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DATE: 2 February 2012

To: Members of the
DEVELOPMENT CONTROL COMMITTEE

Councillor Peter Dean (Chairman)

Councillor Charles Joel (Vice-Chairman)

Councillors Douglas Auld, Eric Bosshard, Katy Boughey, Lydia Buttinger, John Canvin, Simon Fawthrop, Peter Fookes, John Ince, Russell Jackson, Kate Lymer, Mrs Anne Manning, Russell Mellor, Alexa Michael, Richard Scoates and Pauline Tunnickliffe

A meeting of the Development Control Committee will be held at Bromley Civic Centre on **TUESDAY 14 FEBRUARY 2012 AT 7.30 PM**

MARK BOWEN
Director of Resources

Public speaking on planning application reports is a feature at meetings of the Development Control Committee and Plans Sub-Committees. It is also possible for the public to speak on Contravention Reports and Tree Preservation Orders at Plans Sub-Committees. Members of the public wishing to speak will need to have already written to the Council expressing their view on the particular matter and have indicated their wish to do so to Democratic Services **by no later than 10.00 a.m.** on the working day before the date of the meeting.

The inclusion of public contributions, and their conduct, will be at the discretion of the Chairman. Such contributions will normally be limited to two speakers per proposal, one for and one against, each with three minutes to put their point across.

For further details, please telephone **020 8313 4745**.

A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 JANUARY 2012 (Pages 3-12)**

4 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

In accordance with the Council’s Constitution, questions to this Committee must be received in writing 4 working days before the date of the meeting. Therefore please ensure questions are received by the Democratic Services Team by 5 pm on Wednesday 8 February 2012.

5 PLANNING REPORTS (Pages 13-32)

Item Number	Ward	Application Number and Address of Development
5.1	Bromley Town	(11/03466/FULL1) - Queens Gardens, Kentish Way, Bromley.
5.2	Bromley Town	(11/03467/LBC) - Queens Gardens, Kentish Way, Bromley.

6 PLANNING BUDGET MONITORING 2011/12 (Pages 33-42)

7 REVIEW OF CHARGES FOR PRE-PLANNING APPLICATION ADVICE (Pages 43-50)

8 CONSULTATION ON THE IMPLEMENTATION OF THE SUSTAINABLE DRAINAGE SYSTEMS PROVISIONS OF THE FLOOD AND WATER MANAGEMENT ACT 2010 (Pages 51-62)

9 LONDON PLAN DRAFT SUPPLEMENTARY PLANNING GUIDANCE - HOUSING (Pages 63-72)

10 REPORTS TO NOTE

10.1 MAYORAL COMMUNITY INFRASTRUCTURE LEVY (Pages 73-78)

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 7.30 pm on 12 January 2012

Present:

Councillor Peter Dean (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Douglas Auld, Eric Bosshard, Katy Boughey,
Lydia Buttinger, John Canvin, Simon Fawthrop, John Getgood,
Will Harmer, Mrs Anne Manning, Russell Mellor, Alexa Michael,
Richard Scoates and Pauline Tunncliffe

Also Present:

Councillors Jefferys, Paul Lynch, Michael Tickner and
Stephen Wells

39 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Peter Fookes and Kate Lymer; Councillors John Getgood and William Harmer attended as their alternates respectively. Apologies for absence were also received from Councillors John Ince and Russell Jackson.

40 DECLARATIONS OF INTEREST

Councillors Mrs Anne Manning, Peter Dean, Katy Boughey, Russell Mellor and Richard Scoates all declared an interest in Item 5 as they had accepted hospitality from Kent County Cricket Club (KCCC). Councillor Mrs Manning also declared that her husband was a non-voting member of KCCC.

41 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2011

The sixth paragraph on page 33 of the Minutes was amended to read:-

'Councillor Fawthrop requested that the Petts Wood area of special residential character be designated as saturated in terms of new housing.'

Subject to the above amendment, Members RESOLVED that the Minutes of the meeting held on 17 November 2011 be confirmed and signed as a true record.

42 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

The following questions were submitted in writing by Mr Peter Whiteland in relation to Item 5 of the agenda - planning application for Kent County Cricket Club:-

- “1. Would a dangerous precedent not be set for further development on Metropolitan Open Land in the Borough if planning permission is granted to this application on the grounds of tenuous "very special circumstances", given that the planning report identifies three fundamental areas in which the application doesn't meet planning legislation?*
- 2. Please could Members explore how a figure of 26.5% has been noted as the land used for the proposed application? From page 39 of the Supplementary Design and Access Statement the total site area is 104,293sqm of which 32,486sqm is being used for the proposed cricket ground development and 20,443sqm for the proposed residential development – this gives a land usage (and therefore loss to sporting use) figure of 50.7%.*
- 3. Please could Members question how only 4 football pitches will be lost if the planning application is accepted? 2 pitches have already been lost on the land described as “unused” and 4 pitches are currently in use on site – a total of 6 pitches.”*

In response, the Chairman stated that all three questions related to material planning considerations which the Committee would have regard to before determining the application.

