

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App
Date: 29 April 2025 14:13:11
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image591904.png](#)
[image035850.png](#)
[image307293.jpg](#)

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Hi [REDACTED]

Hope you're keeping well.

To update you, we still have not received the pre-app response from LBB despite continued chasing since our meeting with them on 3rd March. We submitted the pre-app to LBB in December, so these delays are now very frustrating.

We would be most grateful for any assistance that you are able to offer.

I understand that we are also waiting on the TfL pre-app response, which is less delayed but still a week overdue.

In the meantime, we are progressing what we can to move forward with preparing the planning application and are holding another public consultation event in mid-May.

Many thanks

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

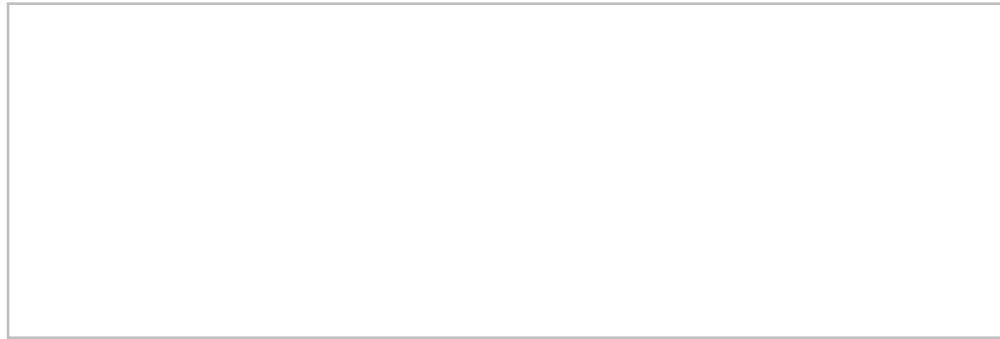
E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]

Sent: 24 April 2025 16:26

To: [REDACTED]

Cc: [REDACTED]; [REDACTED]

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED]

I'll update you early next week.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 April 2025 16:20

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Thanks for the update.

Happy to assist wherever possible and lets discuss once you have received the response from Bromley.

Thanks,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, April 24, 2025 2:58 PM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Hope you're keeping well.

Just to update you, we're still waiting for LBB's pre-application response, which is now a quite a few weeks late. We have chased this again but may ask for your assistance if we do not hear back by early next week. Once we receive LBB's pre-app response, it would be good to discuss this with you. We're also chasing TfL's pre-app response, although the discussions during the meeting a couple of weeks ago was very helpful.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 March 2025 10:02

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: Re: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED]

I quickly skimmed yesterday and noted that was the case.

We have sent your report on to LB of Bromley. We're pushing for their pre-app response, but this might not arrive until the w/c 4th April. As soon as we have this, I'll share it with you to inform discussions re. next steps.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: Thursday, March 27, 2025 9:58:23 AM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Just confirming there were no further changes to our written pre-application response.

The report I issued on Monday morning was reviewed by our Head of DM and agreed as our final response.

Thanks,

[REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Monday, March 24, 2025 8:37 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Thanks for sending this across. We'll review and let you know if we have any queries.

We'll also share this with the London Borough of Bromley. As mentioned, we're hoping to receive their written response either this week or next week, so I'll share this with you and we can discuss next steps.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 March 2025 08:20

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Attached is the GLA's pre-application report.

I would note that this has been fully reviewed by [REDACTED] [REDACTED]. It is awaiting full sign off with the Head of DM ([REDACTED] [REDACTED]) however I am not anticipating any further changes to this report.

I will be in touch to confirm once this has received final sign off.

Happy to discuss any aspect of this report further should you wish.

Kind regards,

[REDACTED]
 [REDACTED]

Principal Strategic Planner
 GREATER LONDON AUTHORITY
 Union Street, London, SE1 0LL
london.gov.uk
[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, March 20, 2025 1:38 PM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lii.co.uk>

Subject: Re: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Hope you had a good break.

Just checking to see if the pre-app response will be issued today?

I'm in meetings for the next few hours but could take a call from 4.30.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Monday, March 17, 2025 8:25:54 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Thanks for the update.

We look forward to receiving the report later this week and it would be good to discuss. I have a few meetings on Thursday, but up to 11am and from 4pm would work for me.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 March 2025 15:15

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Just to keep you updated, there have been some slight delays on our end due to consultee responses, as well as continuing discussions about the emerging green belt guidance. Apologies for the delay.

I have now sent my completed report through to [REDACTED] for review. This should hopefully be reviewed, and issued, by the middle of next week.

I am away on leave next Monday – Wednesday, but I will give you a call next Thursday to discuss the report and next steps.

Kind regards,

[REDACTED]
[REDACTED]

Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Friday, March 7, 2025 10:57 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Apologies for the delay in sending this across, but please find attached the Pre-App presentation we gave to LB Bromley on Monday.

As mentioned over the phone, you will note that we have evolved the scheme slightly since our presentation to you, taking into account comments that you and your colleagues raised.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 11:09

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Noted and understood. We look forward to receiving your report next week.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 March 2025 10:51

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

I would prefer if we hold off on organising any meeting with Bromley just for now.

Once my report is reviewed and issued (hopefully by mid-next week) I will give you a call to discuss pathways forward and potential meeting options with Bromley.

Thanks,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](mailto:[REDACTED]@london.gov.uk)
[REDACTED]@london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, March 5, 2025 9:58 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Good to speak yesterday afternoon.

In light of our meeting with LB Bromley on Tuesday, do you think it would be worth arranging a joint meeting following the issuing of your feedback (which we'll share with the Council) to further inform the Council's pre-app response?

Timescale-wise, this would mean a meeting in the w/c 17th or 24th March.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED][nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)>

Sent: 04 March 2025 14:48

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:info@london.gov.uk)>; [REDACTED] <[REDACTED][nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)>

Cc: [REDACTED] <[REDACTED][london.gov.uk](mailto:info@london.gov.uk)>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED] – 4.30 works for me, look forward to speaking then

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED][nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED][london.gov.uk](mailto:info@london.gov.uk)>

Sent: 04 March 2025 14:44

To: [REDACTED] <[REDACTED][nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)>; [REDACTED] <[REDACTED][nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)>

Cc: [REDACTED] <[REDACTED][london.gov.uk](mailto:info@london.gov.uk)>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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safe.

Hi [REDACTED]

Yes, we've been reviewing the PPG updates having regard to this site and our pre-app response. I will give you a call at 4:30pm (if that works for you).

Thanks,

[REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
london.gov.uk
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Tuesday, March 4, 2025 2:14 PM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Thanks for the update. I note that PPG updates re. Grey Belt were published last week, which help us assess whether the site would meet the definition. Any commentary you have on this update would be welcomed.

We had our pre-application meeting with LB Bromley yesterday afternoon. Happy to discuss this afternoon if you have availability?

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]

[nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 04 March 2025 13:57

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Just to keep you updated, my pre-app written report should be completed this week and, following review, be issued next week.

In the meantime, I was wondering if you have had your initial meeting with officers at LB Bromley? If so, would you be available for a quick call to discuss?

It would just be helpful to me to understand the feedback received.

Thanks,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED]@london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, February 13, 2025 8:25 AM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Thank you for your time yesterday afternoon. We thought it was a really productive meeting, and we have taken a lot away from the discussions.

Please find attached the latest presentation, which includes the slide on density and a few other updates made in response to our discussion earlier this week.

We look forward to receiving your formal written response in the next few weeks and will keep you informed with respect to our discussions with LB Bromley.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]nexusplanning.co.uk>

Sent: 11 February 2025 15:21

To: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED]

We look forward to discussing tomorrow.

Kind Regards

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>

Sent: 11 February 2025 15:05

To: [REDACTED] [REDACTED] <[REDACTED]nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Apologies for the delay. Please find attached the agenda for tomorrow afternoons pre-app meeting.

Please forward this through to the rest of your team.

Kind regards,

[REDACTED]
[REDACTED]

Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Tuesday, February 11, 2025 12:37 PM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Good to speak yesterday.

Apologies, I don't think I've seen an agenda for tomorrow's meeting yet. Can you please send this across this afternoon?

Many thanks

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 10:44

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

A brief call today would be very helpful. Would a call at around 11 be convenient for you?

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk

nexusplanning.co.uk



From: [REDACTED] <[REDACTED]@london.gov.uk>

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED] and [REDACTED]

My number is XXXXXXXXXX



[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

- [REDACTED] – Lands Improvement Holdings
- [REDACTED] / [REDACTED] – Nexus Planning
- [REDACTED] – LDA Masterplanning

- [REDACTED] – LDA Landscape
- [REDACTED] – SLR Highways

As requested, I also attach a high-level presentation based upon a public consultation event done at the end of last year. Our team can explain further at the meeting the progress that has / is being made since then. I've sent the presentation in low resolution format for the purposes of emailing it, but can provide a hi-res version if you would like it / can receive it.

If you'd like any further information ahead of our meeting please let my colleague [REDACTED] or me know.

Whilst writing, could I ask for clarity on which other GLA / TfL Officers will be in attendance?

Have a good weekend.

[REDACTED]
[REDACTED]

Executive Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 February 2025 16:52

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Thank you for your email. We're looking forward to our meeting next week.

I will provide a draft presentation before the end of this week, along with the list of attendees from our side.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 February 2025 11:56

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

I am the GLA case officer for the pre-application at St Mary Cray in the London Borough of Bromley.

I have been going over the material you have submitted in preparation for the meeting next week.

Prior to the pre-application meeting could you please:

- Issue your full presentation (once it is ready for issuing);
- Provide any other information you would like GLA officers to review; and
- Confirm your full list of attendees.

It would be particularly helpful if your presentation could be sent through this week, allowing us sufficient time to review ahead of the meeting.

Thanks,



Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] london.gov.uk

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Land South of Burrfield Drive St Mary Cray

**Pre-Application meeting with Bromley
Borough Council**
03 March 2025

LD&DESIGN

Agenda

- * Introductions
- * Presentation of the scheme by the applicant team
- * Land use principles
- * Housing provision
- * Urban design and green infrastructure
- * Transport
- * Other technical matters
- * Validation requirements
- * AOB



Location

- * Green Belt
- * Historic growth



Analysis

-  Site Boundary
-  Site of Ecological Importance
-  Ancient Woodland
-  Public Rights of Way
-  Electricity cable
-  Existing sub-station
-  At risk of surface water flooding
-  Green Belt
-  Green Belt landscape buffer
-  Existing hedgerows / groups of trees
-  Recreational ground / sport pitches
-  St Mary Cray Primary School
-  Listed Buildings



Principles

Contribute towards the regeneration of St Mary Cray



1

Connect people with nature



2

Protect, enhance and connect existing natural assets



4

Improve connectivity across all modes



5





Vision

Community & Recreation



Wet and Wild



Village Green



MGLA250925-4966 - EIR Response

Living close to Nature



Multi-functional landscape



Tree lined routes



Woodland creation



Density

-  25-35 dwellings per hectare
-  30-40 dwellings per hectare
-  40-50 dwellings per hectare
-  Uplift in key locations



Density

Our proposal will contain 50% affordable housing and will also be informed by the identified housing need within the London Borough of Bromley and St Mary Cray, which indicate a need for 1, 2, 3, and 4 bedroom properties.

Unlike many other development sites within the borough, the site provides an opportunity to deliver family homes, affordable homes

and self/ custom build housing

25-35 dph



Predominantly semi-detached and detached 2 storey homes

30-40 dph



A mixture of terraced and semi-detached 2-3 storey homes

40-50 dph



Predominantly 2-4 terraced homes or apartments

**Uplift*



A increase of 0.5-1 storeys on corners, key frontages and gateways

Access



1

Retain public footpaths



2

Improving active travel



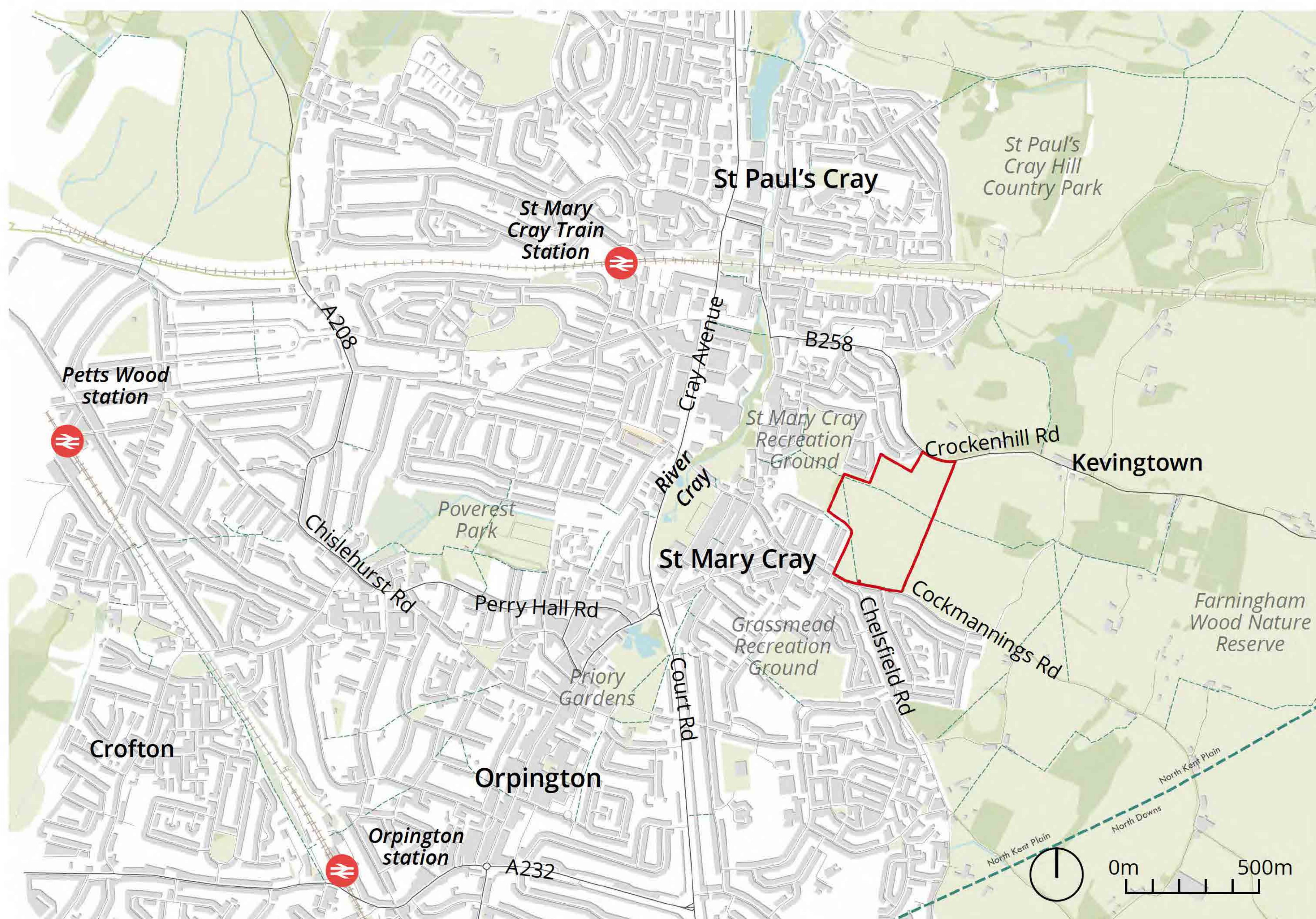
3

Public transport opportunities



Welcome

Site location



- Lands Improvement Holdings is hosting concept plans for a new development on land south of Crockenhill Road in St Mary Cray.
- We are in the early stages of developing the proposals and we would welcome feedback from the community. We are committed to community-focused development and are proud of our track record of delivering infrastructure alongside new high-quality houses.

Legend

 Site Boundary

How St Mary Cray has evolved



About Lands Improvement Holdings



Image above: Lands Improvement Holdings five pillars to creating happy and healthy places.

- Lands Improvement Holdings (LIH) is a strategic land development company operating throughout the UK.
- As a master developer, our focus is not just on delivering developments, but on creating communities and delivering the necessary infrastructure to support new homes.
- Our goal is to create communities where residents can live, learn, work, play and relax, delivering an enduring legacy for many years to come.
- The site subject to this consultation is owned by LIH and has been promoted for development through the emerging Bromley Local Plan.
- This land has been owned by LIH since 2016 and was previously **promoted for development in Bromley's Local Plan.**
- We have a further interest in land to the east of the Public Right of Way up to Waldens Road and this is the subject of the Local Plan promotion and **will not be included in our future planning application.**



LIH Case Study Linnmere:

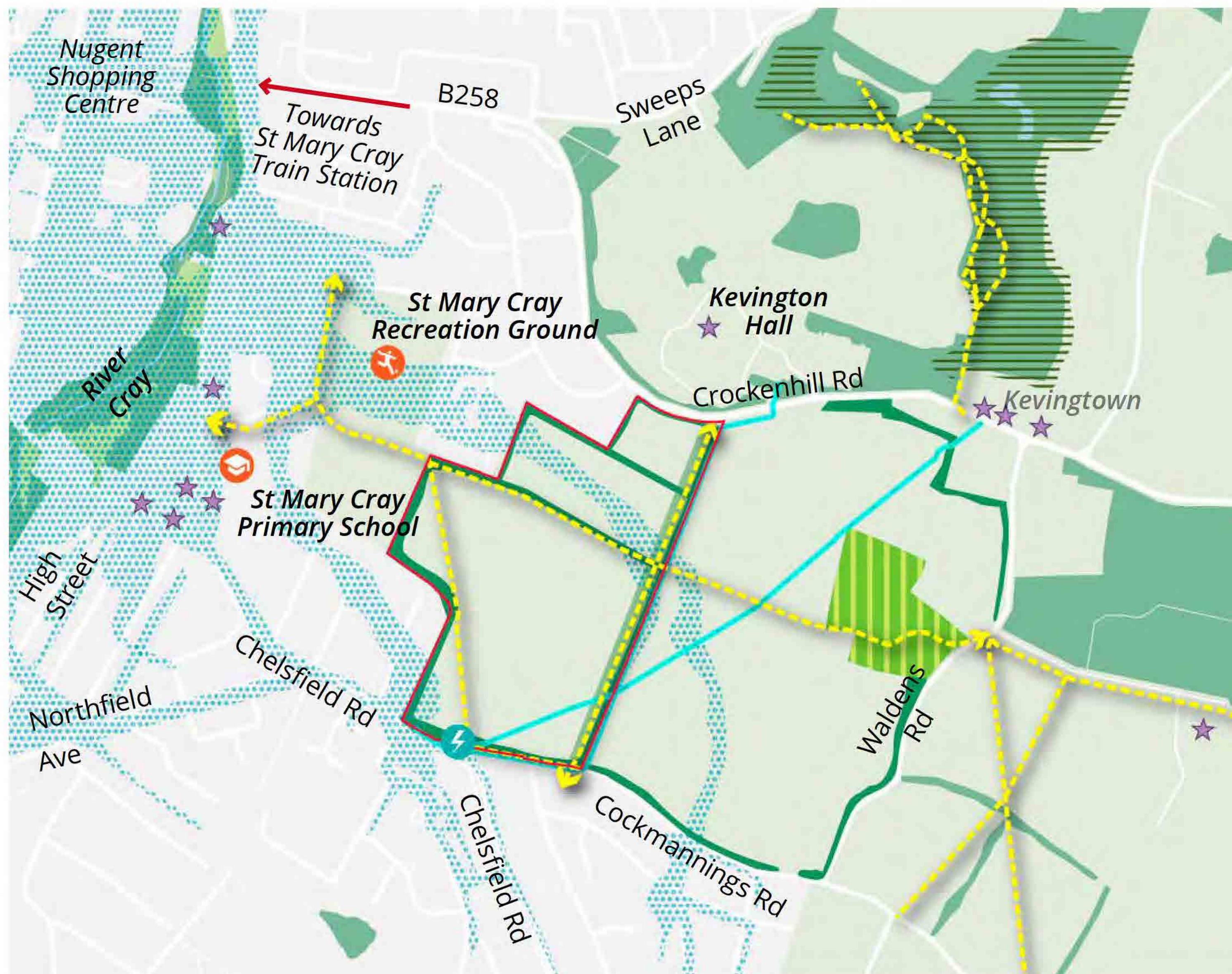
Linnmere, located to the north of Houghton Regis, Bedfordshire, is an example of a high quality new community delivered by LIH. It comprises a mix of uses, including new community buildings, formal recreation provision and natural open spaces that encourage social interaction and community cohesion.



At the heart of the scheme is the farmstead - a unique community hall and retail/work spaces. The sheltered courtyard is our other landmark space, where residents can gather to support local craft businesses and have celebratory events. The main open space, Linnmere Park, offers a mix of activity with a running track, BMX pump track and multi-use grass areas.

Land south of Crockenhill Road

Site Observations



Legend

- Site Boundary
- Site of Ecological Importance
- Ancient Woodland
- Public Rights of Way
- Electricity cable
- ⚡ Existing sub-station
- At risk of surface water flooding
- Green Belt
- Green Belt landscape buffer
- Existing hedgerows / groups of trees
- ⚽ Recreational ground / sport pitches
- 🎓 St Mary Cray Primary School
- ★ Listed Buildings



- The site is enclosed by existing development on three sides with existing pedestrian and cycle connections into the adjacent recreation ground.
- We see an opportunity to enhance the existing Public Rights of Way and to improve the existing surface water drainage situation within the site.
- The site is situated within the Cray Valley Renewal Area, which is one of five identified areas within the London Borough of Bromley where the Local Plan seeks, in particular, to deliver economic, social and environmental improvements through new development.
- We envision the site very much as an extension of neighbouring areas that will provide affordable and family housing to help London Borough of Bromley meet the high demand for housing in the area.

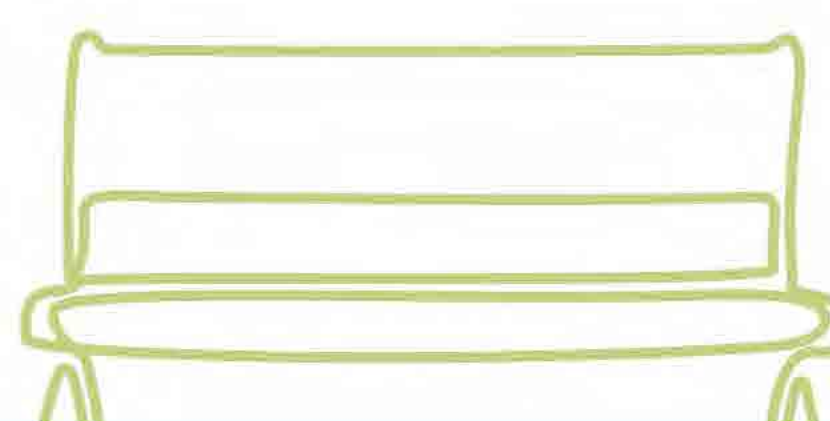
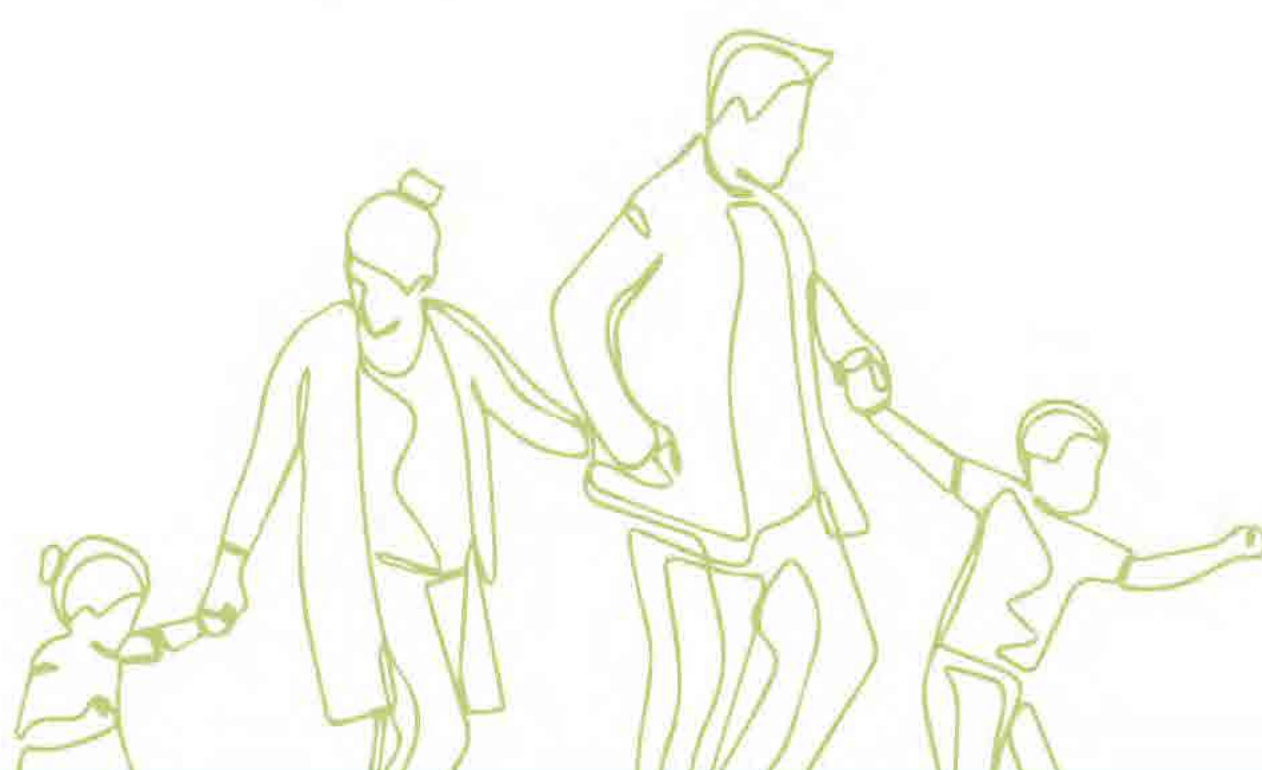
Distances to key destinations

St Mary Cray Train Station:

- 30 minute walk
- 5 minute by car
- 15 minute cycle

Nugent Shopping Centre:

- 20 minute walk
- 3 minute by car
- 8 minute cycle



Creating communities

Our principles for this development include:

Contribute towards the regeneration of St Mary Cray.

