application proposal.
- submit a brief statement as part of the planning application submission outlining what consultation has taken place, who with, the comments received and how these have been taken into account within the application.

5.7 The Council's aim is to encourage discussions between the developer and the community **before** any major application is submitted, in order to try and achieve a degree of consensus and/or at least a clear understanding of what the proposal is trying to achieve. It is, however, important that the impartiality of the Council is maintained in the pre-application process. As far as possible, the Council's role will be to maintain a watching brief during the pre-application process. Council officers will, therefore, not normally be involved in pre-application public consultation documents or meetings.

## What we do when a planning application is received

5.8 The Council has a range of methods to ensure that submitted applications are brought to the attention of its residents, statutory consultees and other stakeholders. The details of each application, after validation, are published on Planning Public Access on the Council's website<sup>10</sup>. The application form, location plan and full plans are available to view on Planning Public Access, and each application is updated with the decision notice.

5.9 A weekly list of all valid planning applications received is circulated to councillors and published on the Council's website via Planning Public Access. The website provides the opportunity to search for an application via the planning application number (supplied in all correspondence) or via the property address.

### Advertisements

5.10 Legislation requires statutory publicity for different types of applications. The Council produces at least one site notice and an advertisement in a local newspaper for the following types of application:

- development subject to an Environmental Assessment;
- development affecting a public right of way;
- development affecting a statutorily listed building or conservation area; or
- development which is a departure from the Development Plan.

### Site notices

5.11 Site notices are only used in the case of significant applications to provide information for people in the vicinity of a site. It includes information on:

- the nature of the application;
- how to contact the Council;
- how to view plans; and
- the deadline for making comments (usually 21 days from the date of the notice).

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<sup>10</sup> [www.bromley.gov.uk/planningaccess](http://www.bromley.gov.uk/planningaccess)

### Neighbour notification

- 5.12 In accordance with legislation, the occupiers of properties immediately adjoining an application site are notified individually by letter that an application for planning permission has been received. They are invited to inspect the application and make any written observation. 21 days are given for comments to be submitted.

### Statutory consultees

- 5.13 There is a statutory requirement to inform certain consultees of planning applications set out in the Town and Country Planning Development Management Procedure) Order 2015. A list is included in Schedule 4 of the order. The organisations to be consulted will vary with the nature of the proposal and location. Consultees are notified in writing and normally have 21 days in which to respond.
- 5.14 The Council is committed to negotiating improvements to proposals, wherever possible, by consulting a wide range of non-statutory consultees on a range of applications.
- 5.15 There is no statutory requirement for the Council to publicise or notify neighbours in respect of the following application types:
- certificates of lawfulness for an existing or proposed use or development.
  - applications for advertisement consent.
  - non-material amendments.
  - approval of details pursuant to conditions.

## **How to comment on planning applications**

- 5.16 Comments supporting or objecting to a proposal may be made by anyone, regardless of whether they have received a letter or have been specifically consulted. The Council, however, can only take into account material planning considerations. Comments received must relate to planning matters which include national and local planning policy and such issues as impact on lighting or highway safety. Planning decisions are not based simply on the number of representations 'for' or 'against' a proposal. The types of concerns that are not generally planning considerations, and therefore cannot be taken into account when determining planning applications, include:
- Loss of value to property.
  - Commercial competition.
  - Loss of a view.
  - Disturbances during building work.
  - Land ownership disputes.
  - Private deeds or covenants.
  - That planning permission is sought retrospectively.
  - Matters covered by other legislation including licensing or gambling.
- 5.17 The Council's website<sup>11</sup> provides the opportunity (and primary way) for anyone to comment on a submitted application. For those without access to the internet, comments can be sent by post (or submitted in person) to Planning, Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS, quoting the relevant planning reference number.

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<sup>11</sup> [www.bromley.gov.uk/planningaccess](http://www.bromley.gov.uk/planningaccess)



- 5.18 Comments should be submitted as soon as possible, although the Council aims to take into account any representations received up to the date on which the decision is made. No application will be determined within a period of 21 days from the date when the consultation letters are sent out (or 14 days for a re-consultation). It may be necessary, in exceptional circumstances, to write and publish reports for a Planning Committee before the expiration of the 21 days. For Developments accompanied by an Environmental Statement the consultation period is extended to 30 days. In such cases, comments not already noted will be reported verbally at the Committee meeting. All comments received are made available for public inspection on the Council's website and will not be treated as confidential (unless an exemption under the Freedom of Information Act or Environmental Information Regulations applies). Names and addresses are redacted from the comments when they are displayed online, but this information is available for the decision maker to view when the application is considered.

### **When will amendments to an application be accepted?**

- 5.19 As we operate a chargeable pre-application advice service, to ensure that the advice service is properly administered and to be fair to those who use the service, it will not be possible to negotiate or provide advice on the merits of proposals the subject of a planning application other than via the pre-application service. The Council is not normally able to accept revised plans on current applications except by specific agreement. Although there is no legal requirement to do so, the Council endeavours to re-consult if it considers the amendments would materially affect the considered views of interested parties.

### **What involvement is there when an application is being determined?**

- 5.20 Over 90% of the applications submitted to the Council are dealt with through powers delegated to the Assistant Director (Planning and Building Control). This helps to ensure that the majority of applications are dealt with within the statutory period set by the Government. For delegated decisions, a summary officer report is displayed on the Planning Public Access website alongside the decision which explains why the decision was made. The Council has two plans sub-committees allowing a meeting to be held every month; and operates a system that allows public speaking at planning sub-committee meetings. This gives members of the public the opportunity to comment on applications determined by committee, either in support or as an objector. Councillors then consider these comments in determining the application. The Development Control Committee meets approximately every two months and considers the more major or contentious planning applications. As with the sub-committees, the public have an opportunity to ask to speak.

### **How else do we involve the community?**

- 5.21 Councillors are also involved in the consultation process and receive the weekly list of planning applications. Members can request copies of documentation or plans relating to individual applications. Residents can speak to their Ward Councillors about planning applications.
- 5.22 An annual Residents' Association Seminar is normally hosted by the Planning Division to provide information and updates on planning matters.

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## **Draft Bromley Statement of Community Involvement Consultation Statement**

Consultation on the draft Bromley Statement of Community Involvement took place 1 October and 12 November 2025. The consultation was publicised via the following methods:

- Emails and letters to those on the planning policy database
- On the Council's consultation page
- On the Council's planning policy pages
- Hard copy at the Bromley Civic Centre

Responses could be provided by email, in writing or using the online response form. A total of 14 responses were received. The comments and the Council's response is set out in the table below.