Mr Whiteland did not attend the meeting and would, therefore, receive a written response.

43 PLANNING REPORTS

The Committee considered the Chief Planner's report on the following planning application:-

Ward	Description of Application
Copers Cope	(11/02140/OUT) 3 detached buildings for use as indoor cricket training centre/multi-function sports/leisure facility, health and fitness centre and conference centre. Spectator stand for 2000-3000 people. Car parking. All weather/floodlit pitches. 48 detached houses OUTLINE at Kent County Cricket Ground, Worsley Bridge Road, Beckenham.

This application was previously considered at a Development Control Committee meeting held on 17 November 2011 when Members deferred the application in order to give further consideration to submitted documents including a financial viability assessment.

Oral representations in objection to the application were received from Mr Ron Condon, a local resident.

Mr Condon commented that the development breached the Council's rules with regard to Metropolitan Open Land and that the case for special circumstances had not been proven. If permitted, the development would create a dangerous precedent for developers to build on all protected land.

Mr Condon objected to what he considered were scaremongering tactics employed by the applicants to dissuade the public from objecting to the development.

The unused land referred to in the report had been the site of two football pitches until May 2011. Combined with the removal of a further four playing areas, this equated to a total sporting land loss of six football pitches.

Mr Condon was concerned that KCCC would continue to operate at a loss as it would not be able to compete with the St Lawrence ground in Canterbury. As a result, when the KCCC lease expired, Leander could submit a further application to develop yet more land.

Mr Condon completed his representations by saying that the erection of large houses at the end of his and his neighbours' garden would have a direct impact on the value of their properties.

Oral representations in support of the application were received from Mr Peter Wilson of Leander Holdings Ltd. Mr Jamie Clifford, Chief Executive of Kent County Cricket Club (KCCC) also attended to answer questions from Members.

Mr Wilson informed Members that KCCC had operated at the ground for the past 11 years at considerable expense. The Business Plan drawn up included confidential figures in respect of capital values, building costs and cash flows which were agreed by auditors employed by the London Borough of Bromley (LBB). The value of the residential land provided about two thirds of the costs of the sporting and leisure facilities; Leander would therefore be investing a substantial sum of money into the scheme.

There had never been a problem with car parking - even on match days; a good public transport system existed within the area.

To account for any loss of sporting land, a financial contribution would be paid towards sports in and around the Borough which would be paid directly to LBB.

Mr Wilson stipulated that there were currently four areas that could be used for football, one located within the cricket outfield and another to be incorporated into the much larger all weather pitch (AWP). In effect therefore, only two pitches would actually be lost. Members were informed that the Football Association count an AWP as one and half grass pitches, so Mr Wilson maintained that only one and half grass pitches would be displaced. The majority of this land would be replaced with improved sporting facilities.

The scheme would create employment and business opportunities within the Borough.

Mr Wilson confirmed that the land use figure of 26.5% (of which 10% would be residential), related to the footprint of the buildings in comparison with the site area.

Councillor Boughey asked how much money Leander would be contributing in total. Mr Wilson replied that Leander would be contributing the deficit between the value of the residential site and the overall cost.

Members were informed that KCCC expected to be successful over the next 20 years.

Mr Clifford stated that KCCC had not approached a bank for funding because there was a major difference between borrowing and investment - investment did not have to be paid back which made it the more viable option.

In response to a question from Councillor Joel, Members were informed that the development would be built in one phase.

Mr Clifford was not able to confirm how many county games KCCC would be committed to. From 2013 there was to be a significant reduction in the number of matches played however, the Club would be pushing back hard against these proposals and would be intent on increasing the number of matches played at Beckenham over the next 20 years.

Councillor Getgood questioned the lack of affordable housing to which Mr Wilson replied that such provision would lead to larger residential use of the land at a greater cost and would result in a loss of leisure space.

Councillor Michael had visited the site and was concerned that the proposed residential development would have an impact on the properties in Ashfield Close resulting in overlooking and loss of privacy. Mr Wilson reported that discussions had taken place with occupiers in Ashfield Close and as a result, Leander had dedicated 2m of land to those affected by the development to enable garden walls to be rebuilt. Mr Wilson emphasised that residents' views had been taken on board throughout discussions and changes to the scheme had been carried out where practicable.

Oral representations in objection to the application were received from Ward Member Councillor Michael Tickner. Councillor Tickner commented that this was an important and controversial application and he urged Members to keep an open mind during consideration.