We will deliver a mix of uses to meet identified local needs. The delivery of new sports and community uses will enhance access to recreational opportunities within St Mary Cray.



Connect people with nature.

We will enhance the site's biodiversity value with new open spaces and improved connections to the wider countryside. All homes will be within a five minute walk of attractive areas of accessible greenspace, providing immediate access to outdoor spaces.



Deliver high-quality homes in a sustainable location.

We will deliver a mix of housing including a significant proportion of family homes as well as affordable homes that reflect the needs of St Mary Cray and the London Borough of Bromley.



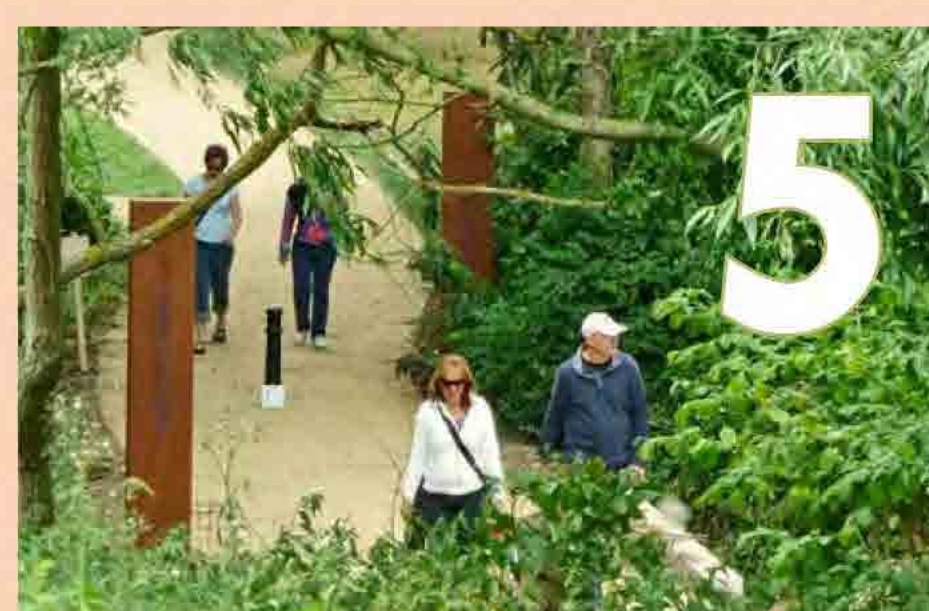
Protect, enhance and connect existing natural assets.

We will engender healthy lifestyles through the design of a place that encourages walking, cycling and a strong association with nature with health and wellbeing principles at its heart.

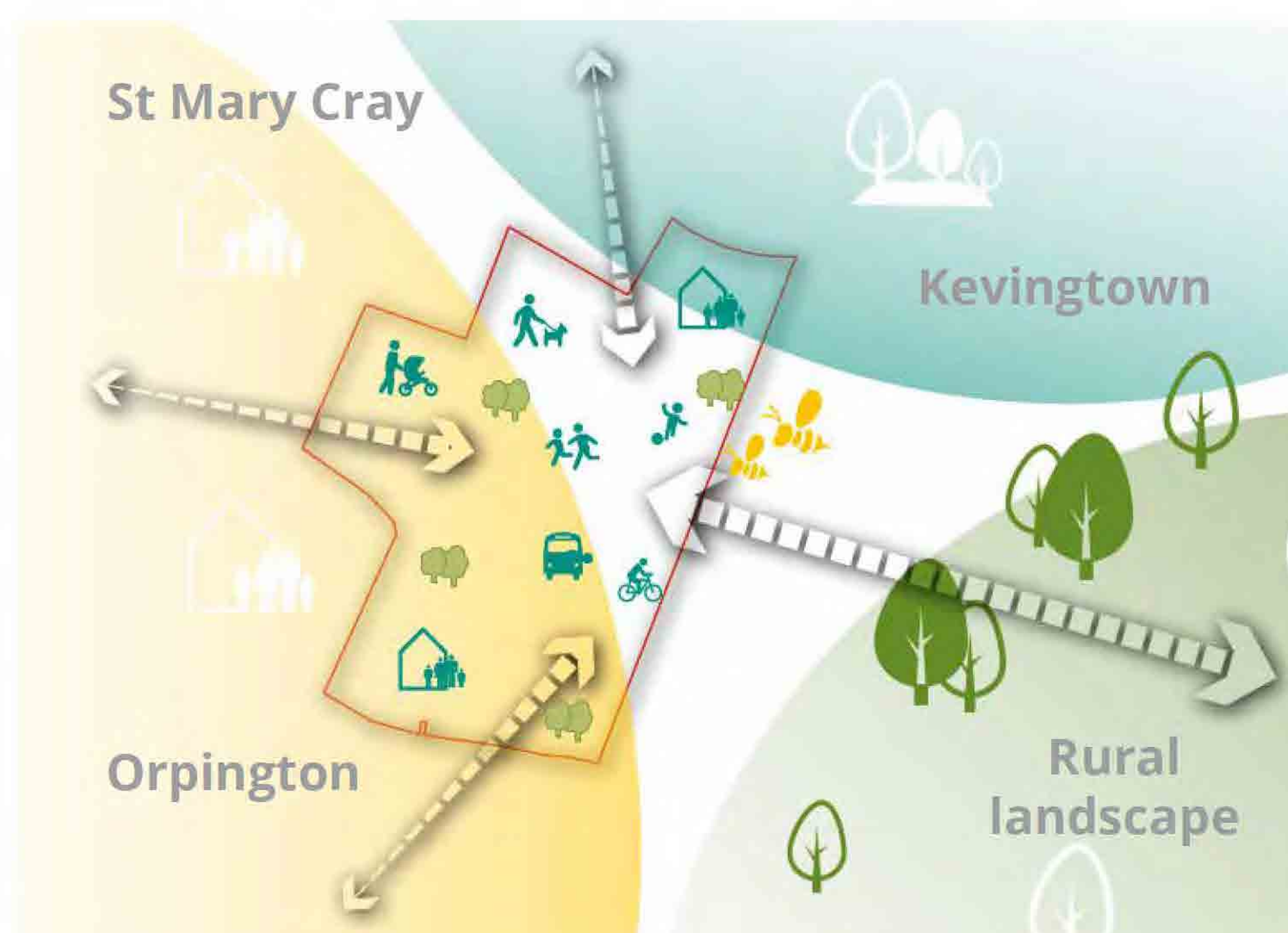


Improve connectivity across all modes.

We will utilise and enhance the existing Public Rights of Way that cross the site to improve access towards the existing facilities of St Mary Cray and out to the countryside. We will also seek to deliver off-site pedestrian / cycle enhancements to make sustainable modes of travel more attractive all residents.



Our design values



The Vision

Design concept



Legend

- Site Boundary
- Residential areas
- Community square
- Public green space
- Public Rights of Way
- 🚲 Cycle paths
- 🚗 Vehicle access
- 🚶 Pedestrian and cycle access
- Primary vehicle route
- 🚌 Potential bus route
- 🎮 Equipped play areas
- 🌳 Natural play areas
- 🏃 Recreation space
- Visitor parking
- 👥 Community hub
- 💧 Drainage basins and water features
- 🌱 Community gardens
- 🎓 Nature education

We aim to:

- Deliver recreational spaces that enhance health and well-being at the heart of the scheme.
- Provide pedestrian and cycle connectivity through the western boundary of the site into St Mary Cray recreation ground.
- Provide approximately 350 homes that will be a mix of family and affordable housing. Homes will also reflect the varying densities of the surrounding housing.
- Include green gateways and buffers to form an attractive interface between existing and new homes.
- Engage with Transport for London regarding potential opportunities to improve local bus services that connect to key areas such as the train station.

What could the new development look like?



Along the east-west Public Right of Way.



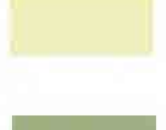
Public Right of Way heading to Cockmannings Road from the Recreation Ground.

The Vision

Design concept



Legend

	Site Boundary		Public Rights of Way		Potential bus route		Community gardens
	Residential areas		Cycle paths		Visitor parking		Nature education
	Community square		Vehicle access		Community hub		Equipped play areas
	Public green space		Pedestrian and cycle access		Drainage basins and water features		Natural play areas
	Recreation space		Primary vehicle route				

Community and recreational spaces



What could these new spaces look like?

1

Community hub building



2

Recreational spaces



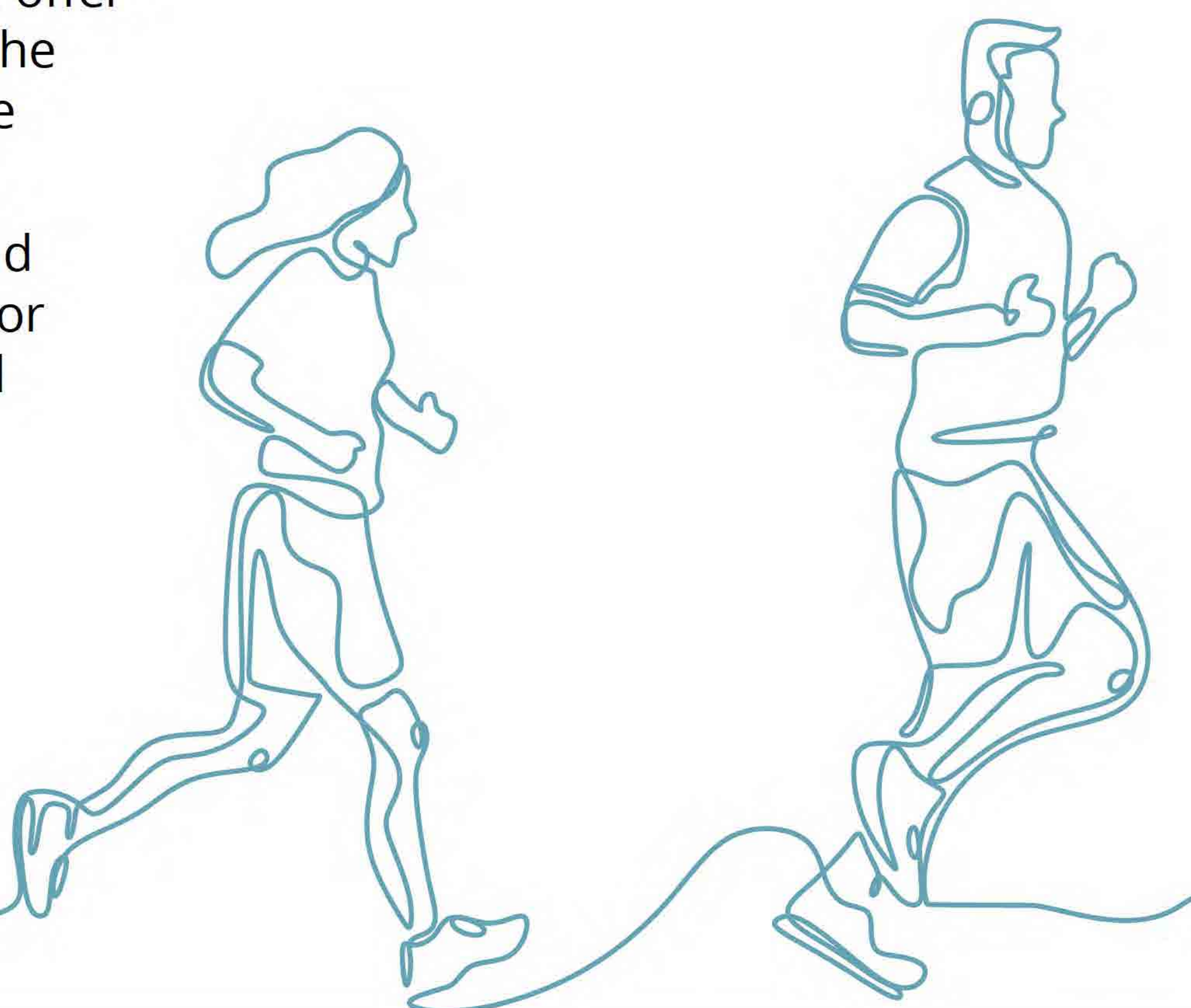
3

Community square



- Our objective is to provide community and recreational spaces that are geared towards people of all ages, with a focus on encouraging health and well-being.
- We are currently exploring the most appropriate option with regards to community and recreational spaces within the site.
- A key factor within these considerations is the existing offer at the adjacent St Mary Cray Recreation Ground, and the opportunity to provide funding that could enhance the existing facility.
- We have also been speaking with local sports clubs and members of the community to understand the need for health and leisure facilities, including GP surgeries and artificial sports pitches.
- Any facility that is provided will be for the local community, so we are encouraging comments on this:

- * **Is health and leisure a high priority for you?**
- * **What type of things would you like to see in the community building?**



Densities that integrates with the local character

Early Density strategy



- Site Boundary
- Community square
- Public green space
- Public Rights of Way
- Primary vehicle route
- Recreation space
- Visitor parking
- Drainage basins and water features

Density

- 25-35 dwellings per hectare
- 30-40 dwellings per hectare
- 40-50 dwellings per hectare
- * Uplift in key locations

Our strategy:

- Densities across the surrounding area range from 30-40dph to the north, to lower density suburban to the south. Our density strategy focuses on integrating with these surrounding areas and increasing density within the heart of the neighbourhood.
- Density ranges within the site will complement the local surroundings. This means broadly mirroring the range of densities with adjacent residential areas and gradually lowering density as you move closer to the landscape in the east.
- Within the centre of the neighbourhood, density gradually increases to encourage activity, therefore creating a distinctive focal heart for the development.
- Uplifts in density will be carefully placed at key corners and gateways to improve wayfinding, whilst also creating a sense of arrival to the neighbourhood.

What do these density ranges look like?

25-35 dph



Predominantly semi-detached and detached 2 storey homes

30-40 dph



A mixture of terraced and semi-detached 2-3 storey homes

40-50 dph



Predominantly 2-4 terraced homes or apartments

*Uplift



A increase of 0.5-1 storeys on corners, key frontages and gateways

A focus on affordable and family housing

What types of housing will be provided?

- Our proposal will contain 50% affordable housing and will also be informed by the identified housing need within the London Borough of Bromley and St Mary Cray, which indicate a need for 1, 2, 3, and 4 bedroom properties.
- Unlike many other development sites within the borough, the site provides an opportunity to deliver family homes, affordable homes and self / custom build housing.
- * **We've set out below different types of family homes that could be delivered on the site and we would like your feedback on these questions:**
- * **What features do you like on the houses shown below?**
- * **Do you prefer contemporary or traditional style?**
- * **Are there any local developments that you think could inspire the design?**

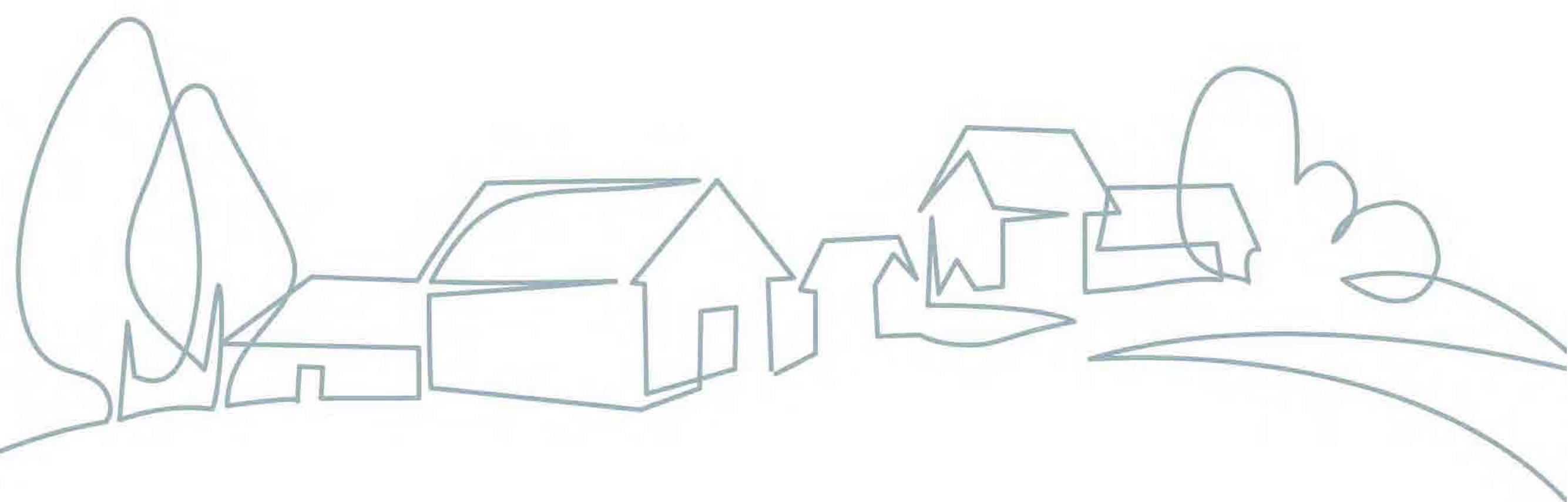
Compact 2 & 3 bedroom terraced homes



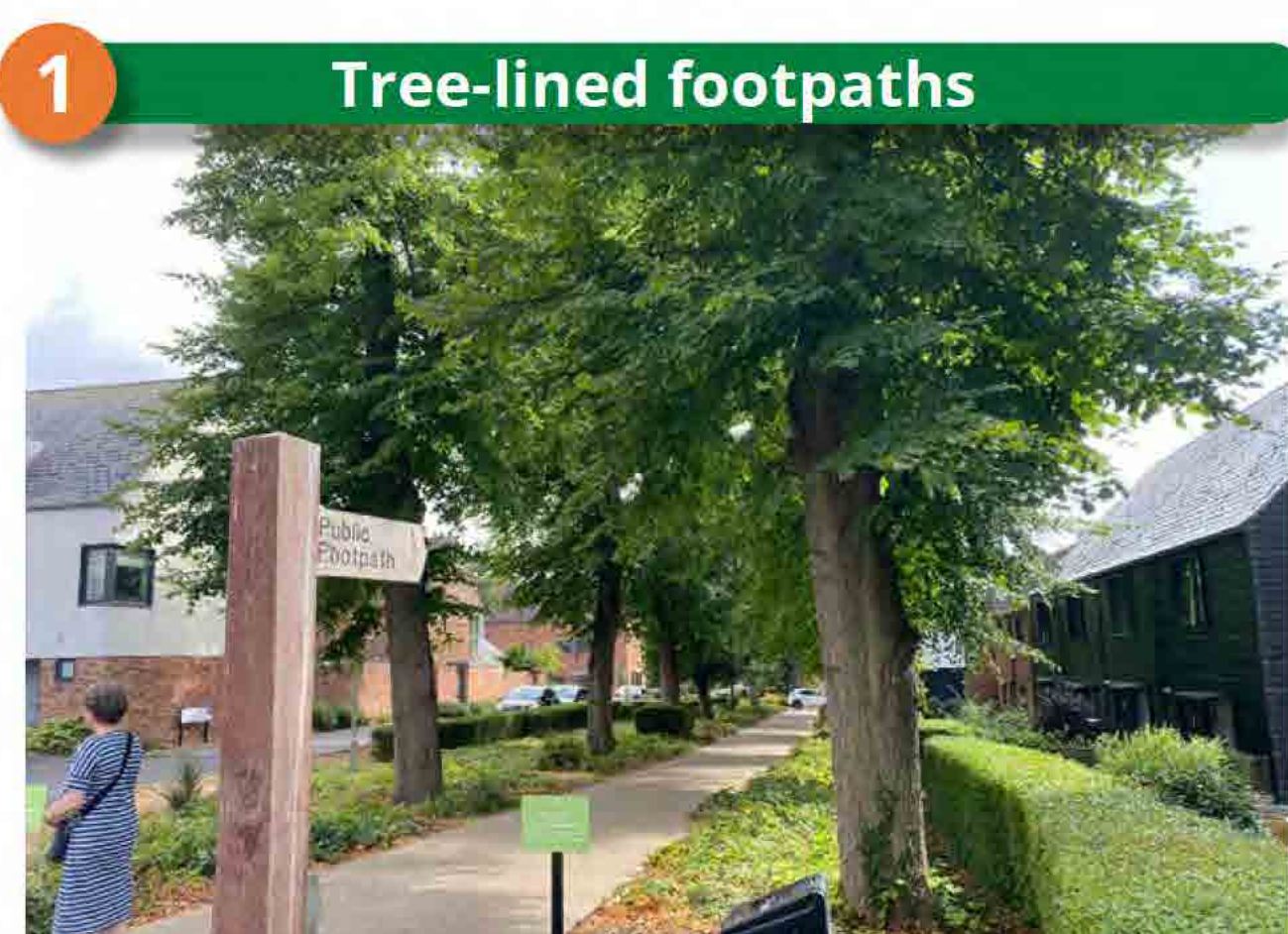
Wide-fronted detached large homes



3 & 4 bedroom townhouses and semi-detached homes



Existing and new nature areas



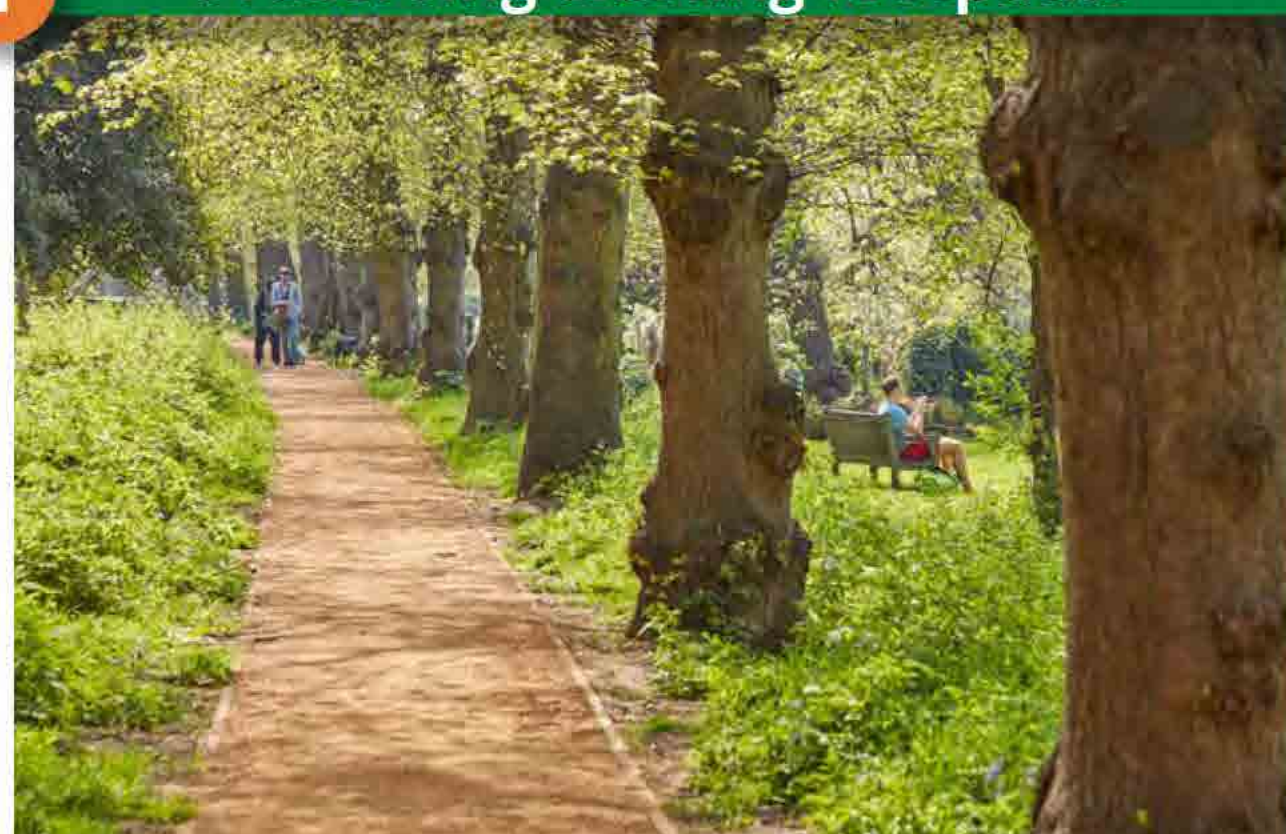
Our vision focuses on providing a range of attractive green spaces that will support biodiversity and complement the surrounding landscape.

