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**RESPONSE TO MAIN ISSUES RAISED BY CLLRS & RESIDENTS**

**23/04925/FULL1 & 23/04926/LBC**

**Retention and repairs to existing dwellinghouse (Building A/Plot 8), retention and change of use of stable (Building B/Plot 7) to 1x dwellinghouse. Demolition of other existing buildings. Erection of 6x dwellinghouses, attached/detached garages, with associated access, parking and landscaping**

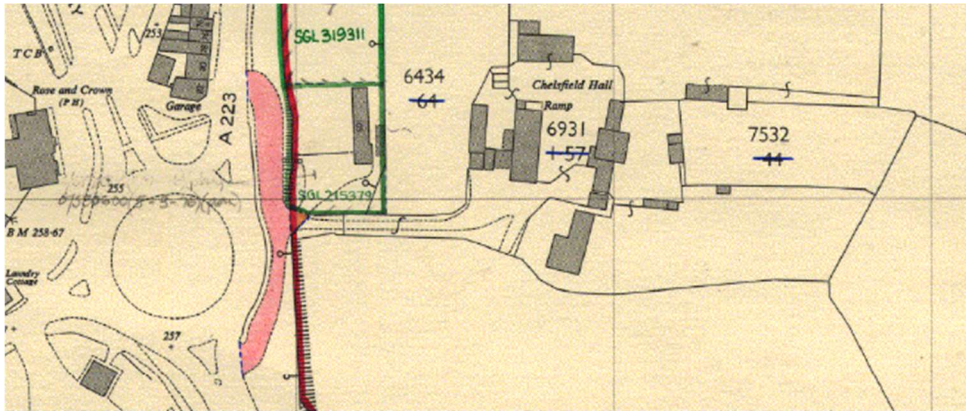
**Chelsfield Hall Farm High Street Green Street Green Orpington BR6 6BJ**

**Purpose of Document**

This document has been prepared following initial consultation with Local Ward Cllrs Page and Botting as well as the Secretary/Trustee of the Green Street Green Residents Association. It provides a summary response to the main issues raised and will aid the Question & Answer Session being held with local residents on Monday 11 March 2024 at the Greenwood Centre.

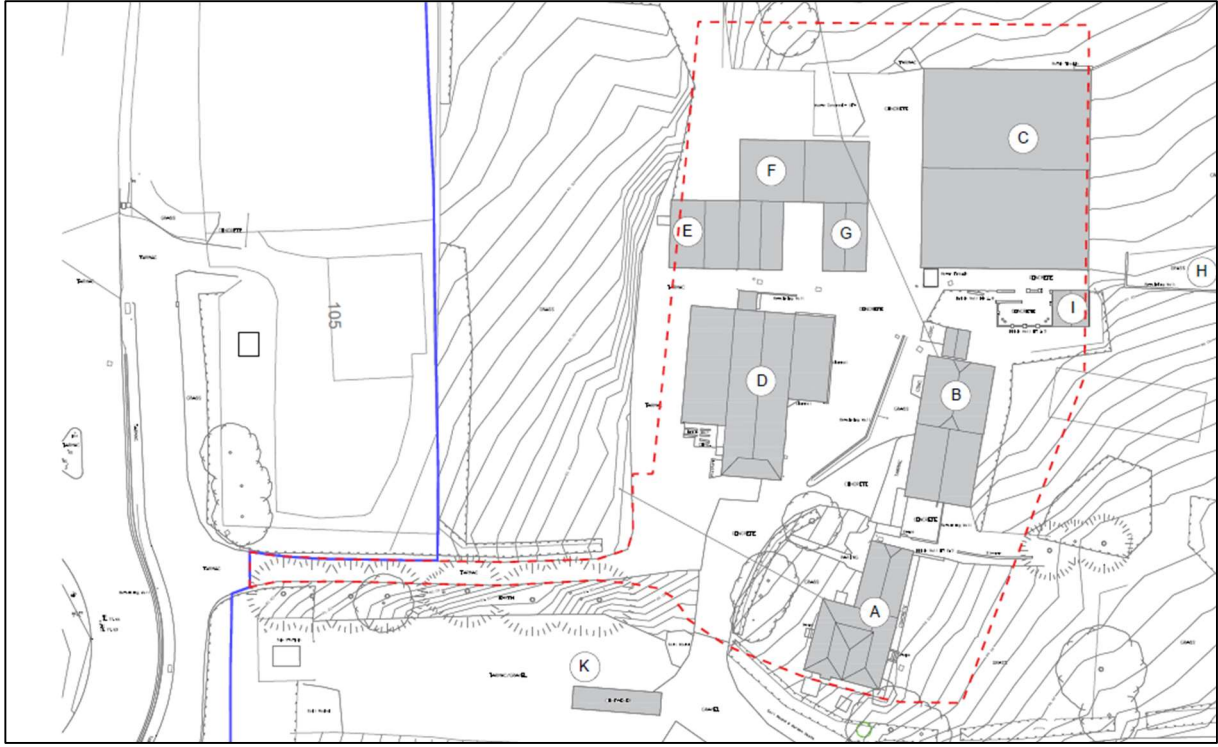
A selection of plans showing the existing site plan, proposed site plan and proposed elevation plan are appended to this response.