Councillor Tickner had visited one of the properties in Ashfield Close. The occupants had informed Councillor Tickner that they bought the property on the premise that MOL land would be protected. Approval of the application would result in a terrible loss of amenity to local residents and Councillor Tickner was concerned that Leander and KCCC may submit further applications in the future.

The scheme did not include affordable housing, no plans to provide alternative playing areas and KCCC could not make a commitment to play county matches. Councillor Tickner considered that the cost of running the organisation would be subsidised by LBB. As there were not strong enough special circumstances to permit the application and commercial viability was not a direct planning issue, Councillor Tickner urged Members to reject the scheme.

Oral representations were received from Ward Member Councillor Stephen Wells who declared he had attended matches at KCCC but had always paid for tickets.

Councillor Wells stated that Members should have regard for the specific policy designed to defend development of Metropolitan Open Land (MOL) and the Green Belt (GB); however, he suggested that this proposal was a special case which was not about employment opportunities or the level of trade but about the KCCC ground and the involvement of the club within Beckenham.

Councillor Wells referred to previous applications within the Copers Cope and Worsley Bridge areas which, on appeal, had been overturned by the Planning Inspectorate, resulting in a loss of control to the Council. He was concerned that the same could happen with this application.

The S.106 Agreement was quite detailed and involved design aspects. Any changes sought would mean the applicants submitting new designs and a new S.106 Agreement would need to be put in place. If flats were to be built as suggested, this would require a totally new application.

Councillor Wells commented that whilst the principal of defending MOL was desirable and laudable, if Members refused the application, it was possible that the entire site could be given over to residential use in the future. However, if the scheme were to be approved, the MOL could be protected over the next 20 years. Councillor Wells urged Members to look at the classic '80/20 split' and take a pragmatic view.

The Chief Planner informed Members that the report was complete. Further comments had been received from supporters and objectors. Referring to paragraph 3 on page 28 of the previous Minutes (12 January 2012), it was

reported that the first line should read: 'The Chief Planner informed Members that a *further* 28 letters of support had been received (mainly from residents of the Gallery and Pavilion flats).' It was reported that late comments had been received, some of which reiterated those already summarised in the reports. New objections raised concerns regarding the inadequacy of the proposed leisure facilities. In summary, the main objections included:-

1. the amount of land used in the application;
2. the loss of playing fields
3. KCCC's use of the grounds
4. profit from sale;
5. the economic situation; and
6. whether there were alternative places available in London.

The Chief Planner reported that there were no more than six alternative sites within the M25.

With regard to parking concerns, the Chief Planner reported that the parking level proposed was acceptable to all highways agencies.

The main areas of support centred around:-

1. the loss of playing fields would, after redevelopment, result in an overall increase in benefit to the club;
2. if the application were to be refused, there would not be another opportunity to safeguard the land;
3. plans for building flats should not be of concern; and
4. it was a struggle to keep viable sites open so it was creditable that KCCC had maintained the site for the last 10 years.

Councillor Mellor commented that intense interest had been shown by residents with a ratio of 2:1 in favour of the application. If the application was approved, community use of the site would increase and there would be an estimated £4.6m boost to the local economy and £7.3m to the regional economy, which deemed the application worthy of consideration. Councillor Mellor emphasised the need for adequate parking facilities to be supplied. Referring to the refusal of previous applications in Copers Cope Ward to build on MOL land which had then been overturned by the Planning Inspectorate resulting in loss of control to LBB, Councillor Mellor moved that the application be approved subject to the conditions set out in the report.

Councillor Dean reiterated the comments he made at the previous meeting stating that KCCC operated the third best cricket ground in London; it was a beautiful and special ground which justified consideration along the lines of very special circumstances. He disagreed with the suggestion that permission of the application would set a precedent because no other sports ground could 'hold a candle' to this site. KCCC had maintained financial sustainability over the past 10 years and showed a commitment to play more games; it was,

therefore, grossly unfair to question the club's integrity by suggesting it may not exist in 20 years time.

Councillor Dean regretted that finance was not available for the provision of affordable housing however, he was concerned about what would happen to the site if the application was refused.

Councillor Dean seconded the motion for approval.

Councillor Auld commented that whilst several aspects of the scheme may meet the criteria for very special circumstances, there were several which did not and it appeared that Members were being asked to set aside a number of policies which were important parts of the UDP, in favour of the developer. Councillor Auld urged Members not to ignore the fact that the site was MOL and that residents had purchased their properties on the understanding that the land would be protected.

Councillor Auld had visited the site and believed the development would result in a loss of amenity to local residents and that if permission were to be granted, it would set a precedent for other MOL to be developed upon. Councillor Auld moved that the application be refused.

Councillor Bosshard seconded the motion for refusal stating that as KCCC was losing money, the Council was being asked to help them out and he was concerned that the same might happen again in the future. Councillor Bosshard commented that the report had not contained a convincing business plan.