- We will prioritise the protection of green features including strengthening the hedgerows situated along the site's boundaries and tree lines.
- Nature will be woven throughout the public realm, ranging from tree planting for shading and carbon storage, to rain gardens and mitigate flooding.
- A tree planting strategy and a range of multi-functional drainage solutions will help to alleviate some of the local surface water flooding issues.
- Our proposal will deliver on-site habitat enhancements through a range of measures to achieve a Biodiversity Net Gain of at least 10%.
- We will create a number of areas where people can connect with nature and the landscape. This includes a community garden and areas for nature education.

Public access and transport links



1 Preserving existing footpaths



2 Improving active travel



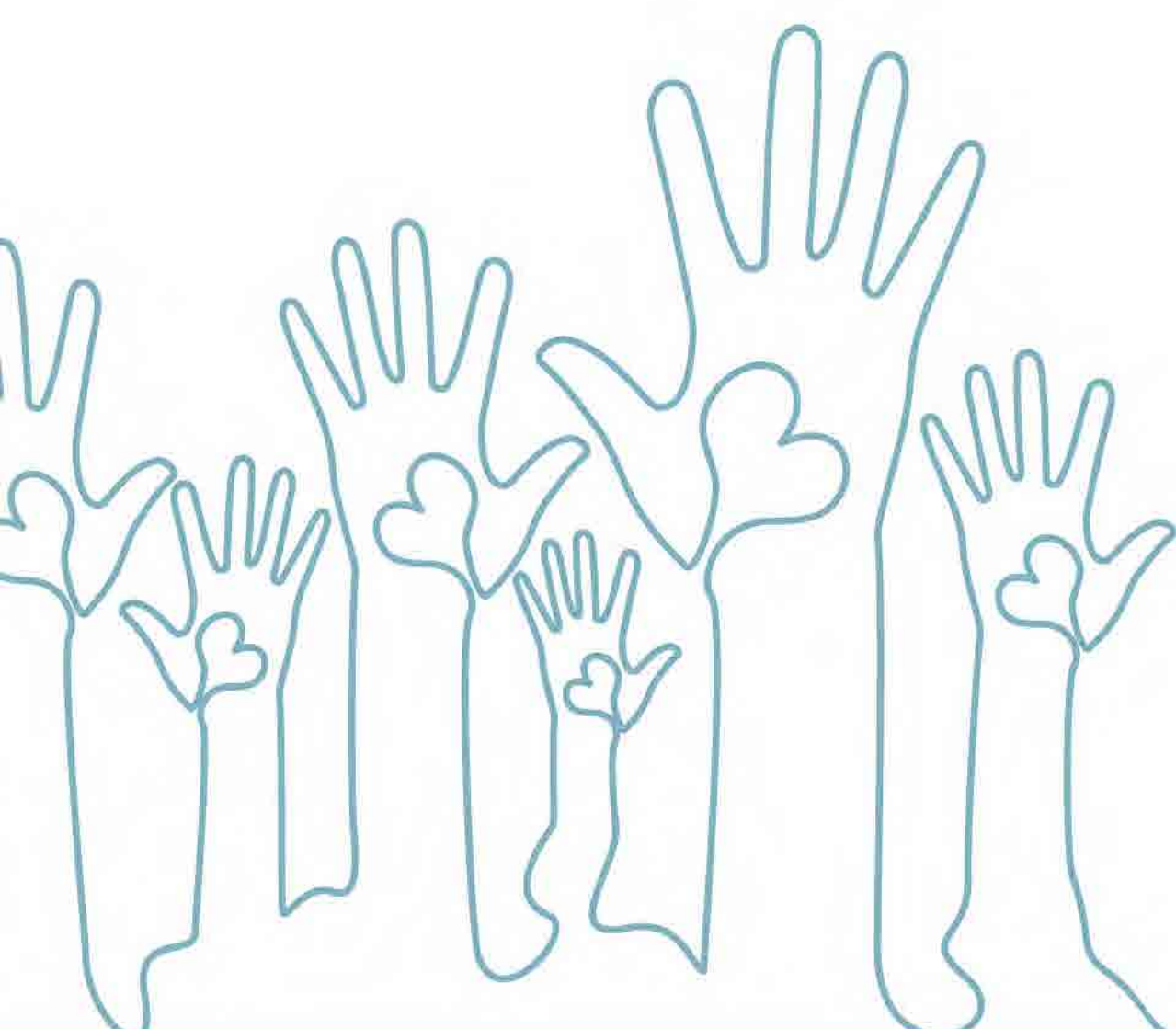
3 Public transport opportunities



Our community-focused approach means we want to ensure the site is accessible via public transport or on foot.

- We will maintain all existing rights of way, improve walking routes and create new cycle paths.
- There will be two vehicular access points - one to the North and one to the South of the site, with walking and cycling access throughout the site.

- We are engaging with Transport for London to discuss improved bus provisions to service the site and enhance services for existing residents.
- We are considering a number of options including extended bus routes which go to mainline stations.



Next steps

We take a community-focused approach to development, aiming to build family homes and encourage investment in local public transport and businesses.

We have a track record of delivering infrastructure alongside new high-quality houses.

- Thank you for taking the time to visit our exhibition.
- You can view the proposals online at www.stmarycraylih.co.uk
- We will be holding a second round of public consultation in the New Year to update the community as we continue to develop the proposals.
- We have outlined the proposed next steps and timeline for the development below:
 - 5th December 2024: Public Exhibition, first round of consultation
 - Feb-March 2025: Second round of public consultation
 - May-June 2025: Proposed planning application submission to London Borough of Bromley



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road
Date: 29 April 2025 16:26:54
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image958543.jpg](#)
[image523515.png](#)
[image979069.png](#)
[image376703.jpg](#)
[RE Application PREAPP2400252 - Land South Of Burrfield Drive Waldens Road.msg](#)

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Hi [REDACTED]

Good to speak just now.

Please see below our latest email correspondence with Bromley re. the pre-app and I've attached the email where we provided the GLA pre-app advice.

Many thanks

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] nexusplanning.co.uk



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by e-mail, you consent to us monitoring and reading any such correspondence. Nexus Planning Limited Tel. +44 (0) 20 8938 3177 E-Mail: info@nexusplanning.co.uk

From: [REDACTED]

Sent: 23 April 2025 12:20

To: [REDACTED]

Cc: [REDACTED]; [REDACTED]; [REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please can you provide us with an update on when you anticipate sending through the pre-application response? The ongoing delay is disappointing given that the meeting was held on 3rd March and the supplementary note was issued to you on 12th March, and we were informed that we would have a response by w/c 7th April.

Please can you also provide us with an update on the validation of the Scoping Opinion? This was submitted on the 3rd of April and I chased again on the 15th with no response. I would be most grateful if you could ensure that it is validated as a priority.

Many thanks,

[REDACTED]
[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>
Sent: Tuesday, April 15, 2025 3:14 PM
To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

The response is currently being reviewed.

I will get it to you as soon as the review is completed, I'm waiting for my Team Leader to come back from leave to finalise the review.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Sent: 15 April 2025 15:00
To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Hope all is well.

Please can you provide us with an update on when we can expect to receive the pre-app response?

Many thanks,

[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk

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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Tuesday, March 25, 2025 9:36 AM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Apologies no I will not be able to get the pre application response this week. I am still awaiting feedback from various teams- I will send a followup to them.

I aim to get a response to you the week of the 7th as the feedback will also need to be reviewed.

Let me know if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 March 2025 17:11

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached the GLA's pre-app response in relation to the above site for your information.

Are you still on course to issue your pre-application response this week?

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 17 March 2025 08:23

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 14 March 2025 13:36

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

I have sent this to our consultees and will wait for their response and get a report to you as soon as I can.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 12 March 2025 15:00

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached a supplementary note in relation to the above pre-application, providing further detail in response to queries raised during last week's meeting.

I trust that this along with the presentation (circulated by email on the 5th March 2025) provides the Council

with the required information to prepare its written response.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 10:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I'm informed that we should also receive feedback from the GLA next week, so I'll forward this on once received.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 05 March 2025 09:33

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

Please send through the supplementary note when it becomes available, I will then circulate the presentation and note internally to provide a written response to you.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 08:45

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thank you for your time on Tuesday.

Please find attached a copy of our presentation from the meeting. We are preparing a supplementary note with some further points of clarification to respond to some of the questions raised during the meeting, and intend to get this across to you early next week.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 February 2025 11:10

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 28 February 2025 10:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending the agenda through.

The officers from Council who will be attending is [REDACTED] (Planning), [REDACTED] (Policy) and myself.

Let me know if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 February 2025 15:19

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please see below our proposed agenda for the pre-application meeting on Monday:

1. Introductions
2. Presentation of the scheme by the applicant team
3. Land use principles
4. Housing provision
5. Urban design and green infrastructure
6. Transport

7. Other technical matters
8. Validation requirements
9. AOB

Can you please confirm which officers will be attending for the Council?

Please let us know if you have any queries or would like to add any further items for discussion. I am not working tomorrow, so please contact my colleagues [REDACTED] and [REDACTED] (cc'd) if you have any queries in my absence.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 25 February 2025 09:22

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks so much for sending this through.

Kind regards,

[REDACTED]
[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](#)
www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Sent: 24 February 2025 17:36

To: [REDACTED] [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Cc: [REDACTED] [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>; [REDACTED] [REDACTED]
<[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Apologies for the delay. Please find attached site photos ahead of our pre-app meeting next Monday. If possible, it would also be helpful for you to visit the site as the full context is difficult to convey through photos.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Sent: 19 February 2025 15:09

To: [REDACTED] [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Cc: [REDACTED] [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

I can confirm that the 3rd March at 3pm works for us.

We will send on a suggested agenda ahead of the meeting and I am informed that we should be able to provide the site photos by the end of this week.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 13:16

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thanks for confirming. Initial responses suggest that the time proposed will work for us, and I will confirm later.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 19 February 2025 12:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

It will be via Teams.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 12:25

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I will check with the applicant and the team at our end, and get back to you ASAP. Would the meeting be at the Council's offices or on Teams?

Many thanks

Kind Regards

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 19 February 2025 11:00

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I have spoken with the team and a meeting time of 3-4pm on the 3rd of March is most suitable.

Does this time suit you?

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 17 February 2025 11:44

To: [REDACTED] <[REDACTED]@bromley.gov.uk>; ESD Planning Admin (Group)

<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]
Associate Director

M [REDACTED]

E [REDACTED] [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 17 February 2025 11:12

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; ESD Planning Admin (Group)
<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I look forward to receiving them.

I will get back to you shortly with potential meeting dates (just waiting for confirmation).

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 13 February 2025 08:27

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Just to update, our landscape consultant is going out to site on Friday to take some new photos. We will send across a pack next week for your consideration.

In the meantime, can you please provide some potential meeting dates?

Many thanks

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 13:20

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Apologies for the delay. I have asked the project team for some photos and will provide these ASAP.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Sent: 10 February 2025 11:59

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED][bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Sir/Madam,

Further to the acknowledgement letter the Council are requesting site photos to be sent in to accompany the application. Please make sure photographs are current and the date that they were taken can be verified. I have enclosed site photograph guidance for your use. Please can these photographs be emailed directly to planning.admin@bromley.gov.uk I look forward to receiving the site photos in due course.

Yours faithfully,

Planning Support Officer

Development Management Support

Planning Division

Housing, Planning and Regeneration Service

London Borough of Bromley

Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road
Date: 24 March 2025 17:11:09
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image428561.png](#)
[image478811.png](#)
[GLA0001 - St Mary Cray - Pre-App Report.pdf](#)

Hi [REDACTED]

Please find attached the GLA's pre-app response in relation to the above site for your information.

Are you still on course to issue your pre-application response this week?

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]

Sent: 17 March 2025 08:23

To: [REDACTED]

Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 14 March 2025 13:36

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

I have sent this to our consultees and will wait for their response and get a report to you as soon as I can.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 12 March 2025 15:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached a supplementary note in relation to the above pre-application, providing further detail in response to queries raised during last week's meeting.

I trust that this along with the presentation (circulated by email on the 5th March 2025) provides the Council with the required information to prepare its written response.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 10:00

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I'm informed that we should also receive feedback from the GLA next week, so I'll forward this on once received.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 05 March 2025 09:33

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

Please send through the supplementary note when it becomes available, I will then circulate the presentation and note internally to provide a written response to you.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 08:45

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thank you for your time on Tuesday.

Please find attached a copy of our presentation from the meeting. We are preparing a supplementary note with some further points of clarification to respond to some of the questions raised during the meeting, and intend to get this across to you early next week.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 February 2025 11:10

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk

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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 28 February 2025 10:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending the agenda through.

The officers from Council who will be attending is [REDACTED] (Planning), [REDACTED] (Policy) and myself.

Let me know if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 February 2025 15:19

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
 <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED]
 <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
 <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please see below our proposed agenda for the pre-application meeting on Monday:

1. Introductions
2. Presentation of the scheme by the applicant team
3. Land use principles
4. Housing provision
5. Urban design and green infrastructure
6. Transport
7. Other technical matters
8. Validation requirements
9. AOB

Can you please confirm which officers will be attending for the Council?

Please let us know if you have any queries or would like to add any further items for discussion. I am not working tomorrow, so please contact my colleagues [REDACTED] and [REDACTED] (cc'd) if you have any queries in my absence.

Kind Regards

[REDACTED]
 Associate Director

M [REDACTED]
 E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 25 February 2025 09:22

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
 <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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safe.

Hi [REDACTED]

Thanks so much for sending this through.

Kind regards,



Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 February 2025 17:36

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Apologies for the delay. Please find attached site photos ahead of our pre-app meeting next Monday. If possible, it would also be helpful for you to visit the site as the full context is difficult to convey through photos.

Kind Regards



Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 15:09

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

I can confirm that the 3rd March at 3pm works for us.

We will send on a suggested agenda ahead of the meeting and I am informed that we should be able to provide the site photos by the end of this week.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 13:16

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thanks for confirming. Initial responses suggest that the time proposed will work for us, and I will confirm later.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk

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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 19 February 2025 12:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

It will be via Teams.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 12:25

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I will check with the applicant and the team at our end, and get back to you ASAP. Would the meeting be at the Council's offices or on Teams?

Many thanks

Kind Regards

██████████
Associate Director

M ██████████
E ██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: ██████████ <██████████@bromley.gov.uk>

Sent: 19 February 2025 11:00

To: ██████████ <██████████@nexusplanning.co.uk>

Cc: ██████████ <██████████@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi ██████████

I have spoken with the team and a meeting time of 3-4pm on the 3rd of March is most suitable.

Does this time suit you?

Kind regards,

██████████

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

██████████ bromley.gov.uk

www.bromley.gov.uk/planning



From: ██████████ <██████████@nexusplanning.co.uk>

Sent: 17 February 2025 11:44

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; ESD Planning Admin (Group)
<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 17 February 2025 11:12

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; ESD Planning Admin (Group)
<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I look forward to receiving them.

I will get back to you shortly with potential meeting dates (just waiting for confirmation).

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 13 February 2025 08:27

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Just to update, our landscape consultant is going out to site on Friday to take some new photos. We will send across a pack next week for your consideration.

In the meantime, can you please provide some potential meeting dates?

Many thanks

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 13:20

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Apologies for the delay. I have asked the project team for some photos and will provide these ASAP.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Sent: 10 February 2025 11:59

To: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Sir/Madam,

Further to the acknowledgement letter the Council are requesting site photos to be sent in to accompany the application. Please make sure photographs are current and the date that they were taken can be verified. I have enclosed site photograph guidance for your use. Please can these photographs be emailed directly to planning.admin@bromley.gov.uk I look forward to receiving the site photos in due course.

Yours faithfully,

Planning Support Officer

Development Management Support

Planning Division

Housing, Planning and Regeneration Service

London Borough of Bromley

Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

T: [REDACTED]

E: planning.admin@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED]
To: [REDACTED]
Subject: RE: Land South of Crockenhill Road – TfL Pre-application Advice
Date: 01 May 2025 08:26:20
Attachments: [image001.jpg](#)
[image625352.png](#)
[image699387.png](#)
[image618382.jpg](#)

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Hi [REDACTED]

No problem. I was on leave yesterday so haven't had a chance to read, but I understand that it's helpful.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED]

Sent: 30 April 2025 13:43

To: [REDACTED]

Subject: FW: Land South of Crockenhill Road – TfL Pre-application Advice

Level 8, 5 Endeavour Square, Westfield Avenue, Stratford E20 1JN

From: [REDACTED]
To: [REDACTED]
Subject: FW: Land South of Crockenhill Road - Pre-Application
Date: 01 May 2025 11:17:00
Attachments: [GLA0001 - St Mary Cray - Pre-App Report.pdf](#)
[Land South of Crockenhill Road TfL Pre-Application Advice.pdf](#)

FYI

From: [REDACTED]
Sent: Thursday, May 1, 2025 11:16 AM
To: [REDACTED]@bromley.gov.uk'
Subject: Land South of Crockenhill Road - Pre-Application

Dear [REDACTED]

I believe you are the Bromley Case Officer for the pre-application at Crockenhill Road.

My name is [REDACTED] and I am the GLA case officer that has been working on our pre-application advice for this site.

I was wondering if you are available next week for a catch-up to discuss this site? Please let me know your availability and I can send through a Teams invite.

For your own information I have attached the GLAs pre-application advice as well as the TfL pre-application advice.

Kind regards,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](https://www.london.gov.uk)
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App
Date: 11 June 2025 09:51:31
Attachments: [image291949.png](#)
[image475093.png](#)
[PRFAPP 24.00252 - Land South Of Burrfield Drive.pdf](#)

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Hi [REDACTED]

Hope you're keeping well.

Further to our discussion last week, please see below a list of drawings that we propose to present at our next pre-app with you:

- Development Framework Plan
- Illustrative Masterplan
- Zoom-in areas of masterplan – particular focus on the higher density central area and area to the north.
- Framework principles, access and movement, heights, density, landscape, land uses (worked up parameters with precedent images)
- Landscape/open space typologies/strategy
- Landscape sections

We would be most grateful for your comments on the above to ensure that we are presenting the level of information that you want to see at the next meeting. As you're aware, our application will be in outline form so any detailed information presented will be indicative (albeit we'd look to secure the principles through any planning permission).

Given where we are, we won't be in a position to present meaningful information next week. Therefore, I propose that we postpone the scheduled meeting and reschedule for the w/c 10th July to ensure that we have a productive meeting. Can you please provide us with your and fellow GLA officer's availability for that week?

On a separate note, you will see that we have had some correspondence with LBB regarding the DRP. The latest email from [REDACTED] at 09:35 this morning seems to indicate that LBB is restricting us from doing a DRP at this stage and are requiring us to undertake further pre-app discussions with them despite their pre-app report dated 22nd May (attached again for ease) outlining an in-principle objection and dismissal of a Grey Belt case. We're clearly very frustrated with LBB's approach, which we believe that is being driven by the Members as opposed to Officers, so I would welcome a discussion with you on how we can undergo the necessary DRP if LBB is restricting us from doing so. I'm in meetings from 10:30 this morning, so are you around this afternoon for a quick call to discuss how we can move forward?

Many thanks

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] nexusplanning.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App
Date: 17 June 2025 08:44:25
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image460793.png](#)
[image866153.png](#)

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Morning [REDACTED]

Hope you are well.

I'm just looking at dates for the pre-app meeting/trying to coordinate the team. What's your availability looking like for w/c 14th July?

Thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]
Sent: Thursday, May 29, 2025 1:59 PM
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Apologies for the very late response to your email.

The appendices listed in my pre-app report are attached. They are template spreadsheets that should be completed by your energy consultant(s) to accompany a planning application.

Further guidance is available on each topic area as follows:

- Energy: <https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service/energy-planning-guidance>
- Circular Economy: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/circular-economy-statement-guidance>
- Whole Life-Cycle Carbon: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

Happy to discuss any of these matters further if any clarification is required.

Kind regards,

[Redacted Signature]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[Redacted Email Address] [london.gov.uk](https://www.london.gov.uk)

From: [Redacted] <[Redacted]@nexusplanning.co.uk>

Sent: Tuesday, May 20, 2025 12:13 PM

To: [Redacted] <[Redacted]@london.gov.uk>

Cc: [Redacted] <[Redacted]@nexusplanning.co.uk>; [Redacted] <[Redacted]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [Redacted]

Hope you are well.

I'm working with [Redacted] on this application, and I was just hoping you could quickly send over the appendices referred to within the GLA pre-app response?

Many thanks,

[Redacted Signature]

Senior Planner

M [Redacted]
E [Redacted] [nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)





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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 March 2025 08:20

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Attached is the GLA's pre-application report.

I would note that this has been fully reviewed by [REDACTED] [REDACTED]. It is awaiting full sign off with the Head of DM ([REDACTED] [REDACTED]) however I am not anticipating any further changes to this report.

I will be in touch to confirm once this has received final sign off.

Happy to discuss any aspect of this report further should you wish.

Kind regards,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, March 20, 2025 1:38 PM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@lih.co.uk>

Subject: Re: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Hope you had a good break.

Just checking to see if the pre-app response will be issued today?

I'm in meetings for the next few hours but could take a call from 4.30.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Monday, March 17, 2025 8:25:54 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Thanks for the update.

We look forward to receiving the report later this week and it would be good to discuss. I have a few meetings on Thursday, but up to 11am and from 4pm would work for me.

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 March 2025 15:15

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Just to keep you updated, there have been some slight delays on our end due to consultee responses, as well as continuing discussions about the emerging green belt guidance. Apologies for the delay.

I have now sent my completed report through to [REDACTED] for review. This should hopefully be reviewed, and issued, by the middle of next week.

I am away on leave next Monday – Wednesday, but I will give you a call next Thursday to discuss the report and next steps.

Kind regards,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk
[REDACTED]@london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Friday, March 7, 2025 10:57 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Apologies for the delay in sending this across, but please find attached the Pre-App presentation we gave to LB Bromley on Monday.

As mentioned over the phone, you will note that we have evolved the scheme slightly since our presentation to you, taking into account comments that you and your colleagues raised.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 11:09

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Noted and understood. We look forward to receiving your report next week.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 March 2025 10:51

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

I would prefer if we hold off on organising any meeting with Bromley just for now.
Once my report is reviewed and issued (hopefully by mid-next week) I will give you a call to discuss pathways forward and potential meeting options with Bromley.

Thanks,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, March 5, 2025 9:58 AM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Good to speak yesterday afternoon.

In light of our meeting with LB Bromley on Tuesday, do you think it would be worth arranging a joint meeting following the issuing of your feedback (which we'll share with the Council) to further inform the Council's pre-app response?

Timescale-wise, this would mean a meeting in the w/c 17th or 24th March.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)





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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 04 March 2025 14:48

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED] – 4.30 works for me, look forward to speaking then

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 04 March 2025 14:44

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Yes, we've been reviewing the PPG updates having regard to this site and our pre-app response.

I will give you a call at 4:30pm (if that works for you).