Respondent	Comment	Response
Greener and Cleaner	We at Greener and Cleaner would like to express our thanks for the opportunity to comment on the SCI update 2025. It is heartening to see this draft Bromley Statement of Community Involvement document distributed for consultation and comment, embracing the open culture one hopes to see from their local Council. We hope that our notes and feedback will be taken on board in line with that ethos.	Support noted.
Greener and Cleaner	The draft document is full of necessary terminology for which acronyms and some explanations are presented. The document would be enhanced by a “Terminology/Definitions” section either before the introduction or at the end of the document. This would ensure consistent use of language throughout the document.	Key terminology is explained throughout the document.
Greener and Cleaner	The word “community” is interspersed with the word “public” in different sections. Consistent language and terminology are important to ensure all parties who may use and look to comply with this document, and those who may be consulted are aligned. The word “community” is more prominent in the document and is perhaps more appropriately described / defined as “a group of people from a potentially impacted geographical area or of a common interest”.	Key terminology is explained throughout the document.
Greener and Cleaner	A definition of “Parks and Green Spaces or Areas of Natural Importance” is missing.	No reference is made to these assets in the SCI and are therefore not defined.

Respondent	Comment	Response
Greener and Cleaner	The “Third Sector” term used in the Ambitions 3, is not defined and is not referred to as the document progresses.	Paragraph 3.4 of the SCI sets out a list of stakeholders which includes voluntary groups and bodies that represent the interests of different groups.
Greener and Cleaner	“Major Applications” are described in the document, however are of such importance, it should be considered defining them in this Terminology or Definitions section.	This is addressed in paragraph 5.3 of the SCI.
Greener and Cleaner	The Ambitions as set out in the Making Bromley Even Better 2021 – 2031 are excellent ambitions, however “ambition” is open to much interpretation and the word “goals” makes these clearer/ and feel more authentic, and helps ensure they are better embedded within the different sections. Over and above the statutory assessment of planning applications, applications should be tested against these Ambitions/Goals to assist Bromley Council in achieving tangible progress towards these Ambitions/Goals. These “ambitions” have been largely lost and not referred to following the Introductory Section. Comments in following sections will highlight areas where these should be referenced as “tests” by planning authorities in written submissions.	The term ambition is from the Bromley Corporate Strategy. Planning applications are assessed against planning policies in the development plan.
Greener and Cleaner	“For people to make their homes in Bromley and for business, enterprise and the third sector to prosper”.	Paragraph 3.4 of the SCI sets out a list of stakeholders which includes voluntary groups and bodies that represent the interests of different groups.

Respondent	Comment	Response
	<p>Third Sector is not defined as a term and there is no further reference to how the Third Sector will be impacted/involved.</p> <p>Also, consultation methods and routes may be different for the three groups defined and reference should be made later in the document to this effect, rather than defining generic routes. The Term Third Sector (as a group) is lost and not referred to in the document beyond this Section.</p>	
Greener and Cleaner	<p>At 1.5 the document suggests that the council are consulting when they do not have to, but they only appear to give limited routes for consultation (as we have seen on other requested submissions) e.g. online form or email after reading the document yourself. This limits accessibility and inclusion to a wider community. Has it been considered advertising the opportunity to comment on more widely available platforms such as Face Book and Instagram, and notably geographical area focused/interested Face Book pages. We are grateful that we have been emailed as an interested consultee registered with yourselves, and indeed this is the only way we were aware of the opportunity to comment.</p>	<p>Table 1 of the SCI sets out potential consultation and engagement methods that may be used when consulting on planning policy documents. This will be selected based on the considerations set out in paragraph 3.7 of the SCI. This includes the use of council communication channels such as social media.</p>
Greener and Cleaner	<p>2.4 references “plans to be shaped by early, proportionate and effective engagement.” A general statement from us on Bromley Council’s consultations is that, from our experience and feedback we have</p>	<p>Chapter 5 sets out the Council’s position on consultation and engagement for developers when preparing planning applications.</p>

Respondent	Comment	Response
	heard from others, there is often very limited time to review and no clear route for discussions/clarifications prior to completing consultation responses. It is important that this premise of “early, proportionate and effective consultation” is embedded in all applicable sections of this document and that Applications are “tested” to this effect.	
Greener and Cleaner	We note: “The approach to consultation in Bromley may be reviewed in future to take account of changes to the planning system and requirements for consultation and engagement.” If this is the case, it should be stated that the SCI will be updated, even if the 5-year requirement has not yet been met.	It is anticipated that the new plan-making system will set out different requirements for consultation and may not require the production of an SCI.
Greener and Cleaner	Section 3 - The use of a flow diagram in this Chapter is excellent, and such diagrams should be considered throughout the document to make the document more visual and the step-by-step process clearer / more accessible.	Support noted. The SCI utilises tables to explain step-by-step processes.
Greener and Cleaner	3.4 should be enhanced with clearer information on how and what routes will be taken to consult which routes to be used to consult with a range of residents, small/micro businesses, voluntary groups. (In previous cases it has seemed to have been limited to a website message for residents and a collective	Table 1 of the SCI sets out potential consultation and engagement methods that may be used when consulting on planning policy documents. This will be selected based on the considerations set out in paragraph 3.7 of the SCI, including best practice for engaging with particular groups.

Respondent	Comment	Response
	view via one body for voluntary groups e.g. Community Links.)	
Greener and Cleaner	3.4 “Bodies that represent the interests of those with disabilities in the borough.” Neurodivergent persons are a group of people who often fall between many definitions. Examples are persons with high functioning autism, depression, anxiety, ADHD etc, who may not be formally classified as disabled. We would suggest the document also makes a reference to “bodies or groups that represent the interests of neurodivergent persons.” These groups, as with the community in general, use parks and green spaces as part of coping and recovery programs for example.	The list of stakeholders aligns with the definition of the ‘general consultation bodies’ set out in plan making regulations.
Greener and Cleaner	3.9 “Stakeholders can join the planning policy database to be notified about future planning policy consultations.” It should be stated how the Council will engage the residents, businesses and 3rd sector to encourage them to join the database (explaining why they might consider doing so).	Paragraph 3.9 and Table 1 of the SCI set out that those on the database will be notified of consultations. This information is also available on the council’s website.
Greener and Cleaner	3.10 “The details of how stakeholders can submit responses will be provided for each consultation. This will usually be by email or in writing. The Council may also make use of surveys and online consultation platforms depending on the nature of the consultation.” This excludes people who cannot	Table 1 of the SCI sets out potential consultation and engagement methods that may be used when consulting on planning policy documents. This will be selected based on the considerations set out in paragraph 3.7 of the SCI. This includes hard copies of documents and in-person and online events.



Respondent	Comment	Response
	communicate effectively in writing and are not online. In person consultation days, surgeries, clinics and/or hard copy forms at the civic centre are some examples of routes that would help overcome such exclusion.	
Greener and Cleaner	3.10 “Stakeholders may be notified through council communication channels such as social media, Council-wide mailing lists and networks and the Bromley magazine.” The word “may” should be replaced with “shall.” All consultations should be multi-channel for those not already signed up to be notified (who may not know they need to be)	The methods used for each consultation will be selected based on the considerations set out in paragraph 3.7 of the SCI.
Greener and Cleaner	3.10 “Where appropriate, the Council may hold workshops or drop-in events where stakeholders can view material or discuss issues with council officers.” Here we deal with one of these difficult to define terms “appropriate.” Guidance should be given as to when this might be considered, to make it clearer for applicants, council, and consultees. For example, in the case of “major applications.”	Chapter 3 of the SCI covers planning policy and guidance. The methods used for each consultation will be selected based on the considerations set out in paragraph 3.7 of the SCI.
Greener and Cleaner	3.11 “- drafting of the planning policy document.” Does this refer to the “Final Document”, to be sent for Final Approval or a “Final Draft.” These are different and it should be clarified if there is any further recourse.	This depends on the nature of the planning policy document and whether there are multiple rounds of consultation.
Greener and Cleaner	Table 2 We would suggest under Regulation 18 the following clearer language be used “regulations require	Table 2 of the SCI sets out the considerations for undertaking more than one Regulation 18 consultation.