Councillor Fawthrop believed the scheme was not financially viable and stated that very special circumstances were too frequently sought and permitted; he urged Members to stick to the principals of protecting MOL. Although KCCC appeared to be committed, Councillor Fawthrop supported refusal and maintained that Members should do what was best for the site.

Councillor Buttinger commented that the loss of half of the open space was unacceptable and consideration should be given to the loss of amenity to residents and to the provision of sporting facilities for children in the borough. Councillor Buttinger agreed there were no special circumstances to build housing on MOL.

Councillor Scoates thought it fundamentally important to support the stringent policies that were in place to protect MOL and that policies should not be relaxed to permit residential development. He added that if exceptions were permitted it would sow the seeds for the land's demise.

Councillor Michael was concerned that too much of the proposed development was for indoor use. Members needed to focus on the negative effects in terms of overlooking, loss of amenity and the loss of playing fields on the site. Councillor Michael supported refusal on the grounds that the development covered too much land.

Councillor Joel believed there would be adequate space and daylight around the three new individual buildings. He supported the application and added that the development would go some way towards making Bromley a better place to live.

Councillor Getgood commented that facilities for communities should be maintained and improved where possible; he added that the proposed scheme struck a balance in this respect as other cricket clubs would also benefit.

Whilst being a great supporter of MOL and GB land, Councillor Mrs Manning was conscious of the need to take on board the requirements of the borough - sport being one of them. The site was special because it was one of three county cricket grounds used by Kent County Cricket. KCCC was involved with almost all secondary schools in the Borough and with other cricket clubs. The ground attracted people from areas leading into London. Having met with Mr Condon (the speaker in objection to the application) it appeared to Councillor Mrs Manning that the new houses would be fairly exposed however, as this was an outline application she suggested that the plans could be amended to avoid overlooking and to comply with local requirements. Councillor Mrs Manning stated that although the proposal appeared to be inappropriate, the scheme would be of benefit to the borough.

Councillor Canvin stated that the provision of housing would cover the cost of the remaining facilities and that Members should look to the future of the Borough.

Councillor Boughey noted that as many local residents were in favour of the proposal as against it. Any club was run as a commercial enterprise and professional sports clubs were unique. Councillor Boughey would be disappointed to see KCCC leave the site and believed that very special circumstances had been proven.

Following a vote in favour of permission (9-6), Members **RESOLVED that PERMISSION BE GRANTED subject to Direction from the Mayor and to evidence being supplied to the Council of an agreement for a lease or of a lease to KCCC for a period of not less than 20 years at a nominal rent that confers rights and benefits to enable KCCC to operate the KCCC facilities and provide for construction of the KCCC elements and their operation.**

Permission was also subject to a Section 106 Agreement and to the conditions and informatives set out in the report of the Chief Planner.

44 DRAFT ANNUAL MONITORING REPORT: 2010/11

As required by The Planning and Compulsory Purchase Act 2004, a draft Annual Monitoring Report for 2010/11 had been submitted to the Secretary of State through the Department of Communities and Local Government (DCLG). Members were requested to endorse the report which had been submitted before the end of December 2011.

Councillor Mrs Manning questioned why existing employment land was being lost on appeal, causing some concern amongst Members. Councillor Mrs Manning suggested that reference to this should be highlighted in the report.

Referring to the graph at the top of page 56 of the report, Councillor Fawthrop suggested that the Director of Renewal and Recreation be requested in writing, to comment on what appeared to be a reduction of 50% in footfall for Orpington Town Centre after £2m had been spent on improving the number of visitors.

The Head of Planning Strategy and Projects informed Members that from 2012, there would be greater flexibility in the indicators that the Council use. She understood that recent Orpington figures had increased and advised Members that the report mentioned that recent footfall figures had been affected by adverse weather conditions.

With regard to the loss of employment land, Councillor Joel was happy to see empty office blocks converted into affordable housing.

As a member of the Town Centre Steering Committee, Councillor Buttinger considered the reported footfall numbers to be deceptive as shops in town centres were seeing increased trade. She suggested that if figures were to be calculated over a longer period time, Members would see a truer picture of footfall. Councillor Tunicliffe agreed with Councillor Buttinger, commenting that consideration should be given to how data is collected.

Councillor Canvin was disappointed to note the number of shops which remained empty, especially in Beckenham. He questioned the reason for this considering Croydon Town Centre was doing exceedingly well.

Referring to page 64, paragraph 8.3 of the report, Councillor Michael asked if the quoted figure of 59.7% related to the proportion of land which had been developed or to the land that remained undeveloped. The Head of Planning Strategy and Projects responded that those indicators were unavailable but in 2013 there would be greater flexibility to enable such indicators to be reported.

RESOLVED that the Annual Monitoring Report 2010/11 be agreed and that the Chief Planner confirm the decision of the Development Control Committee to the Secretary of State.

