

Belvedere Park, Bexley

Safestore

● Planning



Planning Potential secured planning permission for a self storage and flexible workspace development on a constrained site within a predominantly residential area.

Demonstrating our ability to overcome initial policy resistance, combining planning strategy, design coordination, and economic justification to secure approval for a non residential scheme in a sensitive location.

The Challenge

The proposal related to a vacant site within Belvedere Park, located in a Predominantly Residential Area, where officers initially expressed a strong preference for residential development.

Although the site lay within a Sustainable Development Location, the proposed self storage facility with flexible workspace raised in principle and design concerns, with objections to both the suitability of the use and the form of development. The challenge was to demonstrate that the scheme complied with policy, delivered economic and regenerative benefits, and represented an appropriate alternative to residential use on a constrained site.

Without a robust planning strategy and clear evidence base, the scheme risked refusal, continued vacancy, and loss of economic development opportunity.

Our Approach

- Developed a robust, evidence led planning strategy addressing officer concerns directly
- Prepared a clear and legally structured planning case demonstrating policy compliance
- Assessed site specific constraints affecting residential viability and delivery options
- Coordinated closely with architects and technical team to align design and planning inputs
- Promoted a bespoke design solution delivering a landmark building within Belvedere Park
- Maintained sustained engagement with officers through iterative discussion and design refinement
- Combined strategic planning judgement with economic evidence to build officer confidence

The Outcome

- Planning permission granted under delegated powers following detailed pre application engagement
- Officer concerns addressed with submission demonstrating clear policy compliance
- Acceptance secured for employment use within a predominantly residential context
- Long vacant site brought forward delivering economic and regenerative benefits
- Permission enabled delivery of self storage facility with flexible workspace provision