1. PROPERTY DETAILS		
Site Name & Address	**60-66 Arbuthnot Lane, DA5 1HD**	
Borough	London Borough of Bexley.	
Company	TfL Freehold	
Zone (TfL)	6	
Site Area (acres)	0.29	
Location and Site Plan		
Site Description	The site is a parcel of vegetated land, adjacent to housing along Arbuthnot Lane. The site currently has no vehicular access. The southern boundary of the site sits adjacent to the East Rochester Way (A2). The site level drops notably from north to south. Site is situated within an established residential area of lower-density, detached and semi-detached housing. East Rochester Way (A2) runs directly south of the site. The site contains mature trees, none of which are subject to tree preservation orders.	
Existing Use	Vegetated land adjacent to Arbuthnot Lane and East Rochester Way (A2)	
2. TOWN PLANNING		
Development Plan and supplementary documents	**Adopted:** London Plan (2016), Bexley Unitary Development Plan Saved Policies 2012. Bexley Core Strategy (2012) **Emerging:** Draft London Plan 2017.	
Site Allocation	The site is allocated an area of 'Primarily Residential Use' where residential development is considered acceptable.	
Planning History	06/03740/GPDO8 for the Installation of telecommunications apparatus comprising the erection of a 10m high slimline monopole telecommunications tower, three antennas, one radio equipment cabinet and ancillary development was refused a lawful development certificate in 2006 due to the harmful impact of the height of the proposed 10m antenna. An appeal was	

	dismissed.
Housing zone/OA	No
Heritage Designations	No.
Flood Zone	Flood zone 1
Ecological Designations	No
PTAL	2
Tall buildings	**Bexley Core Strategy Para 3.3.5:** Tall buildings are those buildings considered to be significantly taller than their surroundings.
Car and Cycle parking standards	**Bexley UDP Car Parking Standards:** 1-2 beds = 1.3 spaces **/** 3-4 beds = 1.5 spaces / 5+ beds = 2 spaces. **Draft London Plan:** Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.
LPA affordable housing target	**Bexley Core Strategy Policy CS10:** On residential schemes of ten units or more, the Council will seek the maximum reasonable amount of affordable housing. A minimum of 35% of units to be affordable housing, of which a target of 70% will be social rented housing and 30% will be intermediate housing, unless otherwise agreed. **Draft London Plan target** = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice)
Other	The Mature Trees that exist on site are not subject to TPOs Potential issues of air quality on the site due to proximity to a major road. LB Bexley designated as Air Quality Management Area. The borough may seek air quality neutral development.
Planning Policy Overview	**LB Bexley Saved UDP Policies: Policy H8** identifies that small development on incidental open space may be considered acceptable in the borough. **LB Bexley Core Strategy (2012): Policy CS01** promotes development on small development sites within the borough. **Para 4.8.10** advocates that incidental open space should normally be excluded from development where developments results in harm to amenity and biodiversity. **Policy CS17** advocates that new development can make appropriate contributions to green infrastructure through planning obligations. **London Plan:** Policies **3.3** Increasing housing supply and **3.4** Optimising housing potential Encourage housing delivery in accessible locations. **Draft London Plan:** Policies **H1** Increasing housing supply, **D6** Optimizing housing density and Policy **D2** small sites encourage optimising housing density on small sites in accessible locations.
Site overview- Opportunities/ Constraints	**Opportunities:** The site is private open space in an existing residential area with high housing targets. Favourable policy position on the development of suitable small sites. Potential for contributions to green infrastructure through planning obligations to offset loss of existing green space. **Constraints: Para. 4.8.10** of the Bexley Core Strategy states that incidental open space should normally be excluded from development, although **Saved UDP Policy H8** states development on such sites can be acceptable if policy guidance is followed. There is no vehicular access on the site and this will need to be provided. There are mature trees on the site although these are not subject to a TPO. The amenity of adjacent residential properties will need to be protected.
Planning Prospects	The site is currently underutilised and consists of poor-quality open space. There is potential for residential development on the site given Draft London Plan policy on small sites and high housing targets within the borough.