45 DRAFT LONDON'S DOWNLANDS GREEN GRID FRAMEWORK

Members were requested to endorse the draft London Downlands Framework which covered the London Boroughs of Bromley, Croydon and Sutton. The Framework was part of the Mayor of London's All London Green Grid for which he was consulting on Supplementary Planning Guidance. The Mayor had invited comments on the All London Green Grid and the Geodiversity

SPGs before 27 January 2012 and comments on the London World Heritage by 20 January 2012.

Councillor Scoates was pleased to note that the Mayor of London was consulting on this and that he had invited comments. Referring to paragraph 3.4, 8th bullet point on page 87 of the report, Councillor Scoates questioned what powers the Mayor had to implement the enhancement and protection of the Green Belt and Metropolitan Open Land. The Chief Planner informed Members that the Mayor's powers were set out in the London Plan.

When asked how the Mayor would pay for the initiatives, the Chief Planner commented that the initiatives set out in paragraph 3.4 would be promoted through the planning process.

RESOLVED that the London's Downlands Framework be endorsed and forwarded to the Environment PDS for joint endorsement and delivery.

46 CHANGES TO PPS3 AND SUPPLEMENTARY PLANNING DOCUMENTS

Members were advised that the Government had made changes to Planning Policy Statement 3 Housing (June 2011) which updated the definition of affordable housing to include affordable rented housing. An addendum to the Council's adopted Supplementary Planning Documents on Affordable Housing and Planning Obligations had been produced to update the definition of affordable housing and formed Appendix 1 to the report.

Members also considered the Early Minor Alterations to the London Plan in relation to housing.

RESOLVED that:-

- 1. the addendum to the Council's Adopted SPDs on Affordable Housing (2008) and Planning Obligations (2010) updating the definition of affordable housing for the Borough to include affordable rent be agreed;**
- 2. the implications for UDP Policy H2 and the potential changes to the housing section of the London Plan through the Early Minor Alterations be noted; and**
- 3. the response to the Draft Supplementary Planning Guidance Note on Affordable Housing (GLA, November 2011) be noted and that the formal response agreed by the Chief Planner in consultation with the Committee Chairman for submission by 3 February 2012 be agreed.**

The Meeting ended at 9.50 pm

Chairman

Agenda Item 5

Application No : 11/03466/FULL1

Ward:
Bromley Town

Address : Queens Gardens Kentish Way Bromley

OS Grid Ref: E: 540451 N: 169233

Applicant : CSC Bromley Limited

Objections : YES

Description of Development:

Single storey buildings and reconfiguration/ change of use of part of shopping centre to provide 5 restaurants (Class A3), 1 kiosk unit (Class A1, A3 or A5) electricity substation; repositioned entrance to shopping centre and area for plant on roof, with landscaping works and relocation of gates and railings (amended location of gates and railings) (amendment also applies to Listed Building Consent 11/03467/LBC)

Key designations:

Conservation Area: Bromley Town Centre
Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Stat Routes
Urban Open Space

Joint report with application ref. 11/03467

Proposal

Planning permission is sought for the following development:

- The erection of 2 single storey flat roof 'pavilion style' buildings bounded by the north side of The Pavilion and the eastern side of The Glades. In total 1410 sqm of additional floorspace is proposed, of which 1354 sqm is new external floorspace (a small area inside The Glades will be incorporated into the smaller of the new buildings). In addition an A1/A3/A5 kiosk (19sqm) will be provided in the existing lobby area inside The Glades. The existing entrance of the Glades will be remain in the same position but be angled and provide 2 sets of double doors.
- The larger building will extend between 31m and 10m from the edge of the existing covered walkway and provide 4 restaurants ranging from 208 sqm to 361 sqm in size. The structure will be approximately 4.9m high to the top of the projecting canopy. The existing covered walkway will be closed to public use and will provide the servicing area for the proposed units.