Respondent	Comment	Response
	a single 'regulation 18' consultation, although the Council can undertake multiple 'regulation 18' consultations if this is justified by level of interest of and/or impact on potentially affected parties in the community."	
Greener and Cleaner	Table 2 Should refer to the Council's ambitions/goals set out in Making Bromley Even Better. Suggested wording "The Council will publish a full 'Regulation 19' draft Local Plan that it considers meets the statutory requirements and the Ambitions (goals) of making Bromley Even better 2021 – 2031"	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning. It does not set the scope of the Local Plan.
Greener and Cleaner	Table 3 3rd line down remove word "and"	Change made.
Greener and Cleaner	3.15 It is appreciated that "Conservation Areas" are defined, however this document makes no reference to a definition of Parks and Green Spaces or Areas of Natural Importance. These are areas where members of the Bromley Borough Community find improved wellbeing and an appreciation of nature and references Ambition or Goal 4. As set out in Section 1.	Conservation Areas are defined in relation to the production of Conservation Area appraisal and management plans. Reference to Parks and Green Spaces or Areas of Natural Importance are not included in the SCI and are therefore not defined.
Greener and Cleaner	4.4 Table 1 Will the council advise those looking to set up a Neighbourhood Plan or Forum on suitable bodies and organisations to take guidance from when developing their Plans to ensure the interests of different community Groups are considered? Such as	This is set out in the Planning Practice Guidance on Neighbourhood Planning.

Respondent	Comment	Response
	those bodies & organisations set out in para 3.4 above this section.	
Greener and Cleaner	<p>5.3 Whereas the definition of “Major Application” is appreciated, how will the Council designate an application that does or potentially impacts an area designated SSSI or an area of outstanding natural beauty/natural significance?</p> <p>It is suggested a definition is added to take account of significance of impacts on areas such as those stated above.</p>	These types of applications would be assessed against the relevant policies in the development plan.
Greener and Cleaner	<p>5.5 “The Council and government advice encourages developers to enter into early discussions before submitting an application, although there is no statutory requirement for an applicant to do so”</p> <p>2.4 sets out in the legislative document NPPF the requirement for “early, proportionate and effective engagement between plan makers and communities”</p> <p>The two statements above are in conflict and the legislative requirement should take priority. The Council should make it clear to potential applicants for planning permission, notably for Major Applications to follow the practice of entering early consultation with concerned groups in the community and Applications should be tested against this statutory requirement.</p>	This is noted. Paragraph 5.5 has been revised in places, and the word “encourages” has been added to align with the wording of the NPPF.

Respondent	Comment	Response
Greener and Cleaner	5.5 Developers should have means to ensure confidentiality of submitted comments and suggestions by consultees to avoid community conflict.	Some information can be accessed through the Freedom of Information Act. Comments from members of the public are published on the Council's planning portal, alongside the relevant application documents.
Greener and Cleaner	5.6 Bullet 2 Second line Replace "should" with "shall"	Wording changed to reflect non statutory nature.
Greener and Cleaner	5.6 Bullet 2 final line "- an online element shall be made available." We appreciate this is a difficult area to be prescriptive on; however, this term "online element" is too vague and needs to be more prescriptive to ensure that all groups are included.	This has been reworded to be clearer. However, the council cannot formally require this in line with the NPPF.
Greener and Cleaner	5.6 Bullet 3 The term "Unit" should be defined. A Unit should be a construction of a maximum size, otherwise this stipulation could be manipulated to build 49 units of a large size, that are not accessible in price to much of the population, and that would have a much larger footprint and impact than a smaller defined sized unit.	Paragraph 5.5 has been revised in places, and the word "encourages" has been added to align with the wording of the NPPF. Reference to units has been removed as part of this.
Greener and Cleaner	5.7 first line Reference the top of this document where we refer to consistent and defined language. Replace "public" with "community"	Change made.
Greener and Cleaner	5.10 "Legislation requires statutory publicity for different types of applications. The Council produces at least one site notice and an advertisement in a local	The Council's consultation methods comply with the Development Management Procedure Order so there is no need to review these.

Respondent	Comment	Response
	newspaper.” There are no widely distributed newspapers in the borough any more, meaning that this system is no longer effective. This document needs to define a 2025 suitable set of routes to invite consultation, including those groups of people who maybe housebound and not familiar with communication platforms such as social media platforms and other digital media. The 2021 census of the borough showed 17.65% of the population aged 65 or over, including 3,400 residents aged 90 and over, a large proportion of which will not be digitally knowledgeable.	
Greener and Cleaner	5.21 “Councillors are also involved in the consultation process and receive the weekly list of planning applications. Members can request copies of documentation or plans relating to 10 s t 20 individual applications. Residents can speak to their Ward Councillors about planning applications.” This only helps if ward councillors make themselves available. The means by which Ward Councillors are available should be defined.	The SCI cannot define ward member availability. This information is available on the Council’s website.
Greener and Cleaner	General feedback is that though the document clearly meets regulatory requirements it is not an easy read, accessible or engaging to an extent that would encourage / support the wider community to comment.	The SCI sets out how different groups can be involved in the preparation of planning policy documents and planning applications. It is not considered necessary to produce additional versions of the SCI for different groups.

Respondent	Comment	Response
	Additional documents/versions that maybe considered for the community and different groups within the community and business sector are: <ul style="list-style-type: none"> <li>• Easy read</li> <li>• What does it mean for me</li> </ul>	
Greener and Cleaner	The document would also be enhanced by a section on terminology and/or definitions at the start of the document, ensuring alignment on terminology and lowering potential future misalignment and confusion on applications and from those consulted.	Key terminology is explained throughout the document.
Greener and Cleaner	The Ambitions of “Making Bromley Even Better” shown in the Draft SCI and the requirement for Early Consultation should flow through and be embedded in the document and be seen in key Tests for Applicants and Council documents alike.	Chapters 3 and 4 set out requirements for consultation and engagement at the different stages of both planning policy and planning applications.
Greener and Cleaner	The difficult subject of ensuring maximum practicable involvement of all potentially interested and impacted members and groups in the community needs to be looked at carefully, and may need to form the matter of a Supplemental Document that guides Applicants and Council alike on the routes to be used to ensure maximum practicable engagement and opportunity to ask questions considering the demographics and different groups in the Borough.	The Council will do its best to ensure engagement, however, a supplementary guide is not considered necessary as this is the purpose of the SCI.

