

Pre-application meeting agenda 2025/0001/P2I

Land South of Crockenhill Road

in the London Borough of Bromley

meeting date: 12 February 2025

meeting time: 13:30-15:30

location: *via Microsoft Teams (see Outlook invitation for link)*

The proposal

Mixed use development comprising up to 325 homes, a new artificial pitch and community hub, public open space, and green and blue infrastructure.

The applicant

The applicant is **Lands Improvement Holdings**, the agent is **Nexus Planning**, and the architects are **LDA Masterplanning**.

Key issues for consideration and discussion at the meeting

Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion.

1. Introductions

2. Presentation of the scheme by applicant team

3. Land use principles

- Development on Green Belt.
- Analysis of grey belt potential.
- Housing need vs delivery.
- Golden rules / very special circumstances.
- Infrastructure requirements and open space.

4. Affordable housing

- Affordable housing provision.
- Tenure type and local requirements.
- Location of affordable housing.

5. Urban design

- Design and layout.
- Public realm, public open space, and landscaping.

6. Transport

7. Sustainable development

8. Summary, timetable for application, and next steps

Attendees

GLA

- [REDACTED], Senior Strategic Planner, GLA (case officer)
- [REDACTED], Team Leader – Development Management, GLA
- [REDACTED], Strategic Planner, GLA
- [REDACTED], Senior Design Officer, GLA
- [REDACTED], Assistant Planner, TfL

Applicant team

- [REDACTED], Lands Improvement Holdings
- [REDACTED], Nexus Planning
- [REDACTED], Nexus Planning
- [REDACTED], LDA Masterplanning
- [REDACTED], LDA Masterplanning
- [REDACTED], LDA Masterplanning
- [REDACTED], LDA Landscape
- [REDACTED], SLR Highways
- [REDACTED], SLR Highways