

Pre-application meeting agenda 2025/0473/P2F

Land South of Crockenhill Road

in the London Borough of Bromley

meeting date: 15 July 2025

meeting time: 10:30-12:00

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

The proposal

Mixed use development comprising up to 325 homes, 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 Design**.

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 (~20 minutes)**
- 3. Optimising site capacity**
- 4. Urban design**
 - Design and layout.
 - Height and density.
 - Public realm, public open space, and landscaping.
 - Design codes and parameter plans.
- 5. Transport**
- 6. Sustainable development**
- 7. Planning obligations and affordable housing**
- 8. Summary, timetable for application, and next steps**

Attendees

GLA

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

LPA team

- [REDACTED] Head of Planning Policy and Strategy, London Borough of Bromley (LBB)
- [REDACTED], Design and Conservation Team Leader, LBB
- [REDACTED] Principal Planning Officer, LBB
- [REDACTED] Planning Officer, LBB
- [REDACTED], DM Team Leader (Major Developments), LBB

Applicant team

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