Respondent	Comment	Response
Knoll Residents Association (KRA)	We were only forwarded this consultation today - the first we had heard of it - which feels rather ironic given the topic! The Knoll Residents Association (KRA) has represented local residents since 1974 and now connects with over 4,000 members through our Newsletter, social media and in-person meetings. We appreciate the opportunity to respond and hope that the final SCI will strengthen Bromley's relationship with its community groups.	Support noted. Notification of the consultation was sent to the planning policy database at the start of the consultation.
Knoll Residents Association (KRA)	<p>We support the intention behind the new SCI to make engagement:</p> <ul style="list-style-type: none"> <li>• Clearer – so residents know who will be consulted and when;</li> <li>• Easier to access – using both digital and traditional methods; and</li> <li>• More inclusive – recognising the contribution of established community organisations.</li> </ul> <p>The KRA already provides that kind of wide, two-way communication. We regularly collect and summarise resident feedback on planning and environmental matters, ensuring a balanced picture of local opinion.</p>	Support noted.
Knoll Residents Association (KRA)	Orpington has a distinct identity within the Borough and a highly active community base. We therefore ask that the Council ensure Orpington-based groups are included early in consultations that affect the town or its surroundings. A simple step would be to maintain a current database of recognised residents' associations	The Council will seek to promote consultation to the fullest extent possible within its statutory remit.

Respondent	Comment	Response
	and notify them directly whenever relevant planning or policy matters arise.	
Knoll Residents Association (KRA)	<p>Recent consultations in our area have generated hundreds of individual comments and over a thousand specific points of interest.</p> <p>However, under current practice a submission from a residents' association—whether representing 40 or 4,000 people- is recorded as a single response. This gives no weight to the scale of engagement behind it, nor to the representative nature of the evidence submitted.</p> <p>We would urge Bromley to consider how the SCI could allow properly constituted residents' associations to have their aggregate engagement reflected, for example by recognising their verified reach.</p>	The comments within a petition are fully considered as part of the planning assessment process.
Knoll Residents Association (KRA)	<p>The KRA operates multiple digital and face-to-face routes for participation:</p> <ul style="list-style-type: none"> <li>• More than 750 WhatsApp and 1200 Facebook members across themed local groups;</li> <li>• Regular newsletters and public updates; and</li> <li>• Structured resident polls that turn local discussion into measurable insight.</li> </ul> <p>These channels already deliver the outcomes the SCI seeks - quick, inclusive and verifiable engagement - and should be recognised as valid consultation mechanisms within the Borough's framework.</p>	Table 1 of the SCI sets out potential consultation and engagement methods which may include social media, council-wide mailing lists and networks and the Bromley magazine.



Respondent	Comment	Response
Knoll Residents Association (KRA)	We would welcome a stronger commitment in the SCI for Bromley to publish a short summary of how community input has been considered after each consultation. Closing the feedback loop would help residents feel heard and maintain trust in the process.	Paragraph 3.11 sets out how consultation responses will be considered and reported.
Knoll Residents Association (KRA)	The KRA supports the aims of the revised SCI and recommends that Bromley: <ol style="list-style-type: none"> <li>1. Notify resident associations directly of relevant consultations;</li> <li>2. Reflect the scale of engagement from associations representing large communities; and</li> <li>3. Provide clear follow-up showing how community input has influenced outcomes.</li> </ol>	Reference to Residents' Associations has been added to paragraph 3.4. Paragraph 3.11 sets out how consultation and engagement will be reported.
Bromley Friends of the Earth	Please explain why the update of the previous SCI is 4 years late as it leads us to think the council is not committed to the principles of community involvement in planning matters.	The Council acknowledges the current SCI is more than 5 years old. However, it remains committed to consulting and engagement on both planning policy and planning applications as demonstrated through the new SCI.
Bromley Friends of the Earth	The SCI consultation document was issued on 1 <sup>st</sup> October 2025 after the direction of travel document consultation ended on 29 <sup>th</sup> September 2005. The local development scheme (lds) dated January 2025, is supposed to programme the production of planning policy documents. It states at para .2.12 that the council intends to review the statement of community	Consultation on the Direction of Travel was part of the preparation of the Local Plan which is a separate process to the preparation of the new SCI. Table 1 of the LDS sets out the timetable for the Local Plan. Once adopted the new SCI will replace the existing 2016 SCI.

Respondent	Comment	Response
	involvement in 2025. The original SCI was agreed in July 2016. However, this proposed consultation is not listed in table 1 of the same document or in the committee report dated 27 <sup>th</sup> May 2025 which agreed the direction of travel document. A member of the public raised this issue at the development control committee on 2 <sup>nd</sup> September 2025. And the Council agreed to revise the SCI. When will the new SCI come into force?	
Bromley Friends of the Earth	The council has failed to comply with the SCI dated 2016 during the period that the current plan was in the process of being reviewed.	Previous consultations have been undertaken in accordance with the current SCI.
Bromley Friends of the Earth	In the existing SCI, para 3.13 describes a process whereby <i>the council will prepare a report to summarise comments received from the public. The report will include any proposed actions to be undertaken because of your comments.</i> Please explain why there is no similar section in the proposed SCI.	Paragraph 3.11 of the SCI sets out how consultation responses will be considered and reported.
Bromley Friends of the Earth	Please explain why the local development scheme document dated January 2025 does not meet the requirements of Section 15 of the Planning and Compulsory Purchase Act 2004 and online in the PG (12-009-20140306): <i>“This must specify (among other matters) the documents which, when prepared will comprise the Local Plan for the area. It must be made available publicly and kept up to-date. It is important that local</i>	The Local Development Scheme sets out the programme and indicative timetable for the preparation of planning policy documents. This includes the Regulation 18 consultation that took place during July – September 2025 which was the Direction of Travel document. Alongside this document a range of evidence base documents were also published. As set out in the LDS, there is currently no programme of updating any

Respondent	Comment	Response
	<p><i>communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website. “</i></p> <p>This document fails to mention the numerous planning documents that the council published at the direction of travel stage. It gives the misleading impression that the plan refers to only one document. The same document refers at table 2 to various supplementary planning documents that council does not intend to review at this stage but may do so after the adoption of the local plan. Why they are not currently subject to consultation?</p>	SPDs and therefore these are not subject to public consultation.
Bromley Friends of the Earth	The Local Development scheme document is confused about the plan timetable. At para 2.8 reference is made to deadline for submission of plans being December 2026. However, table1 in the same report refers to adoption being in Q3 and Q4 of 2027. This lack of clarity is confusing.	Table 1 of the Local Development Scheme sets out the current timetable for preparing the new Local Plan which aligns with the Government’s timetable for changes to the plan-making system.
Bromley Friends of the Earth	The council’s annual planning monitoring reports do not comply with Section 35 of the Planning and Compulsory Purchase Act 2004. The latest available report for 2020/2021 was completed in November 2024. This does not encourage public engagement. Such reports should also be included within the local development scheme and are not currently included.	AMRs for 21/22 and 22/23 were published in September 2025.

