



The Future of Darrick Wood

Eighth edition - February 2023



The Future of Darrick Wood

Eighth edition - March 2023



As a smaller housing association, this is a significant project for Keniston, and the construction will cost several million pounds. While we expect to receive a grant from the Greater London Authority, this will only cover a small proportion of the cost, and we will borrow from a bank to fund the remaining costs. While the costs are high, our aim in providing these new homes is purely and simply because in a time of an acute shortage of affordable housing, we see it as our social mission to help maximise the number of new social rented homes, to give local people the very best chances in life.

Keniston wants to work with existing residents on landscaping improvements that would benefit those who already live on the estate, as well as any new residents, and so any improvements would be subject to further consultation with residents if planning permission is granted.

We recognise that not all residents welcome our plans, and that building work can be noisy and disruptive. We are very willing to listen to your views and discuss how we can work together. Please contact us if you would like to talk to Keniston staff about this.

Contacting us

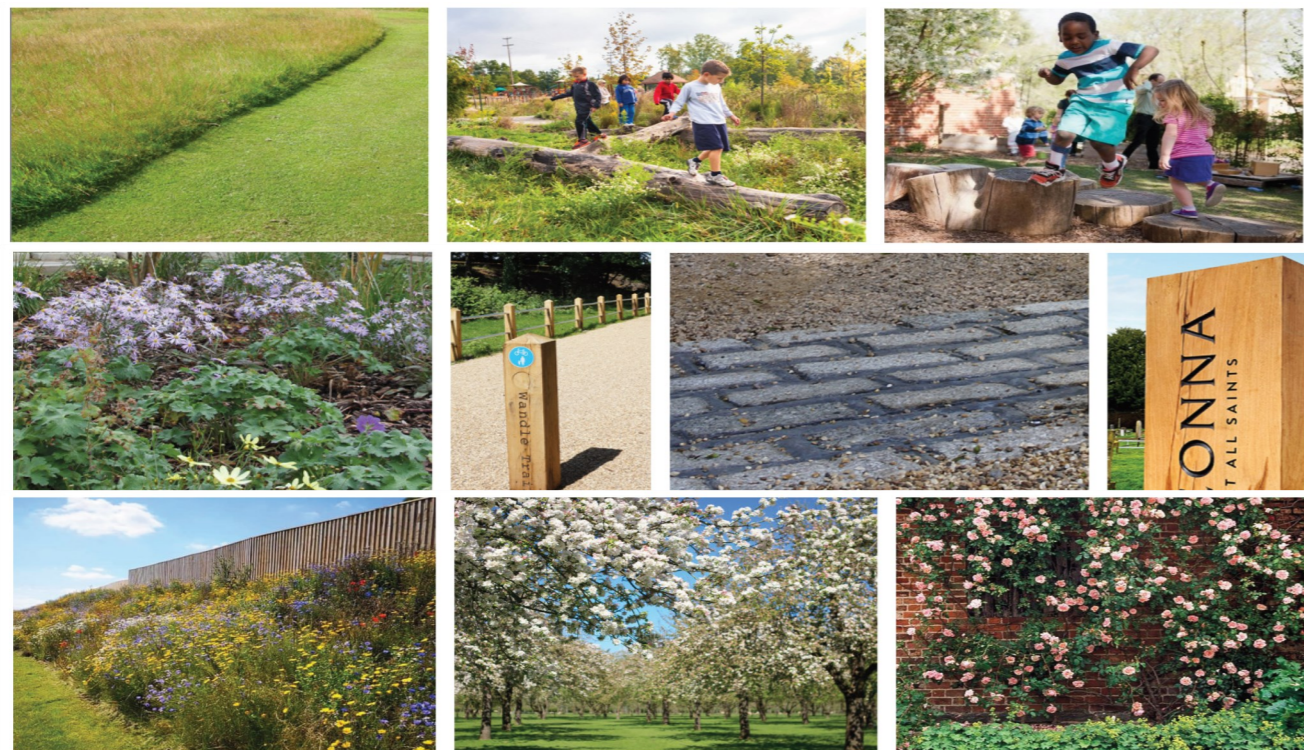
Please use the dedicated email and phone line below:



futureofdarrickwood@kenistonha.co.uk



Leave a comment on: **01689 664514**



Update from Keniston Housing Association

As you are aware, Keniston submitted a planning application to Bromley Council for the development of new social rented flats within the Darrick Wood Estate. As part of the process, the boundary of the planning application was extended to incorporate more of the mixed scrub to the east of the site. In discussion with Bromley Council, we were aware that a consultation would be carried out regarding the boundary change and that you would be notified directly by them.

We have learned that the consultation has now been completed and planning officers at Bromley are considering the application. Keniston has been working closely with the London Borough of Bromley to make the development the best it can be, not just for those who would live in the new flats, but for all residents of the estate. We expect the application to be ready to go to the Planning Committee soon. We don't have the date yet, but Bromley Council will notify you once decided.

Reminder of our plans

We have proposed to provide 26 new homes at the top of Isabella Drive. These will be a mixture of one and two bedroom flats – all for rent, with rents set using the same approach as for everyone else at Darrick Wood. Our application also includes plans to improve landscaping across the estate.

The new homes will be made available to local people who need them, in line with our partnership with Bromley Council.



There are well over 3,000 households on the Council's Housing Register, and each year some 2,000 new homeless applicants. We know how important it is to be able to live in a good quality, affordable, secure rented home. As a social landlord it is part of our social purpose to provide more homes and we aim to play a small part in helping Bromley achieve their aims of 1,000 new affordable homes each year.

Changes to the boundary

The boundary of the planning application was extended so that additional biodiversity enhancements can be delivered by the development. The proposal is that the biodiversity of the land to the east will be improved from a 'moderate' condition to a 'good' condition and would provide a suitable habitat for the existing slowworm population. It is the nature of the planning system that for these benefits to be counted as part of the planning application, the application boundary must encompass the scrub land to be improved, hence the extension of the application boundary.

Further recommendations

The other change you will notice is that further details and analysis of the open space within the estate has been produced. This is the result of discussions between Keniston and Bromley's planning officers. From the beginning of the project Keniston has wanted this development to benefit the existing residents of the estate and have always committed to the improvement of the open space elsewhere across the estate. The main changes will be showcasing additional provisions for the wider estate and ensuring there is sufficient informal play on site.

The application reference number is:
21/05278/FULL1

Council website
<https://searchapplications.bromley.gov.uk/online-applications/>