Thanks,

[REDACTED]
[REDACTED]

Principal Strategic Planner

GREATER LONDON AUTHORITY
 Union Street, London, SE1 0LL
london.gov.uk
 london.gov.uk

From:   < nexusplanning.co.uk>

Sent: Tuesday, March 4, 2025 2:14 PM

To:   < london.gov.uk>;   < nexusplanning.co.uk>

Cc:   < london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi 

Thanks for the update. I note that PPG updates re. Grey Belt were published last week, which help us assess whether the site would meet the definition. Any commentary you have on this update would be welcomed.

We had our pre-application meeting with LB Bromley yesterday afternoon. Happy to discuss this afternoon if you have availability?

Kind Regards



Associate Director

M 
 E  nexusplanning.co.uk



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From:   < london.gov.uk>

Sent: 04 March 2025 13:57

To:   < nexusplanning.co.uk>;   < nexusplanning.co.uk>

Cc:   < london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi 

Just to keep you updated, my pre-app written report should be completed this week and,

following review, be issued next week.

In the meantime, I was wondering if you have had your initial meeting with officers at LB Bromley? If so, would you be available for a quick call to discuss?

It would just be helpful to me to understand the feedback received.

Thanks,



Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

 [london.gov.uk](mailto: [redacted]@london.gov.uk)

From:   < [nexusplanning.co.uk](mailto: [redacted]@nexusplanning.co.uk)>

Sent: Thursday, February 13, 2025 8:25 AM

To:   < [london.gov.uk](mailto: [redacted]@london.gov.uk)>;   < [nexusplanning.co.uk](mailto: [redacted]@nexusplanning.co.uk)>

Cc:   < [london.gov.uk](mailto: [redacted]@london.gov.uk)>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi 

Thank you for your time yesterday afternoon. We thought it was a really productive meeting, and we have taken a lot away from the discussions.

Please find attached the latest presentation, which includes the slide on density and a few other updates made in response to our discussion earlier this week.

We look forward to receiving your formal written response in the next few weeks and will keep you informed with respect to our discussions with LB Bromley.

Kind Regards



Associate Director

M 
E  [nexusplanning.co.uk](mailto: [redacted]@nexusplanning.co.uk)

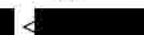


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From:   < [nexusplanning.co.uk](mailto: [redacted]@nexusplanning.co.uk)>

Sent: 11 February 2025 15:21

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Thanks [REDACTED]

We look forward to discussing tomorrow.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 11 February 2025 15:05

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Apologies for the delay. Please find attached the agenda for tomorrow afternoons pre-app meeting.

Please forward this through to the rest of your team.

Kind regards,

[REDACTED]
[REDACTED]

Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED]@london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Tuesday, February 11, 2025 12:37 PM

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

Good to speak yesterday.

Apologies, I don't think I've seen an agenda for tomorrow's meeting yet. Can you please send this across this afternoon?

Many thanks

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 10:44

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

A brief call today would be very helpful. Would a call at around 11 be convenient for you?

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 10 February 2025 10:04

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED] and [REDACTED]

Are you available for a brief call (~15 minutes) today to discuss this site/proposal? Just hoping for a quick chat ahead of our pre-app meeting.

My number is [REDACTED]

Thanks,

[REDACTED]
[REDACTED]

Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Friday, February 7, 2025 3:56 PM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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In my colleague [REDACTED] absence today, I can confirm that the attendees at next week's pre-app meeting will be as follows from our side:

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

As requested, I also attach a high-level presentation based upon a public consultation event done at the end of last year. Our team can explain further at the meeting the progress that has / is being made since then. I've sent the presentation in low resolution format for the purposes of emailing it, but can provide a hi-res version if you would like it / can receive it.

If you'd like any further information ahead of our meeting please let my colleague [REDACTED] or me

know.

Whilst writing, could I ask for clarity on which other GLA / TfL Officers will be in attendance?

Have a good weekend.



Executive Director

M
E

nexusplanning.co.uk



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From: [REDACTED] <nexusplanning.co.uk>

Sent: 05 February 2025 16:52

To: [REDACTED] <london.gov.uk>

Cc: [REDACTED] <nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

Hi [REDACTED]

Thank you for your email. We're looking forward to our meeting next week.

I will provide a draft presentation before the end of this week, along with the list of attendees from our side.

Kind Regards



Associate Director

M
E

nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 05 February 2025 11:56

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: Land South of Crockenhill Road, St Mary Cray, Bromley - Pre-App

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Hi [REDACTED]

I am the GLA case officer for the pre-application at St Mary Cray in the London Borough of Bromley.

I have been going over the material you have submitted in preparation for the meeting next week.

Prior to the pre-application meeting could you please:

- Issue your full presentation (once it is ready for issuing);
- Provide any other information you would like GLA officers to review; and
- Confirm your full list of attendees.

It would be particularly helpful if your presentation could be sent through this week, allowing us sufficient time to review ahead of the meeting.

Thanks,

[REDACTED]
[REDACTED]

Principal Strategic Planner

GREATER LONDON AUTHORITY

Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road
Date: 18 June 2025 10:15:31
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.png](#)
[image436564.png](#)
[image582466.png](#)

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Hi [REDACTED]

Thanks for the update. I'm in meetings until about 2pm, but around all afternoon if that's convenient.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]
Sent: 18 June 2025 10:11
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED] and [REDACTED]

I can confirm that we would be available for our follow-up meeting on the 15th July. Preferably between 10:00-12:00 or 1:00-3:00.

I am happy for you to issue a meeting hold and ill chase our Planning Support team to issue the formal meeting invite.

The cost of the London Review Panel (£6,000 + VAT for an initial meeting, £7,200 total) is outlined in the following link: <https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>

██████ I will give you a call shortly to discuss the proposal further.

Kind regards,

██████
██████

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](https://www.london.gov.uk)
██████ [london.gov.uk](https://www.london.gov.uk)

From: ██████ ██████ <██████ nexusplanning.co.uk>

Sent: Tuesday, June 17, 2025 5:04 PM

To: ██████ ██████ <██████ nexusplanning.co.uk>; ██████ ██████
<██████ london.gov.uk>

Cc: ██████ ██████ <██████ lih.co.uk>; ██████ ██████ <██████ nexusplanning.co.uk>;
██████ ██████ <██████ london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi ██████

Further to ██████ email below, I can confirm we're available either on the 15th or 17th July for the pre-app meeting. If either of these dates work for yourselves, please let me know and I can send out an invite.

Many thanks,

██████
██████ ██████

Senior Planner

M ██████
E ██████ nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Tuesday, June 17, 2025 3:37 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>;
[REDACTED] <[REDACTED]@london.gov.uk>

Subject: FW: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Further to the below and our discussions last week, Lands Improvement Holdings is keen to progress matters to enable us to move forward to the submission of the application.

It's been almost a week since my latest email to Bromley, which [REDACTED] chased up yesterday, and we have not received any response in relation to hosting a joint follow up pre-application meeting or with respect to the Design Review Panel process.

We are very conscious of the Council's draft Direction of Travel Reg 18 Local Plan document that is due to go to its Executive for approval later this month (see attached), which does not recognise the current minimum LHN and, notably, resists any amendments to the Green Belt (despite the recent statements made by the Mayor of London and the aspirational content of the New London Plan consultation document). We do believe this is influencing the discussions we are having with Officers and the apparent resistance from LBB to us seeking to move matters forward.

We remain committed to a joint follow up pre-app meeting (@ [REDACTED] will confirm our availability during the w/c 14th shortly); however, we are now keen to be considered by the London Review Panel given that Bromley Officers seem to be resisting us from being considered by its DRP.

I've had a quick look online but couldn't see anything on the LRP page regarding dates of costs. Can you please provide some details so that we can move this forward?

Many thanks

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 16 June 2025 17:17

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
<[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

I'm just following up on [REDACTED] email below. We're eager to get this resolved as soon as possible so if you could please provide us with an update that would be much appreciated.

Many thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, June 11, 2025 8:12 PM

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

Thank you for your response.

As a procedural matter I have checked with the client to clarify and the most recent meeting that we held was under the Major pre-application process with the associated fee for this service. In terms of the information provided for the meeting, it was reflective of the outline nature of the proposals, albeit with some additional detail regarding density and design principles presented.

Notwithstanding this, we have been refining the proposals since our meeting, a process which has been informed by the various pre-application feedback that we have received as well as two public consultation events that we have held and engagement with other local stakeholders. We have also been developing further indicative design details that would demonstrate how the design details could be delivered, and we would welcome the opportunity for these to be considered by the Council's Design Review Panel as per the recommendation of the pre-application response you have provided.

In terms of a further pre-application, we are in the process of arranging a further pre-application meeting with the GLA to present the updated proposals and supporting indicative design details. This will also include a section explaining in further detail how the design evolution process has been informed.

Whilst I previously mentioned that LBB Officers would be welcome to attend this meeting, we have considered in light of your email and propose that this meeting could be held as **a joint GLA / LBB follow pre-application meeting** (we would of course formally submit a follow up pre-application request with you and pay the associated fee). The GLA has offered us good availability for the **w/c 14th July (with some potential availability during the w/c 7th July)**, so I would be most grateful if you could **please confirm your availability for a meeting** (to be held via Teams) at the earliest opportunity to allow us to coordinate and agree a date before diaries begin to fill up.

We will provide a draft pre-application pack ahead of the meeting to allow the GLA and LBB Officers the opportunity to consider the information in advance.

At the same time, we do not want to slow up the Design Review Panel process and would be keen to undertake this either before or shortly following the follow up pre-application meeting. Therefore, can you please confirm that, subject to receipt of further details ahead of the pre-application meeting, that we can be scheduled for consideration at the DRP.

The project team is working on producing the required detailed technical work and the relevant drawings (those for determination and the indicative drawings) for a submission to be ready by the end of July (subject to any further refinement following the DRP and pre-application meeting).

I look forward to hearing from you with respect to the principle of a joint meeting with the GLA in early / mid-July and your availability for a meeting, as well as the availability of the DRP.

Kind Regards

[Redacted]
[Redacted]

Associate Director

M [Redacted]

E [Redacted] [nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 11 June 2025 09:35

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Mr [REDACTED]

Thank you for your email.

To date you have had two high level, in principle meetings. The first meeting was for a much larger site under ref: PREAPP/23/00215 for a mixed use development comprising 900 residential units; primary school, public open space and a Mobility Hub. Following this you had a second pre-app under ref: PREAPP/24/00252 for a reduced residential-led mixed use development comprising approximately 350 dwellings including affordable homes and a community hub. You have said that you are proposing to submit an outline application with all matters are reserved other than principle means of access, given this I do not understand what DRP would be commenting on? Whilst we did refer to DRP in our pre-application response we also said that *"Further, more detailed pre-application engagement should be undertaken and officers strongly recommend an independent design review be undertaken by the Bromley Design Review Panel as part of the pre-application process"*. Whilst I do appreciate you have had input from the GLA, however you also need more input from Bromley. Given the scale of the development we would have expect you to have done a staged pre-app program and at least 5 pre-apps with the Council with 2/3 DRP sessions.

Can you provide us with a timeline for your proposal? Are you intending on submitting a planning application soon?

Given the above we are therefore not going to put you forward for the July DRP.

Kind regards,

[REDACTED]
Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]
[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)
www.bromley.gov.uk/planning



The public-facing webpages and back-office IT system for the Council's Planning and Building Control, Tree and Local Land Charges Search teams will be moving to a new improved system in June/July 2025. Further information can be found using the following link: [New planning and building control IT system and public portal](#)

For the latest information on the current operation of the Development Management service please visit: <https://www.bromley.gov.uk/planning-applications>

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 June 2025 15:43

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Further to the below email and the voicemail I have left you earlier this afternoon, can you please confirm that we can be considered at the 10th July Design Review Panel?

Many thanks

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 09 June 2025 15:57

To: [REDACTED]@bromley.gov.uk

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lii.co.uk>; [REDACTED]@bromley.gov.uk; [REDACTED] [REDACTED]
<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

Thank you for your email.

To clarify, since the in-principle pre-application meeting held on 20th March 2024 we have engaged in a Major Pre-Application process with the Council.

We submitted a Major Pre-Application on 20th December 2024, met with you and colleagues on 3rd March 2025 and received the attached pre-application response on 22nd May 2025. Notably, the attached pre-application response strongly recommended an independent review by the Design Review Panel. It is on this basis that we are seeking to be considered at the 10th July Design Review Panel session to discuss the proposals for an outline planning application (with all matters reserved other than principle means of access), and we would be grateful if you could confirm if this is possible.

Moreover, we have also held pre-application discussions with the GLA, TFL and with Sport England, and are arranging a further pre-application meeting with the GLA (and we would invite you to attend this meeting once arranged).

We look forward to hearing from you regarding the 10th July Design Review Panel session.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED]@bromley.gov.uk

Sent: 09 June 2025 12:28

To: [REDACTED] [REDACTED] [REDACTED]@nexusplanning.co.uk; [REDACTED] [REDACTED]

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

Cc: [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk); [REDACTED] [lih.co.uk](mailto:[REDACTED]@lih.co.uk);

[REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>; [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

External Email: Please be aware. This email originated from outside the Nexus Planning corporate network. Do not take instructions, click on links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms [REDACTED]

Thank you for your email however we would say that this is very premature as you have not been through the pre-application process, you have only had a high level pre-app in principle last year. DRP is not a tick box that you do prior to submission, it is an integral part of a comprehensive pre-app process. Can you explain what the benefit would be of having DRP at this stage, given that you now seem to be very advanced with the application.

We would strongly recommend that you follow the link below to view out pre-application process and given the scale of the development consider a staged pre-app programme.

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

Kind regards,

[REDACTED]
Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



The public-facing webpages and back-office IT system for the Council's Planning and Building Control, Tree and Local Land Charges Search teams will be moving to a new improved system in June/July 2025. Further information can be found using the following link: [New planning and building control IT system and public portal](#)

For the latest information on the current operation of the Development Management service please visit: <https://www.bromley.gov.uk/planning-applications>

From: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Sent: 09 June 2025 08:39

To: [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>; [REDACTED] <[\[REDACTED\]@lih.co.uk](mailto:[REDACTED]@lih.co.uk)>;

[REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>; [REDACTED]

<[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>; [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Hope you had a nice weekend.

Based on discussions we have had with the GLA this week, and following your own discussions with them, please can we be listed for the DRP session taking place on 10th July?

Thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Monday, June 2, 2025 3:49 PM

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please could you provide us with an update on the DRP? We're keen to get this organised as soon as possible.

Many thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)

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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, May 29, 2025 3:26 PM

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Just following up on the below – please could you provide us with an update on the
DRP/engagement process?

Many thanks,

[REDACTED]

[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk

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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, May 28, 2025 2:43 PM

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>;

[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <

[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Many thanks for this.

I been looking into the Design Review Panel and the Terms of Reference for the DRP confirm that following the pre-application consultation, *"it is for planning officers to decide which schemes would benefit from the panel's advice, and refer them for a review"*.

I note in your response you strongly recommend engaging with the DRP process – therefore, please can you refer us for a review? It looks like the next meeting is being held on the 12th June – will it be possible to be scheduled onto this meeting?

Thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Thursday, May 22, 2025 5:40 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>;

[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED] and [REDACTED]

Please find the attached report.

Please do not hesitate to contact me if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED]

Sent: 21 May 2025 10:14

To: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>; [REDACTED] <[\[REDACTED\]@lih.co.uk](mailto:[REDACTED]@lih.co.uk)>;

[REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

My Team Lead is finalising the pre app response.

I will be in contact when I receive it.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Sent: 19 May 2025 09:05

To: [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>;
[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road
Morning [REDACTED]

Hope you had a nice weekend.

Please could you provide us with an update on when we can expect to receive the pre-app response?

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Thursday, April 24, 2025 1:05 PM

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>;
[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

The Scoping Opinion has been validated today, apologies for the delay.

The pre application response is being reviewed, I have asked my team to make this a priority so I can get the response to you as soon as possible.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 23 April 2025 12:20

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>;

[REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please can you provide us with an update on when you anticipate sending through the pre-application response? The ongoing delay is disappointing given that the meeting was held on 3rd March and the supplementary note was issued to you on 12th March, and we were informed that we would have a response by w/c 7th April.

Please can you also provide us with an update on the validation of the Scoping Opinion? This was submitted on the 3rd of April and I chased again on the 15th with no response. I would be most grateful if you could ensure that it is validated as a priority.

Many thanks,

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Tuesday, April 15, 2025 3:14 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

The response is currently being reviewed.

I will get it to you as soon as the review is completed, I'm waiting for my Team Leader to come back from leave to finalise the review.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 15 April 2025 15:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
 <[REDACTED]@nexusplanning.co.uk>
 Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Hope all is well.

Please can you provide us with an update on when we can expect to receive the pre-app response?

Many thanks,

[REDACTED]
 [REDACTED]

Senior Planner

M [REDACTED]
 E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Tuesday, March 25, 2025 9:36 AM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
 <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Apologies no I will not be able to get the pre application response this week. I am still awaiting feedback from various teams- I will send a followup to them.

I aim to get a response to you the week of the 7th as the feedback will also need to be reviewed.

Let me know if you have any questions.

Kind regards,

[REDACTED]
 [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services
London Borough of Bromley,
Bromley Civic Centre
Churchill Court
2 Westmoreland Road
Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto: [REDACTED]@bromley.gov.uk)
www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 March 2025 17:11

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached the GLA's pre-app response in relation to the above site for your information.

Are you still on course to issue your pre-application response this week?

Kind Regards



Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 17 March 2025 08:23

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 14 March 2025 13:36

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

I have sent this to our consultees and will wait for their response and get a report to you as soon as I can.

Kind regards,

[REDACTED]
Principal Planner
Housing, Planning and Regeneration Services
London Borough of Bromley,
Bromley Civic Centre
Churchill Court
2 Westmoreland Road
Bromley, BR1 1AS
[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 12 March 2025 15:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached a supplementary note in relation to the above pre-application, providing further detail in response to queries raised during last week's meeting.

I trust that this along with the presentation (circulated by email on the 5th March 2025) provides the Council with the required information to prepare its written response.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 10:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I'm informed that we should also receive feedback from the GLA next week, so I'll forward this on once

received.

Kind Regards



Associate Director

M [Redacted]
E [Redacted]

[nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)



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From: [Redacted] <[\[Redacted\]@bromley.gov.uk](mailto:[Redacted]@bromley.gov.uk)>

Sent: 05 March 2025 09:33

To: [Redacted] <[\[Redacted\]@nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)>

Cc: [Redacted] <[\[Redacted\]@nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)>; [Redacted] <[\[Redacted\]@lii.co.uk](mailto:[Redacted]@lii.co.uk)>; [Redacted] <[\[Redacted\]@lda-design.co.uk](mailto:[Redacted]@lda-design.co.uk)>; [Redacted] <[\[Redacted\]@lda-design.co.uk](mailto:[Redacted]@lda-design.co.uk)>; [Redacted] <[\[Redacted\]@slrconsulting.com](mailto:[Redacted]@slrconsulting.com)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [Redacted]

Thanks for sending this through.

Please send through the supplementary note when it becomes available, I will then circulate the presentation and note internally to provide a written response to you.

Kind regards,



Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[Redacted\]@bromley.gov.uk](mailto:[Redacted]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 08:45

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thank you for your time on Tuesday.

Please find attached a copy of our presentation from the meeting. We are preparing a supplementary note with some further points of clarification to respond to some of the questions raised during the meeting, and intend to get this across to you early next week.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 February 2025 11:10

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 28 February 2025 10:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending the agenda through.

The officers from Council who will be attending is [REDACTED] (Planning), [REDACTED] (Policy) and myself.

Let me know if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 February 2025 15:19

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please see below our proposed agenda for the pre-application meeting on Monday:

1. Introductions
2. Presentation of the scheme by the applicant team
3. Land use principles
4. Housing provision
5. Urban design and green infrastructure
6. Transport
7. Other technical matters
8. Validation requirements
9. AOB

Can you please confirm which officers will be attending for the Council?

Please let us know if you have any queries or would like to add any further items for discussion. I am not working tomorrow, so please contact my colleagues [REDACTED] and [REDACTED] (cc'd) if you have any queries in my absence.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 25 February 2025 09:22

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks so much for sending this through.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 February 2025 17:36

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Apologies for the delay. Please find attached site photos ahead of our pre-app meeting next Monday. If possible, it would also be helpful for you to visit the site as the full context is difficult to convey through photos.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 15:09

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

I can confirm that the 3rd March at 3pm works for us.

We will send on a suggested agenda ahead of the meeting and I am informed that we should be able to provide the site photos by the end of this week.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 13:16

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thanks for confirming. Initial responses suggest that the time proposed will work for us, and I will confirm later.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 19 February 2025 12:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

It will be via Teams.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 12:25

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I will check with the applicant and the team at our end, and get back to you ASAP. Would the meeting be at the Council's offices or on Teams?

Many thanks

Kind Regards

██████████
Associate Director

M ██████████
E ██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: ██████████ <██████████@bromley.gov.uk>

Sent: 19 February 2025 11:00

To: ██████████ <██████████@nexusplanning.co.uk>

Cc: ██████████ <██████████@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi ██████████

I have spoken with the team and a meeting time of 3-4pm on the 3rd of March is most suitable.

Does this time suit you?

Kind regards,

██████████

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

██████████ bromley.gov.uk

www.bromley.gov.uk/planning



From: ██████████ <██████████@nexusplanning.co.uk>

Sent: 17 February 2025 11:44

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; ESD Planning Admin (Group)
<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 17 February 2025 11:12

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; ESD Planning Admin (Group)
<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I look forward to receiving them.

I will get back to you shortly with potential meeting dates (just waiting for confirmation).

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 13 February 2025 08:27

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Just to update, our landscape consultant is going out to site on Friday to take some new photos. We will send across a pack next week for your consideration.

In the meantime, can you please provide some potential meeting dates?

Many thanks

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 13:20

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Apologies for the delay. I have asked the project team for some photos and will provide these ASAP.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Sent: 10 February 2025 11:59

To: [REDACTED] <[\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Sir/Madam,

Further to the acknowledgement letter the Council are requesting site photos to be sent in to accompany the application. Please make sure photographs are current and the date that they were taken can be verified. I have enclosed site photograph guidance for your use. Please can these photographs be emailed directly to planning.admin@bromley.gov.uk I look forward to receiving the site photos in due course.

Yours faithfully,

Planning Support Officer

Development Management Support

Planning Division

Housing, Planning and Regeneration Service

London Borough of Bromley

Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]

E: planning.admin@bromley.gov.uk

www.bromley.gov.uk/planning

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application
Date: 04 July 2025 12:49:51
Attachments: [image001.png](#)
[image002.png](#)
[image691275.png](#)
[image524898.png](#)

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Hi [REDACTED]

Further to the below, I would be most grateful if you could provide a very brief update following your discussion with LBB.

Many thanks

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]
Sent: 03 July 2025 20:43
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Sebastian Burchell;
[REDACTED]; [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

Please find attached our draft follow-up pre-app presentation for you to review and discuss with LBB tomorrow. Hopefully this picks up the key points you are expecting to see, but please let me know if you require any further information.

The final few slides are for Lands Improvement Holdings internal design review process, but we thought

we'd provide within the presentation for your information.

I am on a non-working day tomorrow, so please liaise with the rest of the project team (cc'd into this email) if you require any clarification before your meeting with LBB.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 03 July 2025 16:52

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

Just to update you, we have reviewed the draft pre-app pack with LDA Design earlier today and it is being updated as we speak. I will send this across to you this evening to allow you time to review tomorrow morning before your meeting with [REDACTED]

As discussed, we'd welcome your comments on the content and will look to update as necessary prior to the 'formal' submission on Tuesday. However, I hope that you will consider it to be a comprehensive draft.

We will also send you and LBB a copy of the draft Green Belt Assessment on Tuesday to inform the meeting on the 15th.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 30 June 2025 17:15

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lih.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

Hope you had a good break.

We'll ask the client (cc'd) to provide confirmation of payment and send this on ASAP. LDA Design have provided a draft presentation to us for review this afternoon. I will have an initial review tomorrow with the aim of sending this to you for your comments / consideration before we issue the final version ahead of the meeting.

We have also submitted the LBB follow up pre-app request and paid the associated fee, so we have set up the meeting on the 15th July as a joint meeting. However, we have not heard anything from Bromley since my email to [REDACTED] on 11/06/25.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 30 June 2025 17:07

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

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Hi [REDACTED] and [REDACTED]

Are you able to confirm if the GLA pre-app fee has now been paid? If so, are you able to send through the receipt. I just want to chase up our Planning Support staff to issue the formal meeting invite.

Additionally, are you able to provide a status update on the issuing of a full set of documentation and design pack?