Respondent	Comment	Response
Bromley Friends of the Earth	There should be an explicit reference in the statement of community involvement (SCI) to the requirement for the revised plan to be in general conformity with the London Plan (section 24(1)(B) of the Compulsory Purchase Act 2004).	Paragraph 3.2 and Figure 1 of the SCI explain the relationship between national, regional and local planning policy documents.
Bromley Friends of the Earth	The (SCI) should refer to the recently published check list for local plans as <a href="#">recently published by Government</a> .	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning. The checklist is a new requirement for councils to complete when submitting their Local Plans to the Planning Inspectorate.
Bromley Friends of the Earth	The new SCI needs to state that the local plan must be consistent with the National Planning Framework document. Reference to this point is made at 2.2 on page of the local development scheme but not at para 3.2 in the draft SCI. Nor does the phrase “sustainable development” appear in the SCI.	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning. Paragraph 3.2 and Figure 1 of the SCI explain the relationship between national, regional and local planning policy documents.
Bromley Friends of the Earth	There should be a reference to the legal rights of residents to seek judicial review once the plan has been adopted.	Table 2 has been updated to set out the Council will give the relevant notices that the Local Plan has been adopted which would include details of the time period for legal challenge.
Bromley Friends of the Earth	The revised SCI should include Section 19 (1A) of the of the Planning and Compulsory Purchase Act 2004. This requires that development plans must (taken as a whole) include that the development and use of land in	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the

Respondent	Comment	Response
	the local planning authorities contribute to the mitigation of, and adaptation to, climate change.	preparation of planning policy documents and in determining planning applications.
Bromley Friends of the Earth	In addition, Section 39 of the 2004 Act needs to be mentioned. This requires that in drafting the local development documents local authorities exercise their function with the objective of contributing to the achievement of sustainable development. Both these duties are consistent with Ambition 4 of the council's corporate strategy: "For residents to live responsibly and proposer in a safe, clean and green environment great for today and a sustainable future ". See also the reference to plan making and sustainable development in para 16 (a) of the NPPF (2024).	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.
Bromley Friends of the Earth	The SCI should explain the difference between sustainable appraisal and strategic environmental assessment and when these apply, as in Lewisham Council's SCI.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.
Bromley Friends of the Earth	The council should explain that a major issue in the draft plan will be the question of land and that the government has instructed the council to conduct a review of the green belt.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.

Respondent	Comment	Response
Bromley Friends of the Earth	The new SCI must include the statutory right in section 20 of the Planning and Compulsory Purchase Act 2004 : Any person who makes representations seeking to change a development plan document must (if he so requests) be given the opportunity to appear before and be heard by the person carrying out the examination.	This is set out in Table 2 of the SCI.
Bromley Friends of the Earth	The council must comply with the above statutory requirements to make the planning process more transparent to the public. It is more than likely that they will be asked questions by the Inspector at examination on these issues, especially where it relates to the green belt.	Planning policy documents will be prepared in accordance with the statutory requirements.
Bromley Friends of the Earth	Chapter 3 - There needs to be an equalities impact assessment as required by Section 149 of the Equalities Act 2010. Croydon Council's SCI refers to working with certain groups covered by the Equalities Act. It also seeks to measure success through monitoring.	Paragraph 3.7 of the SCI sets out that consultation methods will be selected based on a range of factors, including best practice for engaging with particular groups such as those not usually reached during planning consultants and those who are digitally excluded.
Bromley Friends of the Earth	We feel that there should be mention of the help available to the public from Planning Aid for London. The council should list relevant Youtube videos to explain the planning process that are produced by either Planning Aid, Planning Inspectors, and/or the RPTI.	Reference to Planning Aid England has been added to Chapter 2.

Respondent	Comment	Response
Bromley Friends of the Earth	The new SCI should contain a list of planning resources and links to the relevant planning legislation.	Chapter 2 sets out the legislative and policy framework. Reference to Planning Aid England has been added to Chapter 2.
Bromley Friends of the Earth	The first line on page 6 refers to the timetable for preparing a new local plan and other planning documents is set out in the Local Development Scheme (LDS). There is no reference to updating the SCI in this document. Has the timetable therefore slipped? The LDS does not mention any documents which is contrary to the statutory requirements.	The update to the SCI is included at paragraph 2.12 of the LDS.
Bromley Friends of the Earth	The council should publish details of what steps they will be obliged to conduct when the plan is submitted to the Secretary of State and invite representations from the public and that any changes to the draft plan must specify the changes sought.	This is set out in Table 2 of the SCI.
Bromley Friends of the Earth	The council needs to explain under what circumstances the recommendations of the Planning Inspector at the public examination are binding on the local council. Some attempt was made to do this in the existing SCI at stage 6 in table 3 on page 10.	Table 2 of the SCI details what happens during examination and adoption stages.
Bromley Friends of the Earth	Chapter 5 - The council should explain which planning matters do not require consent from the council and which developments come within the scope of 'permitted development' and what this means.	This can be complex and it is not possible or appropriate to set this out what constitutes permitted development in an SCI document.

Respondent	Comment	Response
Bromley Friends of the Earth	The council should provide examples of “material planning considerations “as Camden council have done in their SCI at para 4.29. The use of different layouts could be considered.	This information is already available on the council’s website at <a href="#">Viewing and commenting on planning applications</a>
Bromley Friends of the Earth	The revised SCI needs to make clear that when Bromley Council adopts the new local plan that this is likely to impose new obligations on developers and may well give the public new grounds to amend or seek the rejection of new planning applications.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.
Bromley Friends of the Earth	The new SCI should cover the protection of trees and heritage assets. We recommend that the council should look at the SCI on these issues produced by other councils such as Bath and North Somerset Council.	The purpose of the SCI is not to set out policies but to set out how engagement and consultation will be approached.
Bromley Friends of the Earth	Other groups such as the Victorian Society could be approached as a partner for the purposes of planning applications as other councils have done.	The Council does not have any partnership arrangements with specific bodies or organisations but does carry out consultation as set out in the SCI.
Bromley Friends of the Earth	A glossary of planning terms in the new SC1 would be useful.	Key terminology is explained throughout the document.
Individual	The council needs to explain why the update of the previous SCI is 4 years late. Is the council committed to the principles of community involvement in planning matters?	The Council acknowledges the current SCI is more than 5 years old. However, it remains committed to consulting and engagement on both planning policy and planning applications as demonstrated through the new SCI.



Respondent	Comment	Response
Individual	The SCI consultation document was issued on 1 October 2025 after the direction of travel document consultation ended on 29 September 2005. The local development scheme (lds) dated January 2025, is supposed to programme the production of planning policy documents. It states at para .2.12 that the council intends to review the statement of community involvement in 2025. The original SCI was agreed in July 2016. However, this proposed consultation is not listed in table 1 of the same document or in the committee report dated 27 May 2025 which agreed the direction of travel document. A member of the public raised this issue at the development control committee on 2 September 2025. The council bravely agreed to revise the SCI.	The preparation of the Local Plan is separate to the preparation of the new SCI. Table 1 of the LDS sets the indicative timetable for the new Local Plan. Consultation on the Direction of Travel was part of the preparation of the Local Plan.
Individual	When will the new SCI come into force?	Once adopted the new SCI will replace the existing 2016 SCI.
Individual	The council has failed to comply with the SCI dated 2016 during the period that the current plan was in the process of being reviewed.	Previous consultations have been undertaken in accordance with the current SCI.
Individual	In the existing SCI, para 3.13 describes a process whereby the council will prepare a report to summarise comments received from the public. The report will include any proposed actions any proposed actions to be undertaken because of your comments. Please	Paragraph 3.11 of the SCI sets out how consultation responses will be considered and reported.

