



Acting on behalf of Linden Homes and Galliford Try, we simultaneously managed two complex planning processes to enable the development of a high quality residential scheme and major new sports facilities at Kent County Cricket Club in Beckenham.

After Kent County Cricket Club's facilities proved inadequate and site conditions deteriorated, fears were expressed about the future viability of the Beckenham ground as a suitable home for the Club.

Plans were devised for a major development, which would not only enhance the cricket facilities — bringing them up to international standards — but also ensure that the ground could continue to cater for local clubs, community groups and members of the public. To enable this ground development to happen, 48 detached private houses would be built on an unused area of the site. The landowners appointed Galliford Try and Linden Homes to bring forward the ground and residential development schemes respectively.

The principle of development was established through an outline planning application, which was approved in March 2012. All matters of detail were reserved for later approval and we were appointed to project manage this process, working with both Galliford Try and Linden Homes to address the reserved matters and discharge the many conditions that were associated with the outline consent.

As there were essentially two different schemes being brought forward by two clients, the process was complex. To ease consideration of the various details, proposals for the residential and ground development schemes were submitted separately but progressed simultaneously, so that the entire development site could also be assessed as a whole. As well as managing the planning process, we also advised on the consultation strategy — helping to address local concerns and win support for the proposals.



As the detailed matters were prepared for consideration, we also set about addressing the 28 pre-commencement and pre-occupation conditions that were attached to the outline consent — submitting a non-material amendment application to reword several conditions and introduce a timing mechanism for the implementation of the approved details.

Despite the challenging nature of the project, we successfully managed the process in a very short timescale of just 12 weeks, facilitating an early determination. The ground development comprises three detached buildings containing an indoor cricket training centre, multi-function sports and leisure facility, and health, fitness and conference facilities. Alongside these buildings, a new spectator stand was approved for the cricket club, as well as all-weather floodlit pitches. The residential scheme comprises a mix of 48 detached three, four and five bedroom homes, in keeping with the housing in the surrounding area.

Summary of achievements

- Provision of advice on planning matters and parameters
- Coordination of the planning submission for the discharge of conditions
- Coordination of the planning submission for the reserved matters
- Preparation of the planning statement
- Coordination of the consultant team
- Discussions with the planning officers
- Consultation strategy advice
- Management of consultation process
- Preparation and Submission of S96a (non-material amendment)
- Enabling the development of a high quality residential scheme and major new sports facilities

Planning Potential Ltd
Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000