Thanks,

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Tuesday, June 3, 2025 11:46 AM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

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Hi [REDACTED]

Further to the below, I am informed that you will receive payment for the follow-up pre-app shortly.

Can we please arrange the meeting for the AM of 18th June (to conclude by 12pm)? We'll aim to send across further details ASAP to provide you and your colleagues the opportunity to review ahead of the meeting.

Many thanks

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 29 May 2025 15:08

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

I have now submitted the follow up pre-application request, which has the reference number 2025/0473.

Can you please reserve time on the the 18th and 19th June for now, and I will seek to confirm exact availability early next week once other members of the design team (who are off for half term) are back. We'll send on some information ahead of the meeting and the payment will be made by the applicant (cc'd).

We have also requested attendance at Bromley's DRP and are awaiting a response.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 May 2025 14:39

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

Thanks for the update. I will check availability our side and will confirm best dates along with the pre-app reference number once we have submitted.

I will inform the applicant re. fees and will look to get a DRP booked in. On reflection, we think we should go via Bromley for the DRP in the first instance.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 28 May 2025 14:02

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

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Hi [REDACTED]

At this stage, I would say that we could likely be available:

- W/C 9th: Wednesday (11th) or Friday (13th) likely to be the best dates.
- W/C 16th: Wednesday (18th) or Thursday (19th).

The pre-app follow up fee is based on the date at which you lodge the follow up request. So the fee would be £7,000 + VAT (£8,400 inc. VAT) (as per

<https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>).

Lastly, I would strongly encourage your engagement with the Design Review Panel. If this is not done prior to lodgement, the GLA Stage 1 would likely note it as a point of non-compliance in accordance with Policy D4 of the London Plan. The DRP would also hopefully offer up guidance on best practice urban design principles for the design and layout of the proposal.

The GLA do offer their own design review panel, referred to as the London Review Panel (<https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>). This is not typically used where boroughs have their own DRP, but if you were of a mind to seek independent DRP, it might be worth discussing this process further via a call.

Thanks,

[REDACTED]
[REDACTED]
Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, May 28, 2025 1:02 PM

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - Pre-Application

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Hi [REDACTED]

Thanks for your time again this morning, it was useful to catch up.

To update you, we have just had a positive meeting with the masterplanners. I discussed what you would want to see as part of the pre-app and they will be producing some drawings demonstrating the design principles, which, as mentioned, have been informed by the discussions we had with you in February. In terms of the pre-app meeting, I will get this submitted this week. Can you please provide availability for the w/c 9th and 16th June? In terms of the fee – I assume that we would be charged the pre-April 2025 follow up meeting cost as our initial submission and meeting was before the increase, but I'd be most grateful if you could confirm.

Finally, LBB's pre-app response recommends that we undergo a Design Review Panel. Our view was that

we would undertake this post-submission as the pre-app meetings with them and yourselves have facilitated a review of the design. However, can you please confirm that this would not have any implications on a potential call-in? Also, we are minded to engage with an independent Design Review Panel as opposed to the Bromley one as we're concerned that the general view of the scheme from the authority might impact on the approach taken by the Panel in reviewing the scheme. Again, I'd welcome your thoughts.

Many thanks

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 May 2025 08:10

To: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Subject: Land South of Crockenhill Road, St Mary Cray - Pre-Application

Hi [REDACTED]

Hope you're keeping well.

I've just got back from leave and catching up on St Mary Cray matters. The main update is that we received Bromley's pre-app response last week (second attachment), which is unfortunately very negative. It seems to us that they have not fully grasped the Grey Belt requirements, so the Council has reached a significantly different view than the GLA did. As you're aware, it has taken a very long time to get the pre-app response from the Council, so we suspect that it has been informed by Members. It would be good to discuss this with you at a convenient time.

Separately, we are having some issues with the EIA approach with Bromley as the Council is seeking to require matters that were screened out by the Secretary of State in its Screening Direction to be scoped into the EIA. Again, we don't understand the Council's approach here but are hoping to reach agreement. More positively, Sport England has confirmed that our approach of providing contributions towards the enhancement of the existing recreation ground would be suitable and is welcomed.

Other than a meeting between 12 and 1, I'm generally around today and tomorrow if you have time to discuss.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)

FAO: [REDACTED]

By email only

19 May 2025

Planning Practice Guidance: Non-statutory consultees - Paragraph 022
Reference ID: 15-022-20140306**Pre-application Reference:** N/A**Site:** St Mary Cray Recreation Ground, BR5 4BW**Pre-Application Proposal:** Playing Field Improvements related to development of adjacent land for residential**Sport England Reference:** PA/25/L/BRM/70601

Thank you for your letter concerning the proposed residential development at Land South of Crockenhill Road, St Mary Cray and for explaining the process you have gone through in respect to identifying the outdoor sports requirements arising from the proposed development.

Sport England – Non-statutory consultee role

Sport England would be a non-statutory consultee to any future planning application for the residential development as it does not impact on existing playing field although, we may be a statutory consultee to any subsequent application(s) directly relating to the playing field and its facilities.

Sport England assesses proposals for accordance with our planning objectives that are to protect, enhance and provide sports facilities where they are required. We consider that new development should contribute towards the additional demand for such facilities that arises from it.

Unlike FIT and many local planning authorities, Sport England does not apply a standards-based approach to the provision of sports facilities in connection with new development. Instead, we seek to work with local authorities and other partners to prepare and keep up to date, a robust evidence base that identifies what the existing and projected supply and demand for community sports facilities is in a particular area and to address any deficits either through the provision of new facilities where they are required, or through improvements to existing sites. Unfortunately, in Bromley, while we have a good working relationship

with officers, there is currently no evidence base or strategy available to guide such input into what might be required to support the demand created by the proposed new population and the existing community here.

Notwithstanding that, Sport England welcomes the developer's intention to include financial contributions towards improvements to St Mary Cray Recreation Ground. The list of proposed improvements you have set out appears to be appropriate. I would suggest that you might contact the Council's Sports and Leisure Manager if you haven't already to discuss the content of any package in more detail

[REDACTED] [@Bromley.gov.uk](mailto:[REDACTED]@Bromley.gov.uk)

In addition, in relation to the development site itself and its relationship with the surrounding area including the recreation ground, I would draw your attention to the latest version of Sport England's Active Design guidance (AD3) was published in May 2023. The guidance sets out ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The principles are aimed at contributing to the Government's objective for the planning system to promote healthy communities through good design (paragraph 8 of the NPPF). Further information is available at www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design

If you would like any further information or advice, please contact me.

Yours sincerely,

[REDACTED]
Planning Manager

[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road
Date: 10 July 2025 11:14:34
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
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[image019.jpg](#)
[image020.png](#)
[image692119.png](#)
[image116650.png](#)

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Hi [REDACTED]

Thanks for your prompt response.

Can we please book in 1.30pm on Thursday 31st July? I will send a meeting invite now.

A number of the points in your email appear to be somewhat different to the definitive position set out in the Council's written pre-application response dated 22nd May 2025. As such, it would be good to have a discussion with you ahead of the 31st July to ensure that we understand the Council's position clearly. I note that you will be observing the GLA pre-application meeting next Tuesday (15th July), so perhaps we can schedule a quick call following this?

With respect to the DRP, we originally asked Officers to book this in on 28th May 2025 and we remain unclear why we still cannot be booked into a session. Following the DRP session scheduled for today, two DRP sessions will have taken place since our original request. As such, so can we please be booked on to the scheduled session on 14th August?

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] nexusplanning.co.uk



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From: [REDACTED]

Sent: 09 July 2025 17:51

To: [REDACTED]; [REDACTED]; [REDACTED]

Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Ms [REDACTED]

Thank you for your email. I have received the GLA pre-app and draft GB assessment, are these the documents we will be discussing at the LPA pre-app meeting? To ensure we are able to provide meaningful and informed feedback, we will need at least two weeks to review the material in full. Please see the next available dates and times for the meeting:

- 31/7- 1:30pm-3pm
- 01/8- between 11:30- 2:30
- 05/8- 2:30-4
- 06/8- between 11:30- 2:30

In order to help expedite the process, I have included an additional planning officer - Xanna Machecourt to support the review of the scheme.

With regards to the suggestion of a further staged pre-application process, the intention was not to repeat previous steps but to explore whether a more structured and collaborative approach could help address the outstanding concerns raised by Officers—particularly in light of the evolving policy context and the additional evidence you have now submitted. The Council's recommendation of undertaking a detailed pre-app process was communicated to you as part of the in principle pre-app and the second pre-app that took place over a year later. Had this detailed process commenced at this point, further delays could have been avoided. We appreciate your willingness to continue dialogue, however we would expect that this dialogue would be meaningful and that you would be open to making amendments to the scheme where necessary as part of an ongoing constructive discussion. We would expect a program of at least 5 pre-apps with the Council with 2/3 DRP sessions given the scale and complexity of this site.

We welcome your commitment to a further pre-application meeting, and would welcome the opportunity to have a constructive discussion about this site as per our previous recommendations. Depending on outcome of this meeting, we will then take a view as to whether we would refer this scheme to the Bromley Design Review Panel. The DRP is not a tick box at the end of the pre-app process, as seems to be the case with your previous request; it is an integral part of shaping schemes and a source of constructive feedback

that, in our experience, has vastly improved the quality of proposals that are eventually submitted. Without a commitment to a meaningful pre-app process, we would not refer the scheme to DRP.

Can you indicate timescale and when you are intending on submitting so we can structure the pre-application programme around it.

I look forward to hearing from you.

Regards,

[REDACTED]

Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]

bromley.gov.uk

www.bromley.gov.uk/planning



The public-facing webpages and back-office IT system for the Council's Planning and Building Control, Tree and Local Land Charges Search teams will be moving to a new improved system in June/July 2025. Further information can be found using the following link: [New planning and building control IT system and public portal](#)

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From: [REDACTED] <[REDACTED]@lih.co.uk>

Sent: 08 July 2025 15:04

To: [REDACTED]

[REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

[REDACTED]

Thank you for your email. For the avoidance of doubt, I wanted to take this opportunity to comprehensively clarify our process of engagement with Officers at London Borough of Bromley (LBB) to date so that there is no misunderstanding in terms of our approach or intentions. We originally put forward the merits of the wider area of land that we control (that includes the

site) in a response to the Council's Call for Sites exercise between August and November 2021. This response was supported by a series of technical documents and a Vision Document. We subsequently sought to meet with the Council's Policy Officers to discuss our submission but were told that there was no opportunity to do so at that time.

We subsequently lodged representations to the Council's Local Plan Issues and Options (Regulation 18) consultation that took place between April and June 2023. These representations clarified our views on the need for housing / affordable housing in Bromley (particularly family housing), and the need for appropriate greenfield / Green Belt releases to do so.

No progress has been made publicly on the emerging Local Plan since 2023. However, we understand that a further Regulation 18 'Direction of Travel' document is due to be published for consultation this summer. The Council does not expect to complete this emerging Local Plan process for a number of years but we note, in terms of housing provision, that the draft document (presented to the Council's Executive on 25th June 2025) proposes to plan only for the existing London Plan requirement of 774 dwellings per annum - despite the fact that the London Plan will be out of date for housing purposes within 9 months, that a review of the London Plan has already commenced, and that local housing need for LBB, calculated using the standard method, is in fact 2,906 dwellings per annum).

Having regard to the need for housing / affordable housing in LBB, and cognisant of the fact that the National Planning Policy Framework (December 2024) seeks to boost housing delivery further, specifically creating the concept of 'grey belt' to facilitate the development of appropriate sites, we instigated a pre-application process with LBB in 2023.

Our initial 'in-principle' pre-application request was submitted on 27th October 2023 and related to the larger area of land that we control in this location (including the site now being advanced).

Officers were not, however, able to meet until 20th March 2024, and their written response was not provided until 15th May 2024 i.e. almost 7 months after our initial request was made. The conclusion from Officers was that 'the scheme is unacceptable in principle'.

Reflecting on this, we carried out an initial public consultation event in early December 2024 for proposals for a much smaller scheme, on the land now proposed for development. We then submitted a second 'major' pre-application request on 20th December 2024 relating to this smaller site / proposal, relying on a package of information that is wholly appropriate for an outline application of the nature proposed. Officers were, however, not available to meet until 3rd March 2025, and the Council's written response was not provided until 22nd May 2025 i.e. 5 months after our original submission. This was a meeting that you were involved in.

The Council's latest pre-application response confirms that despite the evidence submitted, Officers did not accept that the site was 'grey belt' as defined by national policy, or that the harm created to the Green Belt by virtue of development was justified. As such, it concludes that an application was unlikely to be viewed favourably or supported by Officers, although it re-iterates that it is open to us to apply for formal determination i.e. a planning application. The 'in principle' objection from Officers is clear.

Alongside the above process, and given the nature of the proposals, we have also engaged with Officers at the GLA to discuss the emerging proposals, and they initially indicated that the site could be considered to be 'grey belt', subject to a more detailed assessment being undertaken. We have now had the opportunity to produce this more detailed Green Belt Assessment – the working draft of which has been sent to you ahead of the next pre-application meeting with the GLA on 15th July 2025 (that LBB is also due to attend).

Whilst not required by relevant local, regional or national policies, we carried out a second public consultation event in June 2025, to present our updated proposals to local residents and clarify

how we had sought to respond to comments made at the December 2024 public event. It is against this background that you have, for the first time, asked that we now enter into a further 'staged' pre-application process with Officers at LBB. We are unclear why this is being raised now, or what such an additional process would achieve given Officers 'in principle' position.

The Council accepts that housing land supply in the borough is no more than 2.4 years based on current housing requirements (and we would suggest that it will drop below 1 years' supply when new housing requirements apply from March 2026). The Council's latest Housing Delivery Test results (2023) also confirm that only 58% of the borough's housing requirement was delivered over the last three years – a level so low that it directly engages the presumption in favour of sustainable development.

It is clear that housing and affordable housing in Bromley is needed now. No party benefits from further unnecessary delay.

We have already entered into a multi-stage pre application process with LBB Officers, and engaged more than once with local residents (and local Ward Members). We have additionally sought pre-application advice from the GLA (as mentioned earlier), TfL, Sport England and Thames Water.

Despite the 'in principle' issues between us, and the fact that our proposals would be submitted in outline, we are willing to have a further pre-application meeting with LBB Officers (we sent a request on 23rd June 2025 and payment has been made), and present to a Design Review Panel. However, given the clear need for housing, and the significant delays we have already experienced, these additional meetings will need to be arranged in the coming weeks rather than months, and I look forward to receiving dates for both at your earliest convenience.

I apologise for the length of this response but I thought it was beneficial for all parties to have clarity on the process to date, and timescales moving forward.

I look forward to hearing from you.

██████



☐		
☐		
☐		
☐		

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From: ██████████ <██████████@bromley.gov.uk>

Sent: 04 July 2025 16:59

To: ██████████ <██████████@lih.co.uk>; ██████████
 <██████████@nexusplanning.co.uk>; ██████████ <██████████@nexusplanning.co.uk>

Cc: ██████████ <██████████@bromley.gov.uk>; ██████████
 <██████████@nexusplanning.co.uk>; ██████████ <██████████@bromley.gov.uk>; ██████████

[REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear [REDACTED]

Further to my email I would like to reiterate that give the scale of the development we would strongly encourage you to engage in the staged pre-app program with Bromley. I look forward to hearing from you in due course.

Kind regards,

[REDACTED]
Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]
[REDACTED]
[bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)
www.bromley.gov.uk/planning



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From: [REDACTED] [REDACTED]

Sent: 04 July 2025 16:13

To: [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] [REDACTED]

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

Thank you for your email, we are currently moving to a new back office system so have not been able to set up the pre-app and formally acknowledge the application. Once we have our system back our administration team will be in contact.

I have spoken to the GLA today and we will be able to attend the meeting on 15th July, this will be as observers and not as a joint meeting. We need to set up our own meeting to discuss this project further. Please can you send though the information pack so we can

arrange the next pre-app meeting.

I look forward to hearing from you in due course.

Kind regards,

[REDACTED]

Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]

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From: [REDACTED] <[REDACTED]@lih.co.uk>

Sent: 30 June 2025 09:13

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>;

[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hello [REDACTED]

To follow on from Megan's email and form submission, I can confirm we have now made a payment of £3,500 for the follow-up pre-app. The transaction number is BX25062646197734.

I would be grateful if you are able to attend the meeting on 15th July.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 23 June 2025 08:33

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Further to the below, please find attached the request form for a follow up meeting to PREAPP/24/00252.

I understand from the Major Pre-Planning Application Guidance Notes and Fee Schedule that one follow-up meeting is charged at half the fee of the initial meeting (i.e. £3,500).
If you would like to go ahead with the joint pre-application meeting with the GLA (scheduled for the 15th July), please let us know and we can pay the fee accordingly.

Many thanks,

[Redacted]

[Redacted]

Senior Planner

M [Redacted]

E [Redacted] [nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)



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From: [Redacted] [Redacted] <[Redacted]@nexusplanning.co.uk>

Sent: Monday, June 16, 2025 5:17 PM

To: [Redacted] [Redacted] <[Redacted]@nexusplanning.co.uk>; [Redacted] [Redacted]
<[Redacted]@bromley.gov.uk>

Cc: [Redacted] [Redacted] <[Redacted]@bromley.gov.uk>; [Redacted] [Redacted]
<[Redacted]@lii.co.uk>; [Redacted] [Redacted] <[Redacted]@nexusplanning.co.uk>; [Redacted] [Redacted]
<[Redacted]@bromley.gov.uk>; [Redacted] [Redacted] <[Redacted]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [Redacted]

I'm just following up on [Redacted] email below. We're eager to get this resolved as soon as possible so if you could please provide us with an update that would be much appreciated.

Many thanks,

[Redacted]

[Redacted]

Senior Planner

M [Redacted]

E [Redacted] [nexusplanning.co.uk](mailto:[Redacted]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Wednesday, June 11, 2025 8:12 PM

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

Thank you for your response.

As a procedural matter I have checked with the client to clarify and the most recent meeting that we held was under the Major pre-application process with the associated fee for this service. In terms of the information provided for the meeting, it was reflective of the outline nature of the proposals, albeit with some additional detail regarding density and design principles presented.

Notwithstanding this, we have been refining the proposals since our meeting, a process which has been informed by the various pre-application feedback that we have received as well as two public consultation events that we have held and engagement with other local stakeholders. We have also been developing further indicative design details that would demonstrate how the design details could be delivered, and we would welcome the opportunity for these to be considered by the Council's Design Review Panel as per the recommendation of the pre-application response you have provided.

In terms of a further pre-application, we are in the process of arranging a further pre-application meeting with the GLA to present the updated proposals and supporting indicative design details. This will also include a section explaining in further detail how the design evolution process has been informed.

Whilst I previously mentioned that LBB Officers would be welcome to attend this meeting, we have considered in light of your email and propose that this meeting could be held as **a joint GLA / LBB follow pre-application meeting** (we would of course formally submit a follow up pre-application request with you and pay the associated fee). The GLA has offered us good availability for the **w/c 14th July (with some potential availability during the w/c 7th July)**, so I would be most grateful if you could **please confirm your availability for a meeting** (to be held via Teams) at the earliest opportunity to allow us to coordinate and agree a date before diaries begin to fill up.

We will provide a draft pre-application pack ahead of the meeting to allow the GLA and LBB Officers the opportunity to consider the information in advance.

At the same time, we do not want to slow up the Design Review Panel process and would be keen to undertake this either before or shortly following the follow up pre-application meeting. Therefore, can you please confirm

To date you have had two high level, in principle meetings. The first meeting was for a much larger site under ref: PREAPP/23/00215 for a mixed use development comprising 900 residential units; primary school, public open space and a Mobility Hub. Following this you had a second pre-app under ref: PREAPP/24/00252 for a reduced residential-led mixed use development comprising approximately 350 dwellings including affordable homes and

a community hub. You have said that you are proposing to submit an outline application with all matters are reserved other than principle means of access, given this I do not understand what DRP would be commenting on? Whilst we did refer to DRP in our pre-application response we also said that *"Further, more detailed pre-application engagement should be undertaken and officers strongly recommend an independent design review be undertaken by the Bromley Design Review Panel as part of the pre-application process"*. Whilst I do appreciate you have had input from the GLA, however you also need more input from Bromley. Given the scale of the development we would have expect you to have done a staged pre-app program and at least 5 pre-apps with the Council with 2/3 DRP sessions.

Can you provide us with a timeline for your proposal? Are you intending on submitting a planning application soon?

Given the above we are therefore not going to put you forward for the July DRP.

Kind regards,

[REDACTED]

Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

[REDACTED]

[bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 June 2025 15:43

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Further to the below email and the voicemail I have left you earlier this afternoon, can you please confirm that
th

we can be considered at the 10 July Design Review Panel?

Many thanks

Kind Regards



Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 09 June 2025 15:57

To: [REDACTED]@bromley.gov.uk

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@lih.co.uk>; [REDACTED]@bromley.gov.uk; [REDACTED]
<[REDACTED]@london.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Dear [REDACTED]

Thank you for your email.

To clarify, since the in-principle pre-application meeting held on 20th March 2024 we have engaged in a Major Pre-Application process with the Council.

We submitted a Major Pre-Application on 20th December 2024, met with you and colleagues on 3rd March 2025 and received the attached pre-application response on 22nd May 2025. Notably, the attached pre-application response strongly recommended an independent review by the Design Review Panel. It is on this basis that we are seeking to be considered at the 10th July Design Review Panel session to discuss the proposals for an outline planning application (with all matters reserved other than principle means of access), and we would be grateful if you could confirm if this is possible.

Moreover, we have also held pre-application discussions with the GLA, TFL and with Sport England, and are arranging a further pre-application meeting with the GLA (and we would invite you to attend this meeting once arranged).

We look forward to hearing from you regarding the 10th July Design Review Panel session.

Kind Regards



██████████
Associate Director

M ██████████
E ██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: ██████████ [bromley.gov.uk](mailto:info@bromley.gov.uk)

Sent: 09 June 2025 12:28

To: ██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk); ██████████
██████████ [bromley.gov.uk](mailto:info@bromley.gov.uk)

Cc: ██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk); ██████████ [lih.co.uk](mailto:info@lih.co.uk);
██████████ <██████████ [bromley.gov.uk](mailto:info@bromley.gov.uk)>; ██████████ <██████████ [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Ms ██████████

Thank you for your email however we would say that this is very premature as you have not been through the pre-application process, you have only had a high level pre-app in principle last year. DRP is not a tick box that you do prior to submission, it is an integral part of a comprehensive pre-app process. Can you explain what the benefit would be of having DRP at this stage, given that you now seem to be very advanced with the application.

We would strongly recommend that you follow the link below to view out pre-application process and given the scale of the development consider a staged pre-app programme.

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

Kind regards,

██████████

Development Management Area Team Leader (Majors)

Planning Division

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

Tel: [REDACTED]

DD: 020 8461 7993

[REDACTED] bromley.gov.uk

www.bromley.gov.uk/planning



The public-facing webpages and back-office IT system for the Council's Planning and Building Control, Tree and Local Land Charges Search teams will be moving to a new improved system in June/July 2025. Further information can be found using the following link: [New planning and building control IT system and public portal](#)

For the latest information on the current operation of the Development Management service please visit: <https://www.bromley.gov.uk/planning-applications>

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 09 June 2025 08:39

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Hope you had a nice weekend.

Based on discussions we have had with the GLA this week, and following your own discussions with them, please can we be listed for the DRP session taking place on 10th July?

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Monday, June 2, 2025 3:49 PM

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please could you provide us with an update on the DRP? We're keen to get this organised as soon as possible.

Many thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: Thursday, May 29, 2025 3:26 PM

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Just following up on the below – please could you provide us with an update on the DRP/engagement process?

Many thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Sent: Wednesday, May 28, 2025 2:43 PM
To: [REDACTED] <[REDACTED]@bromley.gov.uk>
Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>;
[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Many thanks for this.

I been looking into the Design Review Panel and the Terms of Reference for the DRP confirm that following the pre-application consultation, *"it is for planning officers to decide which schemes would benefit from the panel's advice, and refer them for a review"*.

I note in your response you strongly recommend engaging with the DRP process – therefore, please can you refer us for a review? It looks like the next meeting is being held on the 12th June – will it be possible to be scheduled onto this meeting?

Thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Thursday, May 22, 2025 5:40 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lib.co.uk>;
[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED] and [REDACTED]

Please find the attached report.

Please do not hesitate to contact me if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED]

Sent: 21 May 2025 10:14

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@llh.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

My Team Lead is finalising the pre app response.

I will be in contact when I receive it.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 May 2025 09:05

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@llh.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Morning [REDACTED]

Hope you had a nice weekend.