Respondent	Comment	Response
	explain why there is no similar section in the proposed SCI.	
Individual	Why is there is no press release to announce the consultation on the new SCI?	The consultation was publicised via email, letters, hard copies at the Civic Centre, the council's planning policy webpage and the council's consultation webpage.
Individual	<p>The local development scheme document dated January 2025 does not meet the requirements of Section 15 of the Planning and Compulsory Purchase Act 2004 and online in the PG (12-009-20140306):</p> <p><i>"This must specify (among other matters) the documents which, when prepared will comprise the Local Plan for the area. It must be made available publicly and kept up to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website. "</i></p> <p>This document fails to mention the numerous planning documents that the council published at the direction of travel stage. It gives the misleading impression that the plan refers to only one document. The same document refers at table 2 to various supplementary planning documents that council does not intend to review at this stage but may do so after the adoption of the local plan. It is unclear why they are not currently subject to consultation.</p>	The Local Development Scheme sets out the programme and indicative timetable for the preparation of planning policy documents. This includes the Regulation 18 consultation that took place during July – September 2025 which was the Direction of Travel document. Alongside this document a range of evidence base documents were also published. As set out in the LDS, there is currently no programme of updating any SPDs and therefore these are not subject to public consultation.

Respondent	Comment	Response
Individual	The Local Development scheme document is confused about the plan timetable. At para 2.8 reference is made to deadline for submission of plans being December 2026. However, table1 in the same report refers to adoption being in Q3 and Q4 of 2027. The public will find this lack of clarity confusing.	Table 1 of the Local Development Scheme sets out the current timetable for preparing the new Local Plan which aligns with the Government's timetable for changes to the plan-making system.
Individual	The council's annual planning monitoring reports do not comply with Section 35 of the Planning and Compulsory Purchase Act 2004. The latest available report for 2020/2021 was completed in November 2024. This does not encourage public engagement. Such reports should also be included within the local development scheme and are not currently included.	AMRs for 21/22 and 22/23 were published in September 2025.
Individual	There should be an explicit reference in the statement of community involvement (SCI) to the requirement for the revised plan to be in general conformity with the London Plan (section 24(1)(B) of the Compulsory Purchase Act 2004).	Paragraph 3.2 and Figure 1 of the SCI explain the relationship between national, regional and local planning policy documents.
Individual	The (SCI) should refer to the recently published check list for local plans as <a href="#">recently published by Government</a> .	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning. The checklist is a new requirement for councils to complete when submitting their Local Plans to the Planning Inspectorate.

Respondent	Comment	Response
Individual	The new SCI needs to state that the local plan must be consistent with the National Planning Framework document. Reference to this point is made at 2.2 on page of the local development scheme but not at para 3.2 in the draft SCI. Nor does the phrase “sustainable development” appear in the SCI.	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning. Paragraph 3.2 and Figure 1 of the SCI explain the relationship between national, regional and local planning policy documents.
Individual	There should be a reference to the legal rights of residents to seek judicial review once the plan has been adopted.	Table 2 has been updated to set out the Council will give the relevant notices that the Local Plan has been adopted which would include details of the time period for legal challenge.
Individual	The revised SCI should include Section 19 (1A) of the of the Planning and Compulsory Purchase Act 2004. This requires that development plans must (taken as a whole) include that the development and use of land in the local planning authorities contribute to the mitigation of, and adaptation to, climate change. In addition, Section 39 of the 2004 Act needs to be mentioned. This requires that in drafting the local development documents local authorities exercise their function with the objective of contributing to the achievement of sustainable development. Both these duties are consistent with Ambition 4 of the council’s corporate strategy: “For residents to live responsibly and proposer in a safe, clean and green environment great for today and a sustainable future “.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.

Respondent	Comment	Response
	See also the reference to plan making and sustainable development in para 16 (a) of the NPPF (2024). The SCI should explain the difference between sustainable appraisal and strategic environmental assessment and when these apply. See Lewisham Council's SCI.	
Individual	The council needs to explain that a major issue in the draft plan will be the question of land and that the government has instructed the council to conduct a review of the green belt.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.
Individual	The new SCI must include the statutory right in section 20 of the Planning and Compulsory Purchase Act 2004: Any person who makes representations seeking to change a development plan document must (if he so requests) be given the opportunity to appear before and be heard by the person carrying out the examination.	This is set out in Table 2 of the SCI.
Individual	The council must comply with the above statutory requirements to make the planning process more transparent to the public. It is more than likely that they will be asked questions by the Inspector at examination on these issues.	Planning policy documents will be prepared in accordance with the statutory requirements.
Individual	Chapter 3 - There needs to be an equalities impact assessment as required by Section 149 of the	Paragraph 3.7 of the SCI sets out that consultation methods will be selected based on a range of factors,

Respondent	Comment	Response
	Equalities Act 2010. Croydon Council's SCI refers to working with certain groups covered by the Equalities Act. It also seeks to measure success through monitoring.	including best practice for engaging with particular groups such as those not usually reached during planning consultants and those who are digitally excluded.
Individual	Planning Aid for London. The council should list relevant utube videos to explain the planning process that are produced by either Planning Aid, Planning Inspectors, and/or the RPTI. The new SCI should contain a list of planning resources and links to the relevant planning legislation.	Reference to Planning Aid has been added to Chapter 2.
Individual	The first line on page 6 refers to the timetable for preparing a new local plan and other planning documents is set out in the Local Development Scheme (LDS). There is no reference to updating the SCI in this document. Has the timetable therefore slipped? The LDS does not mention any documents which is contrary to the statutory requirements.	The update to the SCI is included at paragraph 2.12 of the LDS.
Individual	The council should publish details of what steps they will be obliged to conduct when the plan is submitted to the Secretary of State and invite representations from the public and that any changes to the draft plan must specify the changes sought.	This is set out in Table 2 of the SCI.
Individual	The council needs to explain under what circumstances the recommendations of the Planning Inspector at the public examination are binding on the	Table 2 of the SCI details what happens during examination and adoption stages.