- The smaller building will be the same height and extend approximately 8.4m from the eastern wall and provide a restaurant of 157 sqm and a substation area of 17sqm.
- Both buildings will be constructed predominantly in glass with timber supports and a timber clad canopy. The elevations have been designed to fully open on to the adjacent walkway. Above the doors/windows will be a timber louvred area and an area for tenants signage.
- Around the perimeter of the proposed structures will be a paved area, part of which will be used for external seating for the restaurants (approx 1.5m deep) and the remainder (approx 3.5m deep) will be a walkway between Kentish Way and The Glades. It is anticipated that the external seating area will be clearly demarcated by a lightweight, fixed barrier. There will also be a pergola provided adjacent to the new entrance to the Pavilion.
- The roof of the both structures will require areas for plant and equipment for the future tenants. On the larger building this equipment will be enclosed by 2 timber 'hit and miss' fences approximately 1.2m high. Indicative plans show the proposed plant will not exceed this height. In addition a small 'green' roof will be provided adjacent to the upper level covered walkway.
- There is a significant change in level between the terrace and the adjacent landscaped area below. The proposed structures will be built at the higher level of the terrace. As a result the land level adjacent to the proposed walkway will be raised to provide access amounting to a single step between the walkway and the remainder of the Gardens. New steps will be provided to provide access from the walkway to the maze. The existing steps from Kentish Way to the terrace will remain.
- The Grade II listed gates and railings will be removed from their current position and relocated to the south west corner of the Gardens, straddling the existing footpath in this location. Additional shrub planting will be provided in this area to provide a setting for this structure.
- Works adjacent to the eastern elevation of The Glades are proposed to increase the amount of 'green' area in this part of the park. This comprises a reinforced grassed service route to replace the existing paved route.
- In order to meet the London Plan requirements for renewable energy the applicant proposes to provide air source heat pumps on the roof of the new structure and photovoltaic panels on the roof of The Glades. Planning permission will be required for the PV panels and this will be sought separately.
- The applicant has submitted numerous documents to support the application including a Planning Statement, Design and Access Statement, Townscape and Visual Impact Statement (which includes a Heritage Impact Assessment), Statement of Community Involvement, Energy Statement, BREAAAM Pre-Assessment Statement, Restaurant Ventilation Strategy Statement, Noise and Vibration Impact Assessment, Desktop Archaeology Assessment and Aboricultural Survey and Planning Integration Report. These reports are available to view in hard copy and online.

Location

The site is situated on the north side of the Pavilion Leisure Centre and the eastern side of The Glades shopping centre. The application site is formed by an elevated

paved terrace immediately adjacent to The Pavilion, occupied by planted beds, together with an adjacent lower level area that includes paved areas, planted beds (including one containing several dinosaur structures), landscaped areas, bench seating, hedges, 2 pergolas and Grade II listed gates and railings, giving this area the appearance of an Italianate style garden.

The terrace provides a public walkway from Kentish Way, via a set of steps, to The Glades. Work is underway to provide a new entrance to The Pavilion as part of a project to extend the leisure facilities at this centre. The lower terrace area provides access to the remainder of Queens Gardens via several sets of steps and a ramp, and also provides several seating areas.

It should be noted that the upper level public walkway from the Civic Centre car park, the existing maze and the Darwin raised beds are unchanged by the proposals.

Comments from Local Residents

Nearby properties were notified and a considerable number of representations have been received. Comments have also been received from West Beckenham Residents Association (RA), Ravensbourne Valley Preservation Society, Park Langley RA, Knoll RA, Bromley Civic Society, Petts Wood and District RA, Wickham Common RA, Beechwood RA and Bromley Residents Federation. These are summarised as follows:

- loss of well used, valuable and treasured public open space in a conservation area would significantly reduce amenity areas in the town centre and limit the use of the gardens for future outdoor events. This would have an adverse impact on peoples' healthy lifestyles and well being. It is contrary to Bromley Town Centre Area Action Plan (BTCAAP) and national policy. A small café to directly serve the Gardens may be acceptable.
- the proposals are a departure from the (BTCAAP) as it is on land never identified in the AAP or discussed at the public hearing.
- the BTCAAP nor the Inspector at the public hearing into the BTCAAP envisaged development of a single café on The Glades terrace.
- proposals are on the Gardens and not around the edge, and result in the loss of green space, so contrary to AAP policy. Quantum of development exceeds 1000sqm in the BTCAAP development guidance.
- the proposal does not preserve or enhance the conservation area but destroys it. The size and design represents an alien intrusion to the park and intrudes on views from the upper walkway and brings no significant public benefit.
- this part of the Gardens was created in 1990 when the Glades was built to recognise the loss of a previous area of parkland and the historic link to Market Square resulting from the development of The Glades. This 'gift' will be lost and goes against the original purpose for the Gardens.
- unreasonable to sell the land to Aviva pensions on a long lease in the year of the Queens Diamond Jubilee (the original Gardens were created to celebrate Queen Victoria's Diamond Jubilee).