Please could you provide us with an update on when we can expect to receive the pre-app response?

Thanks,

[REDACTED]
[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Thursday, April 24, 2025 1:05 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

The Scoping Opinion has been validated today, apologies for the delay.

The pre application response is being reviewed, I have asked my team to make this a priority so I can get the response to you as soon as possible.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 23 April 2025 12:20

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please can you provide us with an update on when you anticipate sending through the pre-application response? The ongoing delay is disappointing given that the meeting was held on 3rd March and the supplementary note was issued to you on 12th March, and we were informed that we would have a response by w/c 7th April.

Please can you also provide us with an update on the validation of the Scoping Opinion? This was submitted on the 3rd of April and I chased again on the 15th with no response. I would be most grateful if you could ensure that it is validated as a priority.

Many thanks,

[REDACTED]

[REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Tuesday, April 15, 2025 3:14 PM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

The response is currently being reviewed.

I will get it to you as soon as the review is completed, I'm waiting for my Team Leader to come back from leave to finalise the review.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 15 April 2025 15:00

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Hope all is well.

Please can you provide us with an update on when we can expect to receive the pre-app response?

Many thanks,

[REDACTED]

Senior Planner

M [REDACTED]
E [REDACTED]

[nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)





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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: Tuesday, March 25, 2025 9:36 AM

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Apologies no I will not be able to get the pre application response this week. I am still awaiting feedback from various teams- I will send a followup to them.

I aim to get a response to you the week of the 7th as the feedback will also need to be reviewed.

Let me know if you have any questions.

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 March 2025 17:11

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached the GLA's pre-app response in relation to the above site for your information.

Are you still on course to issue your pre-application response this week?

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 17 March 2025 08:23

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
<[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 14 March 2025 13:36

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

I have sent this to our consultees and will wait for their response and get a report to you as soon as I can.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 12 March 2025 15:00

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED]

<[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please find attached a supplementary note in relation to the above pre-application, providing further detail in response to queries raised during last week's meeting.

I trust that this along with the presentation (circulated by email on the 5th March 2025) provides the Council with the required information to prepare its written response.

Kind Regards

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 10:00

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I'm informed that we should also receive feedback from the GLA next week, so I'll forward this on once received.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 05 March 2025 09:33

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending this through.

Please send through the supplementary note when it becomes available, I will then circulate the presentation and note internally to provide a written response to you.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED]@bromley.gov.uk

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 05 March 2025 08:45

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thank you for your time on Tuesday.

Please find attached a copy of our presentation from the meeting. We are preparing a supplementary note with some further points of clarification to respond to some of the questions raised during the meeting, and intend to get this across to you early next week.

Kind Regards

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 28 February 2025 11:10

To: [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 28 February 2025 10:27

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED]

<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

Thanks for sending the agenda through.

The officers from Council who will be attending is [REDACTED] (Planning), [REDACTED] (Policy) and myself.

Let me know if you have any questions.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 February 2025 15:19

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@slrconsulting.com>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Please see below our proposed agenda for the pre-application meeting on Monday:

1. Introductions
2. Presentation of the scheme by the applicant team
3. Land use principles
4. Housing provision
5. Urban design and green infrastructure
6. Transport
7. Other technical matters
8. Validation requirements
9. AOB

Can you please confirm which officers will be attending for the Council?

Please let us know if you have any queries or would like to add any further items for discussion. I am not working tomorrow, so please contact my colleagues [REDACTED] [REDACTED] and [REDACTED] [REDACTED] (cc'd) if you have any queries in my absence.

Kind Regards



Associate Director

M [Redacted]

E [Redacted] [nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: [Redacted] <[Redacted]@bromley.gov.uk>

Sent: 25 February 2025 09:22

To: [Redacted] <[Redacted]@nexusplanning.co.uk>

Cc: [Redacted] <[Redacted]@nexusplanning.co.uk>; [Redacted]
<[Redacted]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [Redacted]

Thanks so much for sending this through.

Kind regards,



Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[Redacted] [bromley.gov.uk](mailto:info@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [Redacted] <[Redacted]@nexusplanning.co.uk>

Sent: 24 February 2025 17:36

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Apologies for the delay. Please find attached site photos ahead of our pre-app meeting next Monday. If possible, it would also be helpful for you to visit the site as the full context is difficult to convey through photos.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 15:09

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

I can confirm that the 3rd March at 3pm works for us.

We will send on a suggested agenda ahead of the meeting and I am informed that we should be able to provide the site photos by the end of this week.

Kind Regards

[REDACTED]
[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>**Sent:** 19 February 2025 13:16**To:** [REDACTED] <[REDACTED]@bromley.gov.uk>**Cc:** [REDACTED] <[REDACTED]@nexusplanning.co.uk>**Subject:** RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi [REDACTED]

Thanks for confirming. Initial responses suggest that the time proposed will work for us, and I will confirm later.

Kind Regards



Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>**Sent:** 19 February 2025 12:27**To:** [REDACTED] <[REDACTED]@nexusplanning.co.uk>**Cc:** [REDACTED] <[REDACTED]@nexusplanning.co.uk>**Subject:** RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

It will be via Teams.

Kind regards,

[REDACTED] [REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 February 2025 12:25

To: [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

I will check with the applicant and the team at our end, and get back to you ASAP. Would the meeting be at the Council's offices or on Teams?

Many thanks

Kind Regards

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 19 February 2025 11:00

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I have spoken with the team and a meeting time of 3-4pm on the 3rd of March is most suitable.

Does this time suit you?

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[\[REDACTED\]@bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 17 February 2025 11:44

To: [REDACTED] <[REDACTED]@bromley.gov.uk>; ESD Planning Admin (Group)

<Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Thanks [REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [\[REDACTED\]@nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@bromley.gov.uk>

Sent: 17 February 2025 11:12

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Hi [REDACTED]

I look forward to receiving them.

I will get back to you shortly with potential meeting dates (just waiting for confirmation).

Kind regards,

[REDACTED]

Principal Planner

Housing, Planning and Regeneration Services

London Borough of Bromley,

Bromley Civic Centre

Churchill Court

2 Westmoreland Road

Bromley, BR1 1AS

[REDACTED] [bromley.gov.uk](mailto:[REDACTED]@bromley.gov.uk)

www.bromley.gov.uk/planning



From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 13 February 2025 08:27

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Just to update, our landscape consultant is going out to site on Friday to take some new photos. We will send across a pack next week for your consideration.

In the meantime, can you please provide some potential meeting dates?

Many thanks

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 February 2025 13:20

To: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: RE: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

Hi,

Apologies for the delay. I have asked the project team for some photos and will provide these ASAP.

Kind Regards

[REDACTED]

Associate Director

M [REDACTED]
E [REDACTED]

[nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)



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From: ESD Planning Admin (Group) <Planning.Admin@bromley.gov.uk>

Sent: 10 February 2025 11:59

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: Application PREAPP/24/00252 - Land South Of Burrfield Drive, Waldens Road

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Dear Sir/Madam,

Further to the acknowledgement letter the Council are requesting site photos to be sent in to accompany the application. Please make sure photographs are current and the date that they were taken can be verified. I have enclosed site photograph guidance for your use. Please can these photographs be emailed directly to planning.admin@bromley.gov.uk I look forward to receiving the site photos in due course.

Yours faithfully,

Planning Support Officer

Development Management Support

Planning Division

Housing, Planning and Regeneration Service

London Borough of Bromley

Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley, BR1 1AS

T: 0208 313 4956

E: planning.admin@bromley.gov.uk

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application
Date: 14 July 2025 10:53:34
Attachments: [image001.png](#)
[image002.png](#)
[image554549.png](#)
[image226353.png](#)

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Hi [REDACTED]

Hope you had a good weekend.

Attendees from our team as follows:

- [REDACTED] Lands Improvement Holdings
- [REDACTED], Lands Improvement Holdings
- [REDACTED] Nexus Planning
- [REDACTED] Nexus Planning
- [REDACTED] LDA Design
- [REDACTED] SLR Consulting
- [REDACTED] SLR Consulting

[REDACTED] will delete the original meeting invite and clarify that all should use the GLA meeting invite.

We look forward to receiving the agenda later today.

Kind Regards

[REDACTED]

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] nexusplanning.co.uk



LONDON | BIRMINGHAM | BRISTOL | MANCHESTER | READING

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 July 2025 10:43

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED] and [REDACTED]

Prior to tomorrow's pre-app meeting could you please:

- Confirm the full list of attendees from your team; and
- Cancel/delete the meeting invite you issued (on Wednesday 18/06/2025) for a meeting from 10-12. So, everyone is aware to use the GLA meeting invite.

I will be issuing a meeting agenda later today.

Thanks,

[REDACTED]

[REDACTED]

Principal Strategic Planner
GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 07 July 2025 19:31

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>;
[REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED] and [REDACTED]

Please find attached the following documents:

- GLA pre-app presentation (low-resolution)
- Working draft Green Belt Assessment

A high-resolution copy of the presentation can be accessed here: <https://we.tl/t-cOug0yGr4N>

Further to my discussion with [REDACTED] earlier, if it is necessary to move the meeting to accommodate the GLA's Design Officer, we could potentially (subject to LDA Design's availability) do the following times:

- Wednesday 16th July AM: 9.30-11.30
- Thursday 17th July: Any time other than 10.30-11.00.

I trust that the attached is of assistance, and please don't hesitate to contact me should you have any queries.

We look forward to seeing you at the pre-application meeting next week.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Land south of Crockenhill Road, St Mary Cray
Date: 15 July 2025 14:17:46
Attachments: [image315649.png](#)
[image624174.png](#)

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Hi [REDACTED]

Following our latest pre-application meeting in relation to proposals at land south of Crockenhill Road, St Mary Cray, can the scheme please be put forward for consideration by the London Review Panel?

I would be most grateful if you could confirm possible dates and the process for this.

Many thanks

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

Land south of Crockenhill Road, St Mary Cray

Green Belt Assessment
July 2025

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9686/GBA

Version: 2.0
Version date: July 2025
Comment Pre-Application Draft

This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Introduction and Summary

1.1. Appointment and Scope

LDA Design was commissioned by Land Improvement Holdings to undertake a Green Belt Assessment in support of an outline planning application with all matters reserved except for access for the erection of up to 325 residential dwellings, including at land south of Crockenhill Road, St Mary Cray (Site), located within the Metropolitan Green Belt that surrounds Orpington. The Site and its location are illustrated on Figure 1. The Site is located within London Borough of Bromley (LBB).

The purpose of this report is to assess the performance of Green Belt purposes and potential harm to the Green Belt in the context of the policy tests in paragraphs 153-155 of the National Planning Policy Framework (NPPF) (December 2024), as further set out in sections 2 and 3 of this report. The report should be read alongside the Planning Statement submitted in support of the planning application, which addresses other aspects of the policy tests contained in those paragraphs.

1.2. Summary

The assessment in section 4.4.6 of this report concludes that the Site is grey belt and that the test in NPPF paragraph 155(a) is met as outlined in section 5.4. The Planning Statement concludes that the tests in paragraphs 155(b) to (d) are also met, and accordingly the proposals do not represent inappropriate development in the Green Belt.

Notwithstanding the above finding, in the event that the proposals are considered to comprise inappropriate development in the Green Belt, section 5.0 of this report assesses the potential harm that would be caused to the Green Belt in terms of loss of openness and conflict with Green Belt purposes, to inform the application of NPPF paragraph 153, which is addressed in the Planning Statement.

2.0 Policy Context

2.1. National Planning Policy Framework

2.1.1. Aim and purposes of the Green Belt

National Green Belt Policy is set out in section 13 of the National Planning Policy Framework (NPPF) (revised December 2024).

Paragraph 142 states:

"... the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

Paragraph 143 sets out the purposes of Green Belt:

"Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- 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."*

2.1.2. Development in the Green Belt

Paragraphs 153 onwards address development proposals affecting the Green Belt.

Paragraph 153 states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm arising from the proposal, is clearly outweighed by other considerations."

This paragraph sets the policy test for 'inappropriate' development within the Green Belt. The application of the test in paragraph 153 is addressed by the Planning Statement submitted alongside the planning application.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of a number of exceptions applies. In this instance, none of the exceptions apply to the proposed development.

2.1.3. Grey belt

Paragraph 155 contains a further exception to 'inappropriate' development, which applies to 'grey belt' land as follows:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- 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; ...”*

Sub-paragraphs b), c) and d) are outside the scope of this report and are addressed in the Planning Statement.

Annex 2 of the NPPF sets out the following definition of grey belt:

“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.”

The Planning Statement confirms that the exclusion in the second sentence of the above definition (relating to footnote 7) does not apply to the Site.

In relation to the first sentence of the above definition, Planning Practice Guidance (PPG) sets out guidance on assessing whether land ‘strongly contributes’ to Green Belt purposes (a), (b), or (d) (reference id: 64-005-20250225, see section 3.2.3 below). In the context of a planning application for land within the Green Belt, PPG paragraph 64-009-20250225 makes clear that this assessment should be performed for the development site itself, rather than for a wider land parcel.

2.2. Openness of the Green Belt

Green Belts were introduced to protect the countryside around urban areas from creeping urbanisation; as NPPF paragraph 142 says, *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”*. Openness is therefore seen by policy as the means of preventing urban sprawl and, as paragraph 142 also states, it is one of the two essential characteristics of Green Belts (the other being permanence). However, openness is not defined in the NPPF.

PPG (reference id: 64-013-20250225) covers ‘What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?’. It states:

“Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgement based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume*
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness*
- the degree of activity likely to be generated, such as traffic generation”*

This excerpt from the PPG makes clear that assessing the impact of a proposal on the openness of the Green Belt requires a judgement based on the circumstances of the case. It identifies a number of matters (spatial and visual considerations, duration, irremediability and degree of activity) which may need to be taken into account but makes clear that this is not an exhaustive list.

Whilst the spatial aspect of openness is relevant only within the site where development is to take place, other aspects can be relevant to the wider Green Belt beyond the site boundary. For example, the inclusion of visual aspects when considering impact on openness indicates that openness should be considered not only in terms of the site itself but also in terms of the wider Green Belt. If development takes place on a Green Belt site that has a high level of visual containment, the development may not be visible from the wider Green Belt and consequently may not change the perception of openness within the wider Green Belt beyond the site boundary. On the other hand, a development that is highly visible from the wider Green Belt could affect the perception of openness within the wider Green Belt, thus increasing the harm to openness.

The degree of activity can similarly affect the perception of openness beyond the site boundary by signalling the presence of a development. Duration and irremediability are relevant to considerations of openness, both within the site of a potential development and within the wider Green Belt beyond the site boundary.

2.3. Green Belt Harm

Where the proposed development is 'inappropriate' (for example if the site does not meet the definition of 'grey belt' in section 2.1.3 above), it will need to meet the test for '*inappropriate development*' in the Green Belt as set out in NPPF paragraph 153. The test requires potential harm to the Green Belt "*by reason of inappropriateness*" to be considered. Inappropriateness is not defined in the NPPF or elsewhere, but its meaning can be discerned from paragraph 154(h), which states that certain forms of development are not inappropriate "*provided they preserve its openness and do not conflict with the purposes of including land within it*". In relation to the specified forms of development, therefore, the tests as to whether or not they are inappropriate, are whether or not they harm the openness of the Green Belt or conflict with Green Belt purposes. Paragraph 154(b) sets the same tests for buildings for outdoor sport and certain other uses.

It is therefore clear that the considerations to be taken into account in assessing harm to the Green Belt for the purposes of paragraph 153 are potential loss of openness (discussed in section 2.2 above) and conflict with Green Belt purposes.

Where required, harm to the Green Belt, both in terms of openness and Green Belt purposes, is assessed at Section 5.0.

2.4. Local Policy

The Site is within the authority of the London Borough of Bromley. Relevant adopted and emerging planning policy documents are as follows (refer to Figure 2 for planning context):

- London Plan (adopted March 2021)

- Adopted Bromley Local Plan (adopted January 2019)
- Regulation 18 Issues and Options Bromley Local Plan (published April 2023)

2.4.1. London Plan (2021)

Policy G2 Green Belt requires Green Belt to be protected “*from inappropriate development:*

- 1) *development proposals that would harm the Green Belt should be refused except where very special circumstances exist,*
- 2) *subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.”*

2.4.2. Bromley Local Plan (2019)

Policies 49 to 53 concern the Green Belt, with the most relevant to this assessment being:

Policy 49 The Green Belt states 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. “*

2.4.3. Regulation 18 Issues and Options Bromley Local Plan (2023)

Given the early stages of the emerging Local Plan, no policies are set out within this document, but Green Belt is a key theme within Section 7 Green Infrastructure, Open Space and Biodiversity. At paragraph 7.26, it states that ‘*The strong emphasis on protecting Green Belt ... as set out in national and regional policy will be a key consideration when preparing the Bromley Local Plan*’.

2.5. Local Green Belt Review

No Green Belt Review or Assessment has been undertaken by Bromley Borough Council.

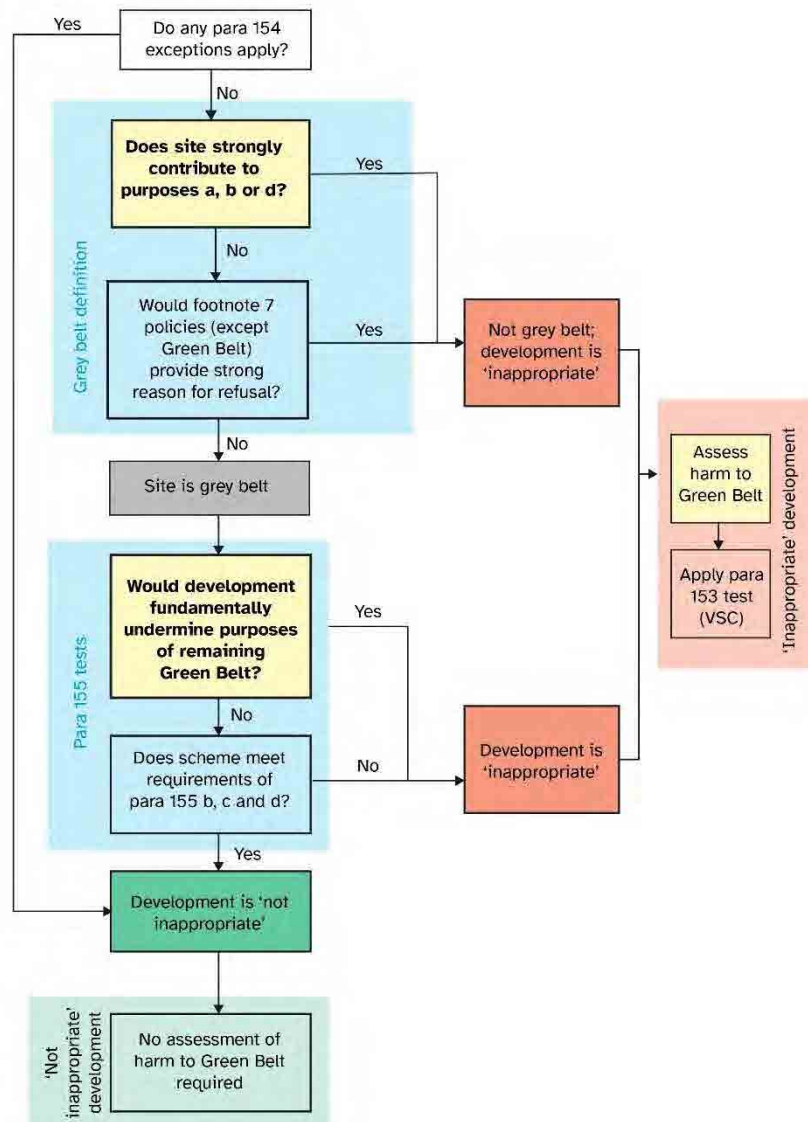
Greater London Authority (GLA) will be undertaking a Green Belt review to inform future London Plan, but there is no current Green Belt Review or Assessment.

LD̄DESIGN

3.0 Methodology

3.1. Introduction

The following flowchart illustrates the decision-making process required by NPPF paragraphs 153-155, as set out in section 2 above. This report addresses the points highlighted in yellow. The remaining parts of paragraphs 153-155 are addressed in the Planning Statement.



Where the assessment concludes that the proposed development is 'not inappropriate', it is not necessary to assess harm to the Green Belt. However, in the event that the decision-maker concludes that the proposal is 'inappropriate' development, an assessment of Green Belt harm is necessary to inform the application of the paragraph 153 test. This report therefore includes an assessment of any potential harm to the Green Belt in section 5.

3.2. Baseline Assessment (see section 4.0)

3.2.1. The Site and its Context

The first step in the methodology is an appraisal of the Site and its context, considering issues such as use, condition, built form, visual considerations, character and the relationship between the Site and its surrounding context.

3.2.2. Green Belt Purposes

Next, the methodology assesses how the Site and wider Green Belt contributes in its current condition and use against the relevant Green Belt purposes defined in NPPF paragraph 143. The extent of the 'wider Green Belt' for Green Belt purposes is related to the specific purpose i.e. the area of Green Belt between towns relating to purpose b). Any existing Green Belt Reviews or Assessments by the relevant local authority are taken into account as part of this assessment. However, it should be noted that local authority assessments usually define land parcels for assessment, which are often of greater extent than a proposed development site. As noted in section 2.1.3 above, PPG paragraph 64-009-20250225 makes clear that it is the proposed development site itself, rather than a wider land parcel, that should be considered when identifying green belt for the purposes of NPPF paragraph 155.

The PPG (reference id: 64-005-20250225) sets out guidance for how this assessment should be undertaken for purposes (a), (b) and (d), using contribution values of Strong, Moderate, Weak and None. This guidance is reproduced below.

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

The PPG makes clear that this purpose relates to the sprawl of large built up areas, and that villages should not be considered large built up areas.

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: - be adjacent or near to a large built up area

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

The PPG makes clear that this purpose relates to the sprawl of large built up areas, and that villages should not be considered large built up areas.

Contribution	Illustrative features
	- if developed, result in an incongruous pattern of development (such as an extended “finger” of development into the Green Belt)
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land’s contribution to this purpose a, such as (but not limited to): - having physical feature(s) in reasonable proximity that could restrict and contain development - be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development - contain existing development - being subject to other urbanising influences
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: - are not adjacent to or near to a large built up area - are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development

Purpose B – to prevent neighbouring towns merging into one another

The PPG makes clear that this purpose relates to the merging of towns, not villages.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: - forming a substantial part of a gap between towns - the development of which would be likely to result in the loss of visual separation of towns

Purpose B – to prevent neighbouring towns merging into one another

The PPG makes clear that this purpose relates to the merging of towns, not villages.

Contribution	Illustrative Features
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - forming a small part of the gap between towns - being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation
Weak or None	Assessment areas that contribute weakly are likely to include those that: - do not form part of a gap between towns, or - form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

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

The PPG makes clear that this purpose relates to historic towns, not villages.

Contribution	Illustrative Features
Strong	Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: - form part of the setting of the historic town - make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town
Moderate	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to):

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

The PPG makes clear that this purpose relates to historic towns, not villages.

Contribution	Illustrative Features
	- being separated to some extent from historic aspects of the town by existing development or topography - containing existing development - not having an important visual, physical, or experiential relationship to historic aspects of the town
Weak or None	Assessment areas that make no or only a weak contribution are likely to include those that: - do not form part of the setting of a historic town - have no visual, physical, or experiential connection to the historic aspects of the town

The PPG does not provide similar guidance for purpose (c). The LDA Design methodology therefore employs comparable assessment criteria, as below.

Purpose C – to assist in safeguarding the countryside from encroachment

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: - not be immediately adjacent to a town - have a distinctly rural character - be free from urbanising influences from nearby towns or major infrastructure
Moderate	Assessment areas that contribute moderately are likely not to be immediately adjacent to a town, but include one or more features that weaken the land's contribution to this purpose, such as (but not limited to): - containing existing development - being subject to other urbanising influences

Purpose C – to assist in safeguarding the countryside from encroachment

Contribution	Illustrative features
Weak or None	Assessment areas that make only a weak or no contribution are likely to include those that: - are adjacent to a town - contain a significant amount of existing development, or - are subject to other significant urbanising influences

Purpose (e) relates to the Green Belt within a Local Plan area as a whole and is not specific to any particular location within the Green Belt across the plan area. All Green Belt land within a local authority area therefore contributes equally to this purpose. The Planning Statement demonstrates that, notwithstanding purpose (e), local housing need cannot be met without developing land that is currently within the Green Belt. Consequently, the contribution made by the Site towards this purpose is not relevant to a decision on the planning application.