Planning Issue Raised	Applicant Response
<p><b>Green Belt</b></p>	<p>The principal concern in respect of the proposal from a Green Belt perspective is whether the proposal is the “thin end of the wedge” which will promote further development to the south of Green St Green in the Green Belt.</p> <p>It is important to emphasise that only the proposal in front of the Council can be considered as part of this planning application. Regardless there are no plans to submit a planning application for further development beyond the scope of the application site at this time. In any event given that the rest of land beyond the application site is devoid of any built development, the erection of new buildings on this land would comprise inappropriate development in policy terms given its designation as Green Belt land.</p> <p>However, the proposed application site comprises previously developed land given its lawful use as a livery yard. The development proposes to restore the Grade II listed farmhouse as well as converting the adjacent curtilage listed stable building into a dwelling. The further 6no. dwellings will replace the existing livery buildings, resulting in a net reduction of 15.9% in floor area. Volumetrically, the proposal will result in a reduction in volume of 4538m<sup>3</sup>, a percentage reduction of 49%. The development is contained within the current livery yard and does not encroach into the wider open fields.</p>

<p><b>Scale of Development / Design</b></p>	<p>As outlined below the proposal will result in a significant reduction in floor area and volume across the site and will comprise single storey and two storey dwellings.</p> <p>The proposal consists of a sensitive farmstead development which will reflect the urban edge character of the site. The design of the units reflect the character of the area with barn style units and materials which creates a sympathetic and bespoke development.</p>
<p><b>Highways</b></p>	<p>The land upon which the slip road is built is unregistered and it is assumed that is because it is owned by either TFL as part of the A21 trunk road network OR by London Borough of Bromley as a local 'highway'. Bromley when previously asked this question said they do not own the land. We note that Bromley Highways consultation response confirms they regard it as 'unadopted highway'.</p> <p>As the owners of the farm the applicant has a registered right of way over the road, shown in pink on the below plan.</p> 
<p><b>Continued farming / grazing use of surrounding land</b></p>	<p>If planning permission is approved horses will remain grazing the fields they are in now.</p> <p>The crop will be continued to be grown further up the farm, access to the farm will continue to be up the current farm drive. The crop is harvested and processed by an external contractor. This is because it is unviable to have a tenant farmer permanently on site due to the small size of the farm.</p>
<p><b>Ecology</b></p>	<p>The planning application is supported by several ecology reports which have been undertaken as part of the preparation of this proposal. This has reviewed all protected species including bats and badgers.</p> <p>Bat surveys have been undertaken on the relevant buildings which have recommended mitigation measures.</p>

	<p>The closest badger set is circa 70m from the development site. The ecology survey reported no evidence of badger field signs (for example hairs, latrines, dung pits, snuffle holes, mammal paths or scratching posts) or setts within the site during the survey. Some foraging badgers were recorded close to the site which has resulted in mitigation measures which will need to take place during construction works.</p>
<p><b>Drainage</b></p>	<p>The existing site has no formal drainage and comprises large areas of hardstanding with outdated drainage infrastructure. Given the sloping nature of the site it is accepted that surface water runs off to the west of the site.</p> <p>The proposed development has been informed by a Drainage Strategy incorporating a Flood Risk Assessment. The proposal represents an opportunity to enhance the current situation. The surface water management strategy is to discharge all runoff from the site to ground using soakaways. All drainage calculations account for climate change.</p>

**Existing Site Plan**



**Proposed Site Plan**



**Proposed Elevations**