- the lost open space will be used for commercial purposes and this is contrary to policies in the Bromley Town Centre Area Action Plan which were ratified by the democratic process. If this is allowed it will be contrary to public feeling and is unacceptable.
- the 'greening' of the hard standing is welcome and should be done as part of the original scheme, not used to justify the current proposal.
- there is no public benefit from the proposal.
- the loss of this space could result in a precedent for the loss of more green spaces elsewhere.
- the new restaurants should have been provided within the Glades or Pavilion not in the Gardens or in vacant shops in the rest of the town centre. There are existing restaurants overlooking and adjacent to the Gardens.
- concentrating more development in The Glades will lead to more vacant properties in the town centre.
- more restaurants will not make Bromley a good shopping centre.
- new position for listed gates could make them more vulnerable to vandalism.
- relocation of the gates is welcome.
- direct competition with Bromley North Village proposals for restaurants – lead to a saturation of this type of use. There are already enough restaurants in the town centre and no evidence has been submitted to support the need for more restaurants. Adverse impact on viability of other restaurants in the town centre.
- new building will block views into the Pavilion and views of Queens Gardens from the Civic Centre.
- pre application exhibition was not long enough.
- lack of control over occupants of proposed restaurants, which could be quick food outlets resulting in clutter and rubbish.
- creation of 100 jobs for the new restaurants could result in the loss of jobs elsewhere.
- impact of construction traffic
- possible noise from rooftop plant and equipment.
- increased litter from restaurants.
- loss of natural daylight and sunlight to swimming pool in The Pavilion.

APCA object on the grounds of loss of existing valuable open space, the restaurants are in secondary areas of the town centre, prejudicial to the viability of Bromley North Village and to the reuse of other vacant listed buildings in the town centre, prejudicial to conservation area and supports comments from the Bromley Civic Society.

In terms of pre submission consultation the applicants held a public exhibition in The Glades on October 7th and 8th 2011. A leaflet and online questionnaire were also circulated to allow residents to comment on the proposals. Of 100 written responses 68% were in favour of a family orientated restaurant court at The Glades. Concerns about the principle of development, disruption to the Gardens, design and landscaping, accessibility, parking and traffic and connections to Bromley Town Centre were also raised. The submitted Statement of Community

Involvement summarises the response from members of the public and comments on the concerns raised.

Comments from Consultees

The Council's Highways Officer raises no objections in principle subject to securing planning contributions in relation to wayfinding and lighting in the Queens Gardens.

The Council's Drainage Consultant raises no objections subject to conditions.

Thames Water raise no objections with regard to the water infrastructure.

The Council's Environmental Health Officer raises no objections subject to relevant conditions.

The English Heritage Archaeology Advisor raises no objections subject to relevant conditions.

The Council's Waste Advisor raises no objections.

The Council's parks and Open Spaces Officer raises no objections subject to conditions and relevant clauses in the S106 legal agreement.

The Metropolitan Police Crime Prevention Design Advisor raises no objections.

Planning Considerations

The statutory development plan for this site comprise the Unitary Development Plan (UDP) (2006), the Bromley Town Centre Area Action Plan (BTCAAP) (2010), the London Plan (2011) and relevant National Planning Policy Statements.

The application falls to be determined in accordance with the following Unitary Development Plan policies:

BE1 Design of New Development
BE11 Conservation Areas
BE8 Listed Buildings
BE9 Demolition of Listed Building
G8 Urban Open Space
T3 Parking
NE7 Development and Trees
S3 The Glades

Bromley Town Centre Conservation Area Appraisal 2011
SPD Planning Obligations

The application falls to be determined in accordance with the following Bromley Town Centre Area Action Plan policies:

Policy for Opportunity Site M (OSM)
Appendix 4: Development Principles for OSM (page 148)

Appendix 5: Design Principles for OSM (page 170 and 171)
Policy for Opportunity Site E (OSE) – linkage with Site M
Appendix 4: Development Principles for OSE (page 158)
Appendix 5: Design Principles for OSE (page 145)
BTC 17 Design Quality
BTC 18 Public Realm

In strategic terms the most relevant London Plan policies are:

- 2.6 Outer London: Vision and Strategy
- 2.7 Outer London: Economy
- 2.15 Town Centres
- 4.6 Support for and enhancement of Arts, Culture, Sport and Entertainment provision
- 5.1 Climate change migration
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.11 Green roofs
- 7.4 Local character
- 7.5 Public Realm
- 7.8 Heritage Assets and archaeology

There are a number of national policy documents that are relevant to the consideration of this application. These include

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPS5 Planning for the Historic Environment
PPG13 Transport
PPS22 Renewable Energy

From an arboricultural point of view the overall scheme is acceptable. However some concerns are raised regarding the long term survival of the beech tree, shown as T9 on the submitted plans, as a result of the changes in level. Careful monitoring of the proposed works will be needed during the construction process. Accordingly relevant conditions are recommended requiring a Method Statement, appropriate arboricultural supervision and replacement tree planting, if this proves necessary.

From a building control point of view it appears that the means of access for the Fire Brigade indicated on the submitted plans is satisfactory and full details will be addressed as part of a Building Regulation application.

Planning History

The site has been the subject of numerous minor applications but there are no relevant large scale applications relating to The Glades. Planning permission was granted for an enclosed and gated timber decked area to side of colonnade for use by customers of Abbaye (now Belgo) wine bar/restaurant

and decking to contain tables chairs lighting and umbrellas on 25.05.2007 at the Belgo restaurant on the northern boundary of the Gardens (ref 06/03751/FULL1). This application has not been implemented.