3.2.3. Grey Belt Definition

The definition of 'grey belt' is set out within Annex 2. The first part of the definition requires an assessment as to whether the Site strongly contributes to Green Belt purposes (a), (b), or (d). The assessment described in section 3.2.3 enables a conclusion to be reached on this point.

The Planning Statement addresses the second sentence of the 'grey belt' definition (relating to footnote 7).

3.2.4. Green Belt Openness

The next step in the methodology is to assess the existing openness of the Site itself and of the wider Green Belt in which the Site is located.

An assessment of openness is required for some of the exceptions to NPPF paragraph 154 and to inform the assessment of harm under paragraph 153 (if needed).

The assessment draws on relevant considerations arising from the appraisal of the Site and its context. In relation to matters identified in the PPG (see section 2.3 above), it considers the spatial and visual considerations that apply to the Site and the wider Green Belt in its existing state. The following outlines the definition of these considerations.

- **Spatial** – The amount of development within the Green Belt in terms of both volume and footprint. Whilst volume tends to be the main consideration for buildings, some forms of development, such as parking areas or hardstanding, can have significant footprint but minimal volume.

- **Visual** – The perceived openness, or otherwise, of the Green Belt as seen from within the Site and the wider Green Belt. The extent of the ‘wider Green Belt’ to be assessed is informed by the Zone of Visual Influence in the accompanying LVIA, which identifies where potential views towards the Site and proposed development may occur.

At this baseline stage, the assessment does not consider duration, irremediability and degree of activity, since these relate directly to the proposed development rather than the existing, undeveloped Site.

3.3. Assessment of Proposed Development (see section 5.0)

This part of the methodology assesses the extent (if any) to which the proposed development would change the baseline assessments of Green Belt purposes and openness.

3.3.1. Proposed Development

To inform the assessment, aspects of the proposed development that are relevant to Green Belt are identified and described. Proposals are described once all work is complete with any proposed planting mature to represent the resulting permanent development. This approach is taken given that para 142 of NPPF states that one of the essential characteristics of Green Belts are their ‘permanence’. In addition, proposals that could constitute ‘physical features that are readily recognisable and likely to be permanent’ in accordance with NPPF paragraph 149(f) and could be used to define a future realignment of the Green Belt boundary around the outer edge of the residential development are described.

3.3.2. Green Belt Openness

The openness of the Site with the application scheme in place is assessed, taking into account the spatial and visual considerations as used at the baseline stage (see section 3.2.2) and the additional matters identified in PPG, defined below:

- **Duration & Irremediability** – Whether the proposed development will be temporary or permanent, and whether the Site can subsequently be reinstated to an ‘open’ condition.
- **Degree of Activity** – The additional activity the proposals would bring about (for example in terms of vehicular or pedestrian movements, by noise, etc) and how this would affect the perception of openness within the Site and the wider Green Belt (extent as described at 3.2.2 for visual).

Any changes from the baseline assessment are identified and described.

3.3.3. Green Belt Purposes

Using the same criteria as at the baseline stage, the extent to which the Site and the wider Green Belt would perform Green Belt purposes is reassessed with the proposed development in place, enabling any change from the baseline assessment to be identified.

3.3.4. Paragraph 155(a) Test

If the Site is grey belt, the second part of NPPF paragraph 155(a) requires an assessment as to whether the proposed development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. This therefore requires consideration of the effects of the development on the wider Green Belt beyond the Site, extending to the entirety of the Green Belt within the Local Plan area.

This assessment draws from the assessment of the effects of the development on individual Green Belt purposes as described in section 3.3.3 and reaches an overall conclusion in relation to the purposes, taken together.

The Planning Statement addresses parts b), c) and d) of paragraph 155 and reaches an overall conclusion as to whether the proposed development is 'not inappropriate'.

3.3.5. Green Belt Harm

To inform the application of the tests in NPPF paragraph 153, the degree of potential harm to the Green Belt is set out in terms of both loss of openness and conflict with purposes. The following scale is used for the degree of harm:

Major	Total or major alteration to key elements, features or characteristics relevant to Green Belt openness or purposes, such that post development the baseline will be fundamentally changed.
Moderate	Partial alteration to key elements, features or characteristics relevant to Green Belt openness or purposes, such that post development the baseline will be noticeably changed.
Minor	Minor alteration to key elements, features or characteristics relevant to Green Belt openness or purposes, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features or characteristics relevant to Green Belt openness or purposes, such that post development the baseline will be fundamentally unchanged with barely perceptible differences.

4.0 Baseline Green Belt Assessment

4.1. Site Context

As identified on Figure 1, the Site is located to the east of St Mary Cray, a neighbourhood to the north of Orpington, approximately 1km to the north-east of Orpington's High Street. The village of Crockenhill is located over 2km east of the site. Swanley is the nearest town, beyond Orpington, located approximately 2.5km north-east of the Site beyond the A20.

4.1.1. Topography

The topography of the Site and its surrounding area is shown on Figure 3. St Mary Cray is located along the valley of the River Cray which flows from the south to the north at approximately 40-50m AOD. To the east and west of the river, land rises up the valley sides to approximately 80m AOD at about 1km from the watercourse. Beyond, land falls to the east associated with a localised valley that feeds into the River Cray to the north, before rising again up to approx. 120 m AOD, associated with the Kent Downs.

The Site is located on the lower-lying west facing valley slope of the River Cray. Please refer to paragraph 4.2.1 for more information about the site terrain.

4.1.2. Vegetation

Within the landscape surrounding the Site, as shown on Figure 4, woodland and tree cover is relatively extensive to the east of St Mary Cray. This is notably associated with woodland blocks located along the ridge to the River Cray valley; and alongside local lanes and major transport infrastructure, in particular the railway linking St Mary Cray with Swanley, all of which give the rural landscape around St Mary Cray a wooded skyline. Large scale arable fields, with occasional hedgerow and hedgerow trees are often in contrast to the woodland blocks on higher ground.

Vegetation within the Site is limited to the field boundaries generally to the west of the site. There is no hedgerow along the eastern boundary of the site, which allows open views to rising land to the east. The nearest significant woodland is Kynaston Wood, which is an ancient woodland located on the ridge of valley slope, along Waldens Road circa 250m to the west of the Site. Further description of Site vegetation is provided at section 4.2.

4.1.3. Heritage

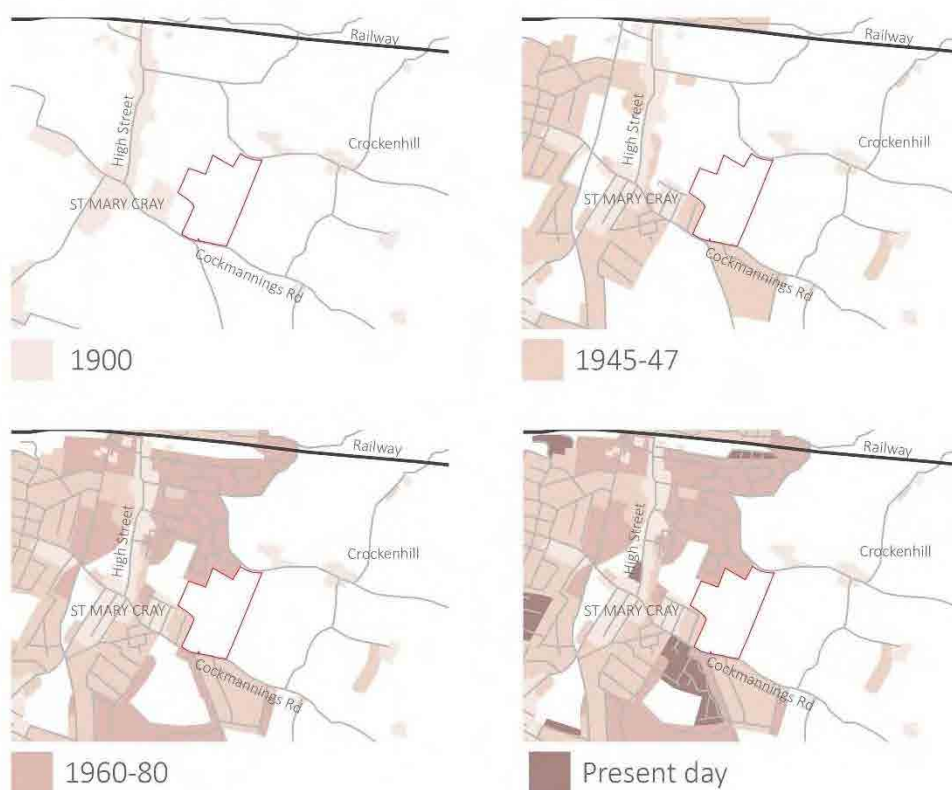
As shown on Figure 2, the historic core of St Mary's Cray is located along the valley floor of the River Cray, defined by numerous listed buildings and St Mary Cray Conservation Area. There is no relationship between the Site and the historic core of St Mary Cray.

To the north of the Site boundary is Grade II* Kevington Hall. In winter, when leaves are off trees, there are filtered views from within the Site to the listed building through boundary vegetation associated with Crockenhill Road, which are obscured when leaves are on trees.

4.1.4. Settlement Pattern

St Mary Cray was a linear settlement that had developed along the valley floor of the River Cray, making use of fast running water to power industry in Victorian times. Following WWII, the growth of London had extended east to reach St Mary Cray and merge with Orpington to the south, even extending beyond the Site to the south-east. By the late 20th Century, development had consolidated previous gaps and extended further north-east, resulting with built extent generally in alignment with the Site to the north and south.

Figure A: Historical growth of St Mary Cray



Beyond the Greater London urban area, there are a number of hamlets and villages, including Kevington which is the closest to the Site, approximately 400m to the east, and Crockenhill being the closest village at just over 2km away to the east, both located along the B258 (Crockenhill Road).

4.1.5. Visual Context (refer to Figure 5)

From the wider countryside, views facing east towards the Site and St Mary Cray are largely defined by extensive features of built form interspersed with tree cover, with large scale arable fields providing the foreground including woodland blocks upon ridgelines, as demonstrated by LVIA viewpoint 4.

The localised ridgeline that wraps around the north, east and south of the Site prevents views from landscape beyond, which is further obstructed by woodland and tree cover

upon this higher ground (as demonstrated in LVIA Illustrative Viewpoint A – Kent Downs). Consequently, views towards the Site are extremely limited (maximum 500m distance) from the surrounding countryside to the east of St Mary Cray, as described by the Landscape and Visual Impact Assessment (LVIA) accompanying the planning application.

To the west, visibility of the Site is limited to residential streets that are either adjacent to the Site (LVIA viewpoints 1, 2, 5 and 6), or from streets that are oriented towards the Site from more elevated locations on the opposite side of the rising valley slope (LVIA viewpoint 7 along Friar Road). From this more distant viewpoint, views towards a sliver of the eastern-most edge of the Site are glimpsed between built form, rooftops, vegetation and other features associated with St Mary Cray. Land beyond the Site is visible rising beyond, with Kynaston Wood providing a significant woodland feature on the skyline.

4.1.6. Immediate Context

The immediate context surrounding the Site is as follows, illustrated on Figure 4 (Aerial Photograph):

- To the south running along Cockmannings Road is the northern urban extent of Orpington, primarily consisting of semi-detached bungalows to the east, with two-storey semi-detached dwellings towards the west. 12 storey apartment blocks are found further south off Chelsfield Lane and are visible from within the Site. A hedgerow and occasional hedgerow trees run along the north of Cockmannings Road immediately adjacent to the site.
- To the west is the urban extent of St Mary Cray, with two storey semi-detached and terraced residential properties along Rutland Way to the south-west, and Hodson Crescent to the north-west. Immediately west is St Mary Cray Recreation Ground, which has a more informal area adjacent to the Site, with formal sports pitches in its northern area, including a sports pavilion. Sholden Gardens further west includes up to 4 storey apartment buildings. Trees and shrub vegetation are located primarily along the south-western boundary of the Site, which separate it from the Recreation Ground and the Rutland Way cul-de-sac.
- To the north, the Site is bounded by two storey semi-detached residential properties associated with Burrfield Drive to the north-west, and Crockenhill Road (B258). Ruderal vegetation is generally found along the edges of the Site in this location, with exception to a hedgerow that runs along Crockenhill Road. Kevington Hall is set back north of Crockenhill Road, opposite the Site.
- To the east lies open arable farmland which rises up to Kynaston Wood and the well-vegetated Waldens Road, which broadly follow the localised ridgeline providing a treed skyline to the Site. Ruderal vegetation and a post and wire fence marks the Site boundary.

4.2. Site Description

The Site (approximately seventeen hectares) consists of a three, orthogonal fields. The largest covers approximately 70% of the site to the south, with the remaining two smaller fields located to the north. The site is bound by Crockenhill Road (B258) and Burrfield

Drive development to the north, residential development of Hodson Crescent and Rutland Way to the west along with St Mary Cray Recreation Ground, residential development associated with Cockmannings Road to the south and open arable fields to the east.

4.2.1. Site Terrain

The terrain of the Site is relatively low-lying, with gentle undulations associated with underlying valley topographies formed not only by the general slope towards the River Cray to the west, but also a gentle valley that runs across the centre of the Site in an east-west direction. These localised variations give parts of the Site a sense of topographical containment. The site rises from 52m AOD adjacent to Hodson Crescent in west of Site, to 63m AOD in the south-east corner of Site adjacent to Crockenhill Road. Land beyond the Site continues rising east to a localised ridge c. 80m AOD approximately 500m from the Site, wrapping to the north, east and south of the Site.

4.2.2. Site Fabric

As illustrated by LVIA Viewpoint 3, the Site is currently undeveloped land consisting of arable fields adjacent to the settlement edges of Orpington and St Mary Cray. The two smaller fields in the north of the Site are bounded by embankments covered with ruderal vegetation, with exception to the hedge that follows Crockenhill Road. The large field in the south of the Site has the greatest field boundary vegetation with a hedgerow that follows Cockmannings Road, as well as hedgerow and roadside trees, along with trees and vegetation adjacent to Rutland Way. The eastern edge of the Site is open with ruderal vegetation and a post and wire fence delineating the Site boundary.

Three public rights of way cross the Site as follows:

- Footpath FP180 – east-west route connecting St Mary Cray Recreation Ground through the centre of the Site with Kynaston Wood/Waldens Road
- Footpath FP179 – a ‘U’ shaped route that provides a north-south connection between Crockenhill Road and Cockmannings Road along the eastern boundary of the Site, before heading west along Cockmannings Road / Chelsfield Lane and back north-west towards the Site’s boundary with the St Mary Cray Recreation Ground.

4.2.3. Visual Environment of Existing Site

In summary from the above analysis, views towards the Site are extremely localised due to underlying topography, surrounding vegetation and built form. This means that views are generally limited to being: along the Site boundary itself; along public rights of way that cross the site; within 500m of Site boundary to the east; or in isolated pockets of visibility from elevated residential areas within St Mary Cray to the west, as outlined within the accompanying LVIA.

Views from the east towards the Site are across large scale arable fields in the foreground, with built form clearly visible around the Site associated with the current edge of Orpington and St Mary Cray. This mirrors views from within the Site found along its boundaries or the public footpaths that cross it, where views of the open arable fields within the site are edged by residential development that back or front onto the Site.

Views from within St Mary Cray upon elevated locations are across and through intervening built forms and features associated with the neighbourhood, with only slivers of the eastern edge of the Site glimpsed. Land to the east beyond the Site, rising to Kynaston Wood and Waldens Road, is more clearly visible.

Overall, the lower lying elevation of the Site within the Cray Valley, as well as existing residential areas to three sides of the Site, contribute to the Site's urban fringe character.

4.3. Existing Openness of the Green Belt

4.3.1. Spatial

Local Green Belt Context

The area of Bromley Borough's Green Belt within which the Site is located primarily protects land to the east of Orpington (and St Mary Cray) up to the borough boundary approximately 2km to the east. Broadly, this area of the Green Belt extends from the A20 to the north and the A21 to the south. Within this wider area of the Green Belt, there is the village of Chelsfield, a handful of small hamlets, such as Kevingtown, Hockendon and Maypole and numerous farmsteads and occasional properties along the rural lanes that criss-cross the area.

In terms of transport infrastructure, this area of the Green Belt includes: the railway line connecting Swanley and St Mary Cray which is either in cutting or embankment as it crosses the land; B258 (Crockenhill Road) connecting St Mary Cray with Crockenhill (latter within Sevenoaks District); and a number of meandering rural lanes.

Site

As outlined in section 4.2, the Site is an open area of land, characterised by three arable fields bounded by ruderal vegetation, hedgerow and occasional trees. There is no built development or areas of hardstanding.

4.3.2. Visual

Local Green Belt Context

The land within the wider Green Belt (extent as described at 4.3.1) is strongly undulating with established hedgerow and field boundaries along lanes, which including blocks of woodland upon elevated ground, creates an intimate and generally visually enclosed landscape that can be described as deeply rural. However, this contrasts with the large scale arable fields in the area which allow for occasional long distance views, where gaps in vegetation permit, from elevated locations. These long-distance views facing west are typically towards the expansive townscape of Orpington, and greater London beyond, thereby reducing the sense of rurality in these locations.

Site

As described at section 4.2 above, the Site sits upon the lower-lying slopes of the Cray valley. The ridge of the valley rises to the east, wrapping the Site to the north, east and south at a distance of c. 500m. Views from the wider landscape beyond this ridgeline towards the Site are therefore obstructed due to this topography, as well as vegetation

along the ridge. Views west of the ridgeline are limited due to the vegetation along Wardens Road, as well as Kynaston Wood. However, where views are available the Site is perceived as part of arable farmland nestled into the built edge of Orpington and St Mary Cray, which is possible due to the relatively open eastern edge of the Site. Notwithstanding this, the close proximity and the wide extent of the existing edge of Orpington and St Mary Cray around the edges of the majority of the Site have a significant urbanising influence, as well as views to the wider townscape beyond to the south and west (i.e. tower blocks in Orpington, dwellings associated with St Mary Cray rising on the opposite valley slope etc.).

4.4. Existing Contribution to Green Belt Purposes

4.4.1. Purpose A: To check unrestricted sprawl of large built-up areas

Existing development associated with St Mary Cray and Orpington are considered for this purpose to be 'large built up areas', which are found adjacent to the Site. The Site is enclosed by existing development to the north-west, west and south of the Site, which comprises c. 60% of the Site's perimeter. Existing development associated with Orpington continues further east by c. 370m beyond the Site's eastern boundary along Cockmannings Road immediately south of the Site. Visibility of existing development associated with St Mary Cray and Orpington exerts an urban influence across all of the Site. The eastern boundary of the Site has a public right of way (FP179) that marks its physical boundary.

Figure B: Extent of existing large built area adjacent to site



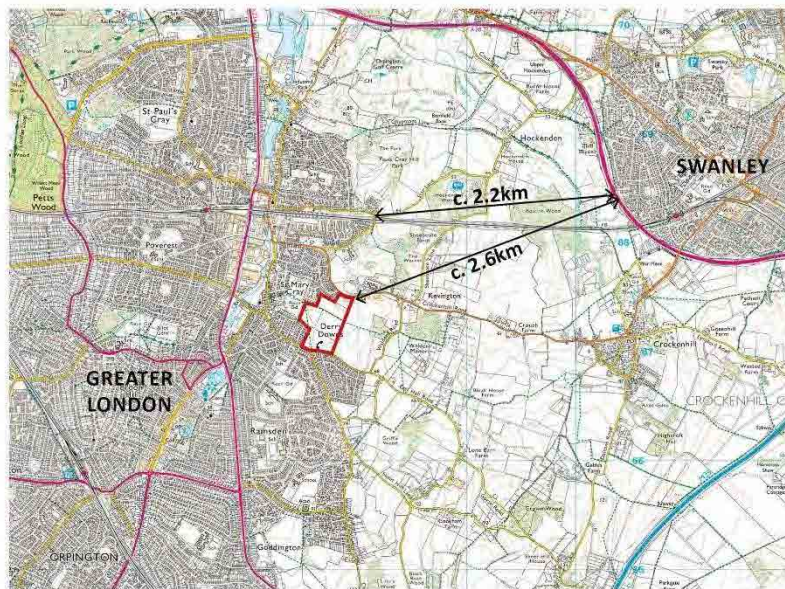
It is therefore judged that the Site makes, at most, a **Moderate** contribution to check unrestricted sprawl and, accordingly, does not strongly contribute to purpose (a).

4.4.2. Purpose B: To prevent neighbouring towns merging into one another.

The Site is located between London (Orpington District) and Swanley to the east, a town identified in Sevenoaks District Council's Settlement Hierarchy document dated July 2022. PPG notes that purpose (b) "*relates to the merging of towns, not villages*", therefore the hamlet of Kevingtown and the village of Crockenhill are not relevant to purpose (b).

- **Swanley:** At the site, the gap between London and Swanley is c. 2.6km, with a ridgeline associated with the crest of the River Cray valley in the middle which visually and physically separates the settlements. Existing development associated with London, north of the site, is closer to Swanley at c. 2.2km distance.

Figure C: Distance between neighbouring towns in relation to site



PPG guidance states "*areas that contribute weakly are likely to include those that... form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation*". It is therefore judged that the Site makes, at most, a **Weak** contribution to preventing towns merging and, accordingly, does not strongly contribute to purpose (b).

4.4.3. Purpose C: To assist in safeguarding the countryside from encroachment.

The Site is surrounded on three sides by the existing edge of Orpington and St Mary Cray to the immediate north, south and west. Built form associated with these edges exerts an urban influence across the site whether through the buildings themselves or boundary structures (refer to Figure B).

It is judged that the Site makes, at most, a **Moderate** contribution to safeguard the countryside from encroachment and, accordingly, does not strongly contribute to purpose (c).

4.4.4. Purpose D: To preserve the setting and special character of historic towns.

It is not considered that Orpington District is an historic town. As outlined with the Planning Advisory Service guidance 'Planning on the Doorstep: The Big Issues – Green Belt' (2015), historic towns *"is generally accepted as relating to very few settlements in practice. In most towns there already are more recent developments between the historic core, and the countryside between the edge of the town"*. Development adjacent to the site associated with Orpington District was built in mid to late 20th Century, therefore the setting and special character of the historic core (which is primarily Victorian era) has already been impacted.

Notwithstanding the above, as illustrated on Figure 2, the site is separated from St Mary Cray Conservation Area by intervening built form and vegetation by c. 250m and there is no intervisibility.

Accordingly, the Site's contribution to preserving the setting and special character of historic towns is **None** and therefore does not strongly contribute to purpose (d).

4.4.5. Summary of Existing Contribution to Green Belt Purposes

Green Belt Purpose	Existing Contribution Judgement
Purpose A: To check unrestricted sprawl of large built-up areas	Moderate
Purpose B: To prevent neighbouring towns merging into one another	Weak
Purpose C: To assist in safeguarding the countryside from encroachment	Moderate
Purpose D: To preserve the setting and special character of historic towns	None

4.4.6. Grey Belt

The above assessment demonstrates that the Site does not strongly contribute to any of purposes (a), (b) or (d), with purpose (c) not of relevance to the consideration of whether land would meet the definition of grey belt (albeit the Site is concluded to only make an at most moderate contribution to this purpose). Taken together with the conclusions in the Planning Statement in relation to footnote 7, the Site therefore falls within the definition of grey belt set out in Annex 2 to the NPPF.

5.0 Effects on Green Belt

5.1. Proposed Development

The proposed development will include the construction of up to 325 dwellings and associated road infrastructure and open space.

The development proposals includes 7.95 hectares of green infrastructure encompassing a sequence of green spaces within the development accommodating amenity space, play space and drainage features. The eastern edge of the Site will feature a new 15m wide tree belt in order to deliver a future defensible Green Belt boundary feature.

The proposed development area, encompassing up to 325 dwellings measures 8.2 hectares and covers 48% of the site, as demonstrated on the parameter plan that accompanies the planning application. This development will include buildings such as dwellings, private gardens, garages, sheds as well as hard standing for roads, paths, parking areas, driveways and other built infrastructure such as walls, fences, lighting, street furniture, signage, utility boxes etc. Dwellings would comprise predominantly 2 storey houses along with a smaller proportion of 2.5 and 3 storey houses/apartments within the core of the Site to enliven the street scene and along the central green corridor, as outlined in the accompanying Design and Access Statement.

5.2. Green Belt Openness

5.2.1. Spatial

As the Site has no built elements within it, built development would occur across approximately 48% of the Site area, comprising building footprints and hard standing/structures (i.e. walls, fences, street furniture, lighting columns etc). Extending across the majority of the Site, this would be a fundamental change within the Site itself.