Respondent	Comment	Response
	local council. Some attempt was made to do this in the existing SCI at stage 6 in table 3 on page 10.	
Individual	Chapter 5 - The council should explain what planning matters do not require consent from the council and what developments come within the scope of permitted development and what this means. The council should provide examples of “material planning considerations “as Camden council have done in their SCI at para 4.29. Bromley council should consider the use of colour and design that Camden use in their document.	<p>This information is already available on our website at <a href="#">Viewing and commenting on planning applications</a></p> <p>The Council uses its own corporate branding for documents and is content that this document is clear and easy to understand.</p>
Individual	The revised SCI needs to make clear that when Bromley Council adopts the new local plan that this is likely to impose new obligations on developers and may well give the public new grounds to amend or seek the rejection of new planning applications.	The role of the SCI is to outline how the local planning authority will engage and consult with the local community and other stakeholders during the preparation of planning policy documents and in determining planning applications.
Individual	The new SCI should cover the protection of trees and heritage assets. The council should look at the SCI on these issues produced by Bath and North Somerset Council.	The purpose of the SCI is not to set out policies but to set out how engagement and consultation will be approached.
Individual	The council should include the Victorian Society as a partner for the purposes of planning applications as Camden council have done so already.	The Council does not have any partnership arrangements with specific bodies or organisations but does carry out consultation as set out in the SCI.
Individual	There should be a glossary of planning terms in the new SC1 as in the SCI for Tunbridge Wells Council.	Key terminology is explained throughout the document.

Respondent	Comment	Response
Environment Agency	<p>We are pleased to note that the Environment Agency are appropriately referenced within the Statement of Community Involvement (SCI), including:</p> <ul style="list-style-type: none"> <li>• under the duty to cooperate on strategic matters;</li> <li>• as a ‘specific consultation body’ for planning policy documents;</li> <li>• as a statutory consultee on relevant planning applications, as set out within Schedule 4 of the Town &amp; Country Planning (Development Management Procedure) (England) Order 2015;</li> <li>• with respect to encouraging developers to engage with us at the pre-application stage, prior to a planning application being submitted</li> </ul> <p>We have no further comments on the SCI as submitted.</p>	Support noted.
National Highways	<p>National Highways was appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing</p>	Comment noted.



Respondent	Comment	Response
	<p>effective stewardship of its long-term operation and integrity. Our interest relates to policies that have the potential to impact the safe and efficient operation of the SRN, in this case the closest parts of our network to Bromley are the A20, A21 and M25. This consultation will result in a statutory document that provides a framework for future consultation and community engagement in planning matters in the making of planning policy documents and planning application decisions. We have no comment to make on the Statement of Community Involvement but look forward to participating in any future consultations and discussions.</p>	
Natural England	<p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications. We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: <a href="https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice">https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice</a></p>	Support noted.
Individual	<p>As a regular user of your website, including those areas relating to Planning issues, my experience suggests that there are improvements which could be made</p>	<p>The function of the Council's website is outside of the scope of the SCI but this feedback will be shared with</p>

Respondent	Comment	Response
	which would make it more accessible to the general public, and that this would benefit both residents and the Council. This is particularly relevant as most information on planning matters is now only available online. Hard copies of council documents need to be advertised and publicised in Bromley's libraries to reduce the effects of digital exclusion which certain groups, particularly elderly people, experience	the Council's webteam. Table 1 of the SCI sets out the availability of hard copies.
Individual	Accessibility of the information provided in terms of size of text, provision of visual presentation, flow charts, colour etc to improve understanding and clarify meaning of complex and often technical issues is needed.	Documents produced by the Council and published on the Council's website are accessibility checked.
Individual	It would be helpful if the rights of residents, objectors to planning applications, and developers, could be identified, and glossaries supplied to explain the meaning of technical and planning terms together with linked references.	Terminology in the document is explained as necessary and the approach to consultation is clearly set out.
Individual	The CPRE (Campaign to Protect Rural England) have produced a planning guide for the public to explain the planning process, and the Council could produce a guide on similar lines which would be very useful to residents who are interested in planning matters. There are many groups who work with the Council on local issues which are affected by planning	The SCI provides an overview of how planning policy documents are prepared and how planning applications are determined. Reference to Planning Aid England has been added to Chapter 2 as an organisation that can provide further advice and information on the planning system.

Respondent	Comment	Response
	decisions, and would appreciate the goodwill shown by this provision.	
Individual	The Search functions of the Council's website could be improved. Currently, the search facility, when given a defined title, will produce multiple answers with little relevance to the information requested.	The function of the Council's website is outside of the scope of the SCI but this feedback will be shared with the Council's webteam.
Individual	Other London Boroughs will have produced their own versions of the Statement of Community Involvement. Having sampled a small number, it is interesting and instructive to see the different presentations. I would recommend the SCI produced by Wandsworth Council, and, in particular, their 'RAISING THE BAR: Early communication guidance for Applicants', which forms part of its advice. Their SCI is a model of good practice.	Comment noted.
Individual	Introduction - Too cumbersome, written in a legal style when a short sentence would be more effective. Details can be provided after a summary sentence.	Comment noted.
Individual	Introduction - To be most effective provide a high level "management summary" detailing what is being proposed and why e.g. legal requirement and to account for new legislation.	Paragraph 1.1 of the SCI sets out what an SCI is and why it is required.

Respondent	Comment	Response
Individual	Introduction - Majority of the report is detailing the legal requirements - since we have no influence on these then put them in an appendix for reference.	The purpose of the SCI is set out how residents and other stakeholders can be involved in plan-making, decision-making and neighbourhood planning within the legislative context.
Individual	Introduction - Overall, the impression I get is this is just a legal requirement, so any feedback/comments are likely going to be ignored. It's exercises such as this that are consuming resources and with little value added to the planning/development of Bromley.	Comments on the draft SCI have been considered as part of the preparation of the final SCI and responses are set out in this consultation statement.
Orpington and District Archaeological Society	Chapter 3 - Agree that the council should engage with local interest groups and voluntary groups	Support noted.
Orpington and District Archaeological Society	Chapter 4 - Under Section 4.4 Pre- Submission Consultation - Add "Groups should also take into account Listed Buildings and Areas of Archaeological Significance, as set out in the Local Plan".	Table 4 of the SCI sets out the advice and assistance the Council can provide for each stage of the neighbourhood planning process. It will be for the neighbourhood forum to
Orpington and District Archaeological Society	Section 5.9 The Council no longer publishes a weekly list of planning applications as stated in this chapter.	Lists of planning applications received are now able to be retrieved based on specific search criteria from our website <a href="http://www.bromley.gov.uk/planningaccess">www.bromley.gov.uk/planningaccess</a> using the Advanced Search feature.
Cllr Ross	Section 3.4 – Consultation groups	Reference has been added to Residents' Associations, Civic Societies and Friends Of groups.