Conclusions

The main issues to be considered are the acceptability of the proposed development in respect of BTCAAP policies for Queens Gardens, acceptability of development within and adjacent to the Bromley Town Centre Conservation Area, the acceptability of the design of the proposed building and associated structures, the impact on the trees and landscape in the Gardens and the suitability of the proposed relocation of the listed gates and railings.

Policy issues

The Bromley Town Centre Area Action Plan was adopted in October 2010 and is part of Bromley's statutory development plan along with the Unitary Development Plan and the London Plan. In this case the UDP provides up to date policy advice in relation to archaeology, conservation areas, listed buildings and Urban Open Space. The BTCAAP provides detailed policy guidance for the site which forms part of designated opportunity sites.

It should be noted that Proposal Site 11, which identified the use of the terrace to provide retail/café/restaurant uses which will complement Queens Gardens, The Pavilion and The Glades, has been superseded by the BTCAAP 2010.

The application site falls within 2 Opportunity Sites within the approved BTCAAP, namely OSM and OSE.

Policy OSM: Queens Gardens identifies the Gardens as a protected open space and seeks to improve pedestrian links within the garden and seating areas, promote public art and enhance existing landscaping. New cafés and restaurants will be permitted around the edge of the Garden provided that development does not result in the loss of any green space.

The supporting text in Appendix 4 sets out development principles and indicates the provision of 1,000 sqm of A3 food and drink uses with no additional parking. Development should respect and enhance the landscape structure of the Gardens. The supporting text in Appendix 5 sets out design principles and indicates a development area along the extent of the eastern elevation and projecting into the lower terrace area. Active frontages, improved visual and permeable links are encouraged to improve the internalised nature of The Glades and activities via temporary or permanent structures to include bars, restaurants and cafes opening onto the Gardens is envisaged.

Policy OSE: The boundary for this development site includes The Pavilion and the adjacent terrace. The policy provides for the redevelopment for additional retail floorspace. Any development would be required to provide active frontages and pedestrian linkages to Queens Gardens, public realm improvements and improved

linkages across Kentish Way. Development will be required to enhance the setting of Queens Gardens.

The supporting text in Appendix 4 reiterates the requirements of policy OSE. The supporting text in Appendix 5 sets out design principles and seeks an improved street edge and frontage to Queens Gardens and development should provide improved linkages from Kentish Way to The Glades.

In addition the BTCAAP, in its objectives and policies, recognises the need for Bromley to remain competitive in the face of increasing competitiveness with a key objective of the plan being to promote economic growth and the range, quality and accessibility of services within the town centre. The plan supports the delivery of new development and infrastructure that meets the demands associated with this growth, in particular highlighting the need to manage and strengthen the evening economy to attract a wider range of visitors, including families with children. Well designed commercial uses, such as restaurants and cafes can make a positive contribution to the improvement and appeal of the public realm and are encouraged in appropriate locations in the town centre.

Policy G8 of the UDP sets out parameters for development on designated Urban Open Space. On the proposals map for the UDP the application site is not included within the protected Urban Open Space. For the purposes of the consideration of this application it is considered that this is the current policy for development on designated land as the BTCAAP does not have dedicated policies relating to protected open space.

In support of their application the applicants have submitted a detailed justification for the siting of the new building in their Planning Statement, the main points of which are summarised as follows:

- the development area shown for OSM is considered to be indicative rather than mandatory.
- the clustering of development to leave the eastern flank of the Gardens free of development thereby avoid building on any of the protected Urban Open Space and providing quieter spaces in this area,
- creation of activity and interest on the southern edge of the Gardens which will enliven the Gardens,
- improvement of pedestrian access to the Gardens through the provision of the walkway and simpler access to the Gardens from the terrace,
- landscaping works to the Gardens will provide additional planting, replacement trees and the provision of an additional lawned area adjacent to the eastern wall ensuring that there is no overall loss of green space.

Following an assessment of the relevant policies and concerns raised resulting from letters of objection, it is considered that the proposal meets the requirements of the UDP and BTCAAP for the following reasons:

- this application has been advertised as a departure from the local plan. The extent of development proposed does not directly match the indicative area

for development in Appendix 5 for Site M: Queens Gardens and to this extent the application is advertised as a departure.

- the footprint of the proposed development lies partly on OSE and OSM as defined in the BTCAAP. Approx 450 sqm of development lies on land between the indicative development site for OSM and the maze but within the site boundary of OSM. As previously stated it is considered that this part of the building does not lie in the protected Urban Open Space as designated under Policy G8 of the UDP.
- policies OSM and OSE do not specifically resist the provision of one large restaurant facility. The