



Driver & Vehicle Standards Agency

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Mr P Mellor
Planning Services
London Borough of Bromley
Civic Centre
Stockwell Close
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BR1 3UH

31 January 2018

Dear Mr Mellor

17/05825/RECON | Variation of Condition 5 pursuant to planning permission ref. 17/00422 for change of use of part of hotel to driving test centre (Sui Generis) for a temporary 12 month period RETROSPECTIVE APPLICATION to allow an extension of the temporary permission to 31/03/19

I refer to the above planning application which is currently under consideration.

As the Driver and Vehicle Standards Agency's Property Surveyor (South), I support the application made on DVSA's behalf by Cushman & Wakefield. The operation of the driving test centre on our current (temporary) site is only being sought as we need appropriate time to acquire/ submit a planning application and make the permanent accommodation fit for operation. A planning application will be submitted early February 2018 for the permanent accommodation, with current timescales we envisage completion and operation of the new accommodation in Bromley for October 2018. Assuming these timescales are adhered to we will decant from our temporary site at Bromley Court Hotel a week before the new site opens.

Looking at the Council's website there have been numerous objections in relation to the proposal to vary the condition of the existing planning consent for the temporary driving test centre to enable this accommodation to remain at the Bromley Court Hotel site until 31st March 2019. We have sought to foster positive relations with our neighbours whilst at Bromley Court Hotel and will redouble these efforts for the remaining period that we are on this site. The main points raised in these objections can be summarised as follows and are addressed in turn below:

- Uncertainty regarding the permanent driving test centre in Bromley
- Increase in traffic and congestion along Coniston Road
- Inappropriate learner/instructor movements
- Concerns regarding pedestrian safety
- Resident's cars being damaged

Uncertainty regarding the permanent driving test centre in Bromley

Regarding the replacement property in Bromley, we can confirm that we are making significant progress on lease terms and finalising the designs for the proposed driving test centre. As part of the application we submitted a proposed schedule for the permanent driving test centre, and are committed to having the permanent property up and running well before the end of the year.

Increase in traffic and congestion along Coniston Road

The staff at Bromley Court Hotel have not raised any concerns regarding congestion and traffic along Coniston Road, and nor have they received any direct concerns from local residents. The driving test centre has 6no. examiners that each conduct 7no. tests per day (maximum) between the testing hours of 0800 and 1700, thus the total maximum amount of tests at the centre per day is 42. Breaking this down further, there are a maximum of 5 tests per hour, hence this is the amount of traffic on at any one time along Coniston Road. No other learner drivers should be present at Bromley Court Hotel, given that you need a formal test appointment. We would also like to note that the highways officer has not raised any objections to the proposal.

Inappropriate learner/instructor movements

The staff at Bromley Court Hotel have not had received any complaints regarding inappropriate learner/ instructor movements. The Approved Driving Instructors are highly qualified and are trained to not conduct inappropriate testing manoeuvres that would impact residents or cause harm to any other road users. We are, however, happy to put up notices in the waiting room for local driving instructors that will raise awareness of the issue and we can also discuss the issue at a Local Driving Test Manager (LDTM) surgery in the upcoming months.

Concerns regarding pedestrian safety

There have been no accidents reported or any concerns of pedestrian safety reported to any of the staff at Bromley Court Hotel. We would just like to highlight that all driving examiners and instructors are highly qualified and are trained in relation to pedestrian safety. Also, since the original application was approved in April 2017 we can confirm that there has not been any vehicle related or pedestrian collision accidents at the site or on Coniston Road.

Residents' cars being damaged

Similarly, no reports have been received from residents in regards to car damage. However, the examiners at Bromley Court Hotel would only be aware of residents' cars being hit if it occurred whilst they were in the vehicle during the driving test itself or if the residents had raised concerns if these have occurred during lessons preparing for their test with their instructors. Nevertheless, this is not relevant to the application in question.

I trust that the above provides sufficient response to the above concerns raised by neighbours. Please do not hesitate to contact me if you require any clarification or additional information.

Yours faithfully



Matthew Cooper MRICS
Property Surveyor South