Respondent	Comment	Response
	<p>Residents' Associations and Civic Societies should be listed separately from local interest or voluntary groups – they play a distinct and representative role in planning engagement. Consider also including Friends Groups, to recognise the value of their work to the Council and the importance of their feedback on open spaces and community assets.</p>	
Cllr Ross	<p>Pre-application community engagement Can this be strengthened so developers are required to publish a detailed engagement statement with their planning application — setting out who was consulted, what feedback was received, and how the scheme changed as a result? Consideration of creating a Planning Engagement Charter (Hackney and Southwark have I think) to set clear expectations for developers and residents about consultation standards - there are often complaints in this regard.</p>	<p>There are national requirements for consultation and applicants are advised at pre-application stage of appropriate levels of consultation for each specific proposal. There is also a requirement for applicants to confirm this when submitting an application in our validation requirements.</p>
Cllr Ross	<p>Citizen involvement Is there scope to pilot citizen assemblies or support neighbourhood planning forums (Lewisham and Sutton) to give residents more say in shaping local areas?</p>	<p>Citizen assemblies have not been included as a potential method of consultation and engagement given the resources available and alternative means of consultation. Chapter 4 sets out the advice and assistance that would be given should any neighbourhood planning forums come forward in Bromley but as of yet we have not received any such requests.</p>

Respondent	Comment	Response
Cllr Ross	Reaching more residents The SCI could set out how the Council will reach younger residents, renters, those who are digitally excluded and other hard to reach cohorts.	This is addressed in paragraph 3.7 of the SCI which sets out how consultation and engagement methods will be selected, including best practice for engaging with particular groups such as those not usually reached during planning consultations and those who are digitally excluded. Table 1 sets out the availability of hard copies.
Cllr Ross	Measuring engagement It could be useful to have an Engagement Performance Report to the Committee each year, tracking participation rates, geographic reach, digital access, and progress in engaging hard-to-reach groups. Then we can measure success to build on.	Information on who participated, based on available data, would be included in the consultation report for the relevant planning policy document.
Cllr McPartlan	Have we thought about looking at how we notify residents about planning applications, particularly major ones? I'm not sure local papers get the readership they once had. Is there anyway we could do targeted social media ads around major planning sites to inform residents about applications? It feels like we need to modernise how we communicate these.	Engagement on planning applications is set out in Chapter 5 of the SCI. Bromley generally exceeds statutory and minimum requirements for application consultation, however statutory requirements do still include publication in local newspaper. With larger applications, there is normally activity on social media in any event and we do not consider that it is necessary for the Council to include this in statutory consultation processes.
Cllr Jeal	On section 4, going through to think shared on neighbourhood plans suggests whatever process was in place seems to have ceased:	This section has been updated to make reference to the advice and information on neighbourhood planning available from the Locality website.

Respondent	Comment	Response
	<p><b><u>**IMPORTANT NOTICE**</u></b></p> <p>MHCLG has informed us that, as a result of the spending review, they cannot proceed with commissioning new neighbourhood planning support services for 2025 onwards. Unfortunately, this means that we cannot open to applications for new grants or technical support. We are able to complete all technical support packages agreed by MHCLG by the end of March 2025 and we have until the end of March 2026 to do so depending on the timetable for each package.</p> <p>Neighbourhood planning is an undeniable success, with over 2,400 communities having initiated neighbourhood plans and more than 1,000 plans having been successful at referendum. We are proud to have supported so many groups through the process. We know it will be difficult for some groups to progress their plans in the light of this news, please contact us if you wish to discuss how you can progress your neighbourhood plan or realise your aspirations.</p> <p>So possibly this section may need to reflect this?</p>	
Cllr Jeal	<p>Section 5- in a number of planning applications different dates have appeared on the different notices and letters sent to residents- in some cases the notices have lacked a deadline at all- and the planning team have on many occasions said they view all objections right up to the decision date, if this is the</p>	<p>Statutory consultation periods set out in legislation are different for different types of application and for the differing routes of consultation, and therefore end dates can differ. The SCI sets out when we can receive responses and to be certain of consideration these should be received within statutory periods. We do in</p>

Respondent	Comment	Response
	case, shouldn't this be clearer? the wording is 'the council aims to take into account...' which seems vague and does not make clear if comments will or will not be taken into account?	practice accept comments up to decision but consideration cannot be guaranteed outside of the periods set out in consultation. The website does provide a latest date for all consultation routes for each application.
Cllr Jeal	I would ask whether there needs to be a clearer definition of what 'a suitable venue close to the application site' means- for a development in Penge and Cator ward for example- a development on Kings Hall Road and one on Oakfield Road- could they both have their events at Penge East Community Centre for example, what does 'close' mean and should there be a specific threshold.	Given the variety of possible venues and need for flexibility, it is not considered appropriate to be more prescriptive.
Cllr Jeal	Lastly - Names and addresses are redacted from the comments when they are displayed online, but this information is available for the decision maker to view when the application is considered. Planning committee members are not shown the names and addresses when an application comes to committee- so the wording of 'the decision maker' does not seem to apply in every case?	This information is available for committee members if required, however the officer report will effectively summarise consultation responses and their recommended weight in decision making and so this information is not always required.



Report No.  
CSD26017

## London Borough of Bromley

### PART 1 – PUBLIC

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<b>Title:</b>	<b>APPOINTMENTS TO PLANS SUB-COMMITTEES</b>		
<b>Decision Maker:</b>	<b>DEVELOPMENT CONTROL COMMITTEE</b>		
<b>Date:</b>	<b>14 January 2026</b>		
<b>Decision Type:</b>	Non-Urgent	Non-Executive	Non-Key
<b>Contact Officer:</b>	Graham Walton, Democratic Services Officer Tel: 0208 461 7743 E-mail: graham.walton@bromley.gov.uk		
<b>Chief Officer:</b>	Tasnim Shawkat, Director of Corporate Services and Governance		
<b>Wards:</b>	All Wards		

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#### 1. REASON FOR REPORT

1.1 At the full Council meeting on 8<sup>th</sup> December 2025, Members received a report on proportionality following changes to the overall political balance of the Council. The changes have left the following vacancies on this Committee's two Sub-Committees –

- Plans 1 – A Conservative vacancy resulting from Cllr Kira Gabbert moving to the Reform UK group on 8<sup>th</sup> December 2025.
- Plans 2 – A Labour vacancy resulting from Cllr Alisa Igoe leaving the Labour group and sitting as an independent from 12<sup>th</sup> November 2025.

1.2 The allocation of seats on both Plans Sub-Committees is currently 6 Conservatives, 2 Labour and 1 Liberal Democrat. Nominations have been sought from the Conservative and Labour groups for the vacant seats and will be reported at the meeting.

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#### 2. RECOMMENDATIONS

(1) That a Conservative Member be appointed to the vacancy on Plans Sub-Committee No. 1.

(2) That a Labour Member be appointed to the vacancy on Plans Sub-Committee No. 2.

### 3. KEY SUMMARIES

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#### Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: Not Applicable
  3. Budget head/performance centre: Democratic Representation
  4. Total current budget for this head: £1,186,330
  5. Source of funding: Revenue Budget
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#### Legal

1. Legal Requirement: Statutory Requirement Local Government and Housing Act 1989 and the Local Government (Committee and Political Groups) Regulations 1989
  2. Call-in: Not Applicable: No executive decision is involved.
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Not Applicable – Personnel, Procurement, Property, IT, Risk Management, Transformation/Policy, Vulnerable Adults and Children, Health and Wellbeing, Local Economy, Social Value/Carbon Reduction, Customers, Ward Councillors.

<b>Background Documents:</b> (Access via Contact Officer)	<i>Report to full Council on 8 December 2025 – “Committee Appointments”</i>
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