5.2.2. Visual

Visual considerations are particularly relevant to the perception of openness within the wider assessment parcel. Visibility of the proposed development from the adjoining Green Belt landscape will be limited by the localised ridgeline that wraps around the edge of St Mary Cray, c. 500m from the Site, as well as the proposed 15m wide tree belt along the eastern edge of the Site, screening and softening views of the majority of proposed built form from the wider Green Belt. Consequently, the proposed development will only be visible within close proximity to the Site and/or alongside the existing edge of Orpington and St Mary Cray. In this context, the proposed development would result in a minor alteration to the perception of openness.

5.2.3. Duration and Irremediability

The proposed development can be regarded as permanent and not remediable.

5.2.4. Degree of Activity

In relation to the degree of activity, the proposal may at times be more noticeable than existing movement and noise created by Orpington/St Mary Cray immediately adjacent to the site during the construction phase. This would be due to activities such as the movement of plant and materials, features such as stored materials, the occasional use of cranes and construction noise. However, the construction period will be relatively short-lived. Given that NPPF paragraph 142 states that one of the essential characteristics of Green Belts is permanence, greater emphasis should be given to the longer-term effects once the development has been completed than to short term effects during construction.

During the operational phase, there would be increased movements of vehicles and pedestrians within the Site and at the Site entrance on Crockenhill Road and Cockmannings Road; with increased pedestrian movements from the Site towards St Mary Cray Recreation Ground to the west, as well as along the aforementioned roads. However, these routes already have high levels of activity associated with public footpaths and local roads, therefore the perceived increase to activity would be minor. From within the adjoining Green Belt land, there is likely to be a minor increase in the perception of activity along public rights of way to the east of the Site, as well as St Mary Cray Recreation Ground to the west. There would be some increase in vehicular traffic along Crockenhill Road and Cockmannings Road moving east and west, but given the existing adjacent development associated with Orpington and St Mary Cray, it is expected that this would be a minor difference.

5.2.5. Degree of harm

Taking into account the various effects on openness outlined from section 5.2.1 altogether and using the scale of harm set out at section 3.3.5, it is considered that there would be a **Major** loss of openness within the Site itself, such that post development the baseline will be fundamentally changed.

This harm diminishes beyond the Site boundaries due to the proposed 15m tree belt along the eastern boundary, and existing built form associated with Orpington and St Mary Cray. Whilst the proposals would be visible from roads adjacent to the Site boundary (i.e. Cockmannings Road and Crockenhill Road), the areas that lie within Green Belt are already primarily dominated by built development / the edge of Orpington/St Mary Cray. Beyond the Site boundary as land rises to the east, the rooftops of the proposed development would be perceptible as a sliver above the mature proposed tree belt along the eastern Site boundary. This would increase the amount of perceived built form, and therefore it is judged that there would be a **Moderate-Minor** degree of harm to openness from the Site boundary up to 500m east of the Site, and **Negligible** beyond, due to the screening effects of topography.

5.3. Green Belt Purposes

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

As stated at section 4.5.1 above, the Site makes a Moderate contribution to purpose a), adjoining Orpington and St Mary Cray and acting as an additional barrier to sprawl. Given

the existing urban edge of Orpington and St Mary Cray to the north, west and south of the Site providing containment, the only remaining ability for sprawl to occur is to the east. Should the Site be developed, this would not result in an incongruous pattern of development, rather it would round off the existing large built-up area. The proposed 15m wide tree belt along the eastern edge of the site alongside the public footpath delineating the site boundary will provide a new, defensible feature that will provide definition and containment. Perceptually, development would be primarily visually contained with rooftops appearing as a sliver above the tree line as ground levels rise to the east.

Figure D: Urban extent of illustrative masterplan in relation to existing large built up area.



Consequently, it is assessed that the level of harm in relation to purpose a) is **Moderate**, i.e. that post development the baseline will be partially altered with noticeable changes.

5.3.2. Purpose B) to prevent neighbouring towns merging into one another

As noted at Section 4.5.2, the Site plays a weak role in the separation between London and Swanley. The easternmost edge of London is located approximately 2.2km from the nearest edge of Swanley. The Site, at its nearest point, is located approximately 2.6km from Swanley (as illustrated in Figure). Development of the Site would extend the built edge of London approximately 100m closer to Swanley, but would not reduce the gap between the two settlements at their closest point.

As set out in the visual analysis, the localised ridgeline east of the Site visually separates London from Swanley, which is further enhanced by woodland vegetation on high ground resulting in no intervisibility between the two settlements. Consequently, it is assessed that the level of harm in relation to purpose b) is **Negligible**, i.e. that post development the baseline will be largely unchanged.

5.3.3. Purpose C) to assist in safeguarding the countryside from encroachment

Since the Site lies outside the settlement boundary, the proposed development would by definition cause a degree of encroachment on the countryside. However, in perceptual terms, as described in section 4.5.3, the Site is subject to urbanising influences.

Consequently, it is judged that the Site has a Moderate contribution to purpose c).

Given that the increase in encroachment will be limited to the Site itself, and that there would be a low perception of encroachment on the wider Green Belt, it is assessed that the level of harm in relation to purpose c) is **Moderate**, i.e. that post development the baseline will be partially altered with noticeable changes.

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

As set out at Section 4.4.4, Orpington is not considered to be an historic town and there is no intervisibility between the Site and the historic setting of St Mary Cray due to intervening vegetation and existing built development. It is therefore considered that there is **Negligible** harm to this purpose.

5.3.5. Summary of harm to Green Belt Purposes

Green Belt Purpose	Harm Assessment
Purpose A: To check unrestricted sprawl of large built-up areas	Moderate
Purpose B: To prevent neighbouring towns merging into one another	Negligible
Purpose C: To assist in safeguarding the countryside from encroachment	Moderate
Purpose D: To preserve the setting and special character of historic towns	Negligible

5.4. Paragraph 155(a) Test

As outlined in sections 4.3.1 and 4.3.2 above, the wider Green Belt (i.e. plan area of Bromley Borough) generally protects land to the east of Orpington (and St Mary Cray) up to the borough boundary approximately 2km to the east. Broadly, this area of the Green Belt extends from the A20 to the north and the A21 to the south.

The above table at 5.3.5 assesses that the proposed development would not fundamentally diminish the separate performance of any of the Green Belt purposes in the wider Green Belt, i.e. no Major harm. Taking together all four purposes, assuming that each purpose is

weighed equally, it can be judged that the average harm would be **Minor** across the wider Green Belt area.

Consequently, the proposed development would not “*fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan*”. The proposed development therefore meets the requirements of NPPF paragraph 155(a). The Planning Statement assesses the remaining parts of paragraph 155 to reach a conclusion as to whether the development would be ‘not inappropriate’.

5.5. Summary of Green Belt Harm

In summary, the assessment has identified that the proposed development will give rise to the following harm to the Green Belt:

- Openness: **Major** harm within the Site itself, diminishing to **Moderate-Minor** harm beyond the Site boundary to approximately 500m east of the Site up to the localised ridgeline seen in the context the existing settlement edge of Orpington and St Mary Cray; **Negligible** harm to Green Belt openness beyond.
- Purposes: **Moderate** harm arising from conflict with purpose a); **Negligible** harm arising from conflict with purpose b); **Moderate** harm arising from conflict with purpose c); **Negligible** harm with purpose d).

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Land south of Crockenhill Road, St Mary Cray
Date: 18 July 2025 14:54:01
Attachments: [image384022.png](#)
[image589856.png](#)

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Hi [REDACTED]

Further to our discussion, please see below a link to a video from the Local MP with Local Councillors for your information:

[We must not allow our green belt to be concreted over in St Mary Cray](#)

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] nexusplanning.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application
Date: 01 August 2025 13:46:00
Attachments: [image001.png](#)
[image002.png](#)

Hi [REDACTED]

I am happy to undertake a brief review myself and will ask [REDACTED] for some comments. But its likely her review may only be a quick ~15-minute review.

For a more formal and proper review, you would be encouraged to lodge a separate follow-up pre-app with the GLA.

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 01 August 2025 11:47

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED]

Apologies if you have already caught up with [REDACTED] about this (he's off today so can't check), but our design team were wondering whether there is an update on an informal catch up with [REDACTED] to discuss the design code?

Many thanks,

[REDACTED]

██████████
Senior Planner

M ██████████
E ██████████ [nexusplanning.co.uk](mailto:██████████@nexusplanning.co.uk)



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From: ██████████ <██████████@london.gov.uk>

Sent: 14 July 2025 10:43

To: ██████████ <██████████@nexusplanning.co.uk>; ██████████
<██████████@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi ██████████ and ██████████

Prior to tomorrow's pre-app meeting could you please:

- Confirm the full list of attendees from your team; and
- Cancel/delete the meeting invite you issued (on Wednesday 18/06/2025) for a meeting from 10-12. So, everyone is aware to use the GLA meeting invite.

I will be issuing a meeting agenda later today.

Thanks,

██████████

██████████ ██████████

Principal Strategic Planner
GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 07 July 2025 19:31

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED] and [REDACTED]

Please find attached the following documents:

- GLA pre-app presentation (low-resolution)
- Working draft Green Belt Assessment

A high-resolution copy of the presentation can be accessed here: <https://we.tl/t-cOug0yGr4N>

Further to my discussion with [REDACTED] earlier, if it is necessary to move the meeting to accommodate the GLA's Design Officer, we could potentially (subject to LDA Design's availability) do the following times:

- Wednesday 16th July AM: 9.30-11.30
- Thursday 17th July: Any time other than 10.30-11.00.

I trust that the attached is of assistance, and please don't hesitate to contact me should you have any queries.

We look forward to seeing you at the pre-application meeting next week.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application
Date: 01 August 2025 13:46:00
Attachments: [image001.png](#)
[image002.png](#)

Hi [REDACTED]

I am happy to undertake a brief review myself and will ask [REDACTED] for some comments. But its likely her review may only be a quick ~15-minute review.

For a more formal and proper review, you would be encouraged to lodge a separate follow-up pre-app with the GLA.

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 01 August 2025 11:47

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED]

Apologies if you have already caught up with [REDACTED] about this (he's off today so can't check), but our design team were wondering whether there is an update on an informal catch up with [REDACTED] to discuss the design code?

Many thanks,

[REDACTED]

██████████
Senior Planner

M ██████████
E ██████████ [nexusplanning.co.uk](mailto:██████████@nexusplanning.co.uk)



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From: ██████████ <██████████@london.gov.uk>

Sent: 14 July 2025 10:43

To: ██████████ <██████████@nexusplanning.co.uk>; ██████████
<██████████@nexusplanning.co.uk>

Subject: RE: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi ██████████ and ██████████

Prior to tomorrow's pre-app meeting could you please:

- Confirm the full list of attendees from your team; and
- Cancel/delete the meeting invite you issued (on Wednesday 18/06/2025) for a meeting from 10-12. So, everyone is aware to use the GLA meeting invite.

I will be issuing a meeting agenda later today.

Thanks,

██████████

██████████ ██████████

Principal Strategic Planner
GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 07 July 2025 19:31

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@bromley.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>;

[REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk> [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED]@com>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>;

[REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>

Subject: Land South of Crockenhill Road, St Mary Cray - GLA Follow-Up Pre-Application

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Hi [REDACTED] and [REDACTED]

Please find attached the following documents:

- GLA pre-app presentation (low-resolution)
- Working draft Green Belt Assessment

A high-resolution copy of the presentation can be accessed here: <https://we.tl/t-cOug0yGr4N>

Further to my discussion with [REDACTED] earlier, if it is necessary to move the meeting to accommodate the GLA's Design Officer, we could potentially (subject to LDA Design's availability) do the following times:

- Wednesday 16th July AM: 9.30-11.30
- Thursday 17th July: Any time other than 10.30-11.00.

I trust that the attached is of assistance, and please don't hesitate to contact me should you have any queries.

We look forward to seeing you at the pre-application meeting next week.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk

From: [REDACTED]
To: [REDACTED]
Subject: St Mary Cray - DRP
Date: 22 August 2025 10:06:18
Attachments: [image640986.png](#)
[image983497.png](#)

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Hope you are well?

I just wanted to make sure you have all the details for the DRP on the 5th September:

Committee Room 2, Bromley Civic Centre, Churchill Court, 2 Westmoreland Road,
Bromley BR1 1AS

11.30 – 11.35: welcome and introductions

11.35 – 11.40: officer's briefing

11.40 – 12.05: scheme presentation

12.05 – 12.15: clarification questions

12.15 – 13.00: panel discussion

I've let them know you'll be attending.

Have a nice bank holiday.

Best,

[REDACTED]

[REDACTED]
Senior Planner

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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nexusplanning.co.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: St Mary Cray - DRP Details
Date: 04 September 2025 11:23:42
Attachments: [image001.png](#)
[image002.png](#)
[image155168.png](#)
[image067361.png](#)

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Hi [REDACTED] – should be uploaded now.

Thanks,

[REDACTED]

[REDACTED]
Senior Planner

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 04 September 2025 11:16
To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Subject: RE: St Mary Cray - DRP Details

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Hi [REDACTED]

Could you please upload the presentation into the Sharefile via this link: [Crockerhill Road](#)

Unfortunately, we can't access WeTransfer.

Thanks,

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Sent: 04 September 2025 10:57
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Subject: FW: St Mary Cray - DRP Details

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Hi [REDACTED]

Please see the below email re. tomorrow's DRP. The presentation can be accessed here:

<https://we.tl/t-6DuKdeLU7>

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 04 September 2025 10:27

To: [REDACTED] <[REDACTED]@lii.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>;

[REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] (LDA Design (Peterborough))

<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@slrconsulting.com>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: St Mary Cray - DRP Details

Hi all,

Ahead of tomorrow's DRP, please see the summary details below:

Site Visit:

[REDACTED] from Frame Projects will meet [REDACTED] and [REDACTED] at St Mary Cray Recreation Ground car park at 09.45 for the site visit. In case of any issues on the day, please give [REDACTED]

Presentation:

[REDACTED] and Derek will be joining for this part, as well as [REDACTED] from GLA.

Location: Committee Room 2, Bromley Civic Centre, Churchill Court, 2 Westmoreland Road, Bromley BR1 1AS

11.30 – 11.35: welcome and introductions

11.35 – 11.40: officer's briefing

11.40 – 12.05: scheme presentation

12.05 – 12.15: clarification questions

12.15 – 13.00: panel discussion

If you have any issues on the day of the meeting, please contact Hanako on 07842 198 050.

There is a screen in the meeting room, but they ask that you **bring your slides on your own laptop**. To enable wireless connection to the presentation screen, please use the meeting link below.

https://teams.microsoft.com/j/19%3ameeting_NGU5OWFmZDgtNzUxYy00ZGE1LWI4NDYtMDkwNjM2ZjNjYmI1%40thread.v2/0?context=%7b%22Tid%22%3a%228cc3d50b-245a-4639-bab4-8b879ac9838c%22%2c%22Oid%22%3a%22eff39052-e768-47cb-865e-b2c0902a0938%22%7d

Hopefully this is all clear, but please let me know if you have any questions.

Best,



Senior Planner

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Crockenhill Road - GLA Meeting Agenda
Date: 05 September 2025 08:12:43
Attachments: [image001.png](#)
[image002.png](#)
[image129211.png](#)
[image858679.png](#)
[9686_Design Code structure_250904.pdf](#)

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Morning [REDACTED]

Please find attached the draft Design Code structure for your review.

If you have any questions, please let us know.

Many thanks,

[REDACTED]

[REDACTED] [REDACTED]

Senior Planner

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 01 September 2025 10:29

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

I do apologise for the ongoing delay regarding the issuing of our pre-app response.

I have now received design comments, but I am still awaiting feedback from TfL. I have been advised that this feedback should be issued in the next few days.

As such, I am hoping our pre-app response can be issued by the end of this week.

If the Design Code has been drafted, I am happy to review this week.

Thanks,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 August 2025 11:34

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

Hope you're keeping well.

Just following up to see if you have timescales for publishing the written response on our pre-app

meeting from a few weeks ago – or were you intending to wait for us to share our draft Design Code framework with you for comment before you issue these?

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 25 July 2025 12:40

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED]

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Thanks [REDACTED] much appreciated.

Have a good weekend.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 July 2025 17:38

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED]@lda-
design.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

I have chased our relevant design officer today for an update.

I am hoping that within the next few working days we will be able to confirm a date for the LRP.

I will keep you updated.

Kind regards,

[REDACTED]

[REDACTED] [REDACTED]

Principal Strategic Planner

GREATER LONDON AUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 24 July 2025 14:03

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-
design.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

Hope you're keeping well.

Further to the below and our discussion last week, do you have any update on potential London Review Panel dates? I note that you were also going to notify Bromley of our request and the GLA's acceptance of this.

Kind Regards

[REDACTED]

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 16 July 2025 08:07

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Hi [REDACTED]

Thank you again to you and your colleagues for your time yesterday morning. We thought it was another helpful meeting and has given us some useful pointers, which we are in the process of reviewing to inform a refinement of the proposals.

As discussed, we are happy to take Betty's advice with respect to preparing a Design Code and she provided some helpful clarity on the matters that she would like to see addressed. To ensure that what we are preparing will meet the GLA's expectations, would [REDACTED] be amenable to an informal review of a working draft Design Code (timescales TBC)? I appreciate that this is not a matter covered by the pre-app service, but it may be helpful to ensure that we are clear on whether the level of detail we are providing is sufficient.

Many thanks

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 14 July 2025 14:49

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>;

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Thanks [REDACTED]

We look forward to our meeting tomorrow morning.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 July 2025 14:43

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>;

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Crockenhill Road - GLA Meeting Agenda

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Hi all,

Ahead of tomorrow's pre-application meeting, please find attached a meeting agenda.

@ [REDACTED] and @ [REDACTED] could you please forward this onto the rest of your team.

Kind regards,

[REDACTED]

[REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

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Land South of Crockenhill Road, St Mary Cray

Design Code Structure

Introduction – Purpose, Structure etc

Part A: Background

Masterplan Principles

Sustainability and Nature Recovery

Regulating Plan

Part B: Coding

Green & Blue Infrastructure Codes

- General Approach
- Key Spaces
 - Landscape and public realm
 - Function and character
 - Play
 - Connectivity
- Incidental Spaces
- Site Boundary Interfaces
- Trees & Hedgerows
- Planting
- Surface Water & SuDS
- Hard Materials
- Furniture

Built Form Codes

- Urban Design Principles – Street/Space Frontage, marker buildings
- Character Areas
 - Building Typology & Heights
 - Building Design – High level strategy on entrances, frontages, roofscape,
 - High level approach to use of Materials

Street Codes

- General Approach
- Primary Street
- Secondary Street
- Tertiary Streets and Mews
- Junctions & Crossings
- Parking
 - General Approach
 - On-Plot Parking
 - On Street Parking
 - Courtyard Parking

Plot Codes

- Introduction
- Boundaries
- Biodiversity & Wildlife
- Waste & Refuse
- Other Details

Part C: Design/Compliance Checklist

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Crockenhill Road - GLA Meeting Agenda
Date: 23 September 2025 10:29:13
Attachments: [image001.png](#)
[image002.png](#)
[image325408.png](#)
[image536308.png](#)

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Hi [REDACTED]

Thanks for the update, that's great.

The latest TfL meeting was on the 19th August.

Kind Regards

[REDACTED]

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: Tuesday, September 23, 2025 10:24:31 AM

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

My pre-app report has now been reviewed by my manager and will be issued by tomorrow.

Just prior to it being issued, could you please confirm the date of your follow-up pre-app with TfL. I just want to reference that meeting within my response.

Thanks,

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 19 September 2025 15:39

To: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

Hope you're keeping well.

Apologies for the delay in getting back to you following our discussion on Tuesday. I have caught up with the applicant and the masterplanners and am informed that the Design Code is a few weeks away in light of LDA making the design updates recommended by the DRP. As such, can you please issue the pre-app response but add in any thoughts on the proposed structure of the Design Code that [REDACTED] provided to you a few weeks ago?

Happy to discuss any queries that you may have on Monday.

Many thanks

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 10 September 2025 16:23

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Hi [REDACTED]

It was good to meet you in person last Friday in Bromley. We felt that the DRP session was useful and we are currently reviewing the emerging parameter plans to consider the ability to take on board some of the suggestions where that is possible.

My colleague [REDACTED] is on leave this week but in his absence, and further to last Friday, I just wanted to see where things were with you / the GLA on this? Whilst the DRP was to a large extent positive / helpful, we know that the Council itself retains an principle objection to the release of Green Belt irrespective of national policy and housing delivery issues generally in the borough.

Happy for you to pick this up with [REDACTED] next week if you prefer though I'd just reach out whilst I remembered.

All the best

[REDACTED]

■■■■
Executive Director

M■■■■
E■■■■ [nexusplanning.co.uk](mailto:■■■■@nexusplanning.co.uk)



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From: ■■■■ <■■■■@london.gov.uk>

Sent: 01 September 2025 10:29

To: ■■■■ <■■■■@nexusplanning.co.uk>

Cc: ■■■■ <■■■■@london.gov.uk>; ■■■■ <■■■■@nexusplanning.co.uk>; ■■■■ <■■■■@nexusplanning.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi ■■■■

I do apologise for the ongoing delay regarding the issuing of our pre-app response.

I have now received design comments, but I am still awaiting feedback from TfL. I have been advised that this feedback should be issued in the next few days.

As such, I am hoping our pre-app response can be issued by the end of this week.

If the Design Code has been drafted, I am happy to review this week.

Thanks,

■■■■

[REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 27 August 2025 11:34

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-
design.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

Hope you're keeping well.

Just following up to see if you have timescales for publishing the written response on our pre-app meeting from a few weeks ago – or were you intending to wait for us to share our draft Design Code framework with you for comment before you issue these?

Kind Regards

[REDACTED]

[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 25 July 2025 12:40

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Thanks [REDACTED] much appreciated.

Have a good weekend.

Kind Regards

[REDACTED]

[REDACTED]

Associate Director

M [REDACTED]

E [REDACTED]@nexusplanning.co.uk



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 July 2025 17:38

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-
design.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

I have chased our relevant design officer today for an update.

I am hoping that within the next few working days we will be able to confirm a date for the LRP.

I will keep you updated.

Kind regards,

[REDACTED]

[REDACTED]

Principal Strategic Planner
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@nexusplanning.co.uk>
Sent: 24 July 2025 14:03
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
[REDACTED] <[REDACTED]@lda-design.co.uk>; [REDACTED] <[REDACTED]@lda-
design.co.uk>; [REDACTED] <[REDACTED]@lii.co.uk>
Subject: RE: Crockenhill Road - GLA Meeting Agenda

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Hi [REDACTED]

Hope you're keeping well.

Further to the below and our discussion last week, do you have any update on potential London Review Panel dates? I note that you were also going to notify Bromley of our request and the GLA's acceptance of this.

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 16 July 2025 08:07

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@ida-design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@ida-

design.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@lih.co.uk>

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Hi [REDACTED]

Thank you again to you and your colleagues for your time yesterday morning. We thought it was another helpful meeting and has given us some useful pointers, which we are in the process of reviewing to inform a refinement of the proposals.

As discussed, we are happy to take Betty's advice with respect to preparing a Design Code and she provided some helpful clarity on the matters that she would like to see addressed. To ensure that what we are preparing will meet the GLA's expectations, would [REDACTED] be amenable to an informal review of a

working draft Design Code (timescales TBC)? I appreciate that this is not a matter covered by the pre-app service, but it may be helpful to ensure that we are clear on whether the level of detail we are providing is sufficient.

Many thanks

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Associate Director

M [REDACTED]

E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] [REDACTED] <[REDACTED]@nexusplanning.co.uk>

Sent: 14 July 2025 14:49

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]

[REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED]

Subject: RE: Crockenhill Road - GLA Meeting Agenda

Thanks [REDACTED]

We look forward to our meeting tomorrow morning.

Kind Regards

[REDACTED]
[REDACTED]
Associate Director

M [REDACTED]
E [REDACTED] [nexusplanning.co.uk](mailto:[REDACTED]@nexusplanning.co.uk)



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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 July 2025 14:43

To: [REDACTED] <[REDACTED]@nexusplanning.co.uk>; [REDACTED]
<[REDACTED]@nexusplanning.co.uk>; [REDACTED] <[REDACTED]@bromley.gov.uk>; [REDACTED]
<[REDACTED]@bromley.gov.uk>; [REDACTED]

Subject: Crockenhill Road - GLA Meeting Agenda

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Hi all,

Ahead of tomorrow's pre-application meeting, please find attached a meeting agenda.

@ [REDACTED] and @ [REDACTED] could you please forward this onto the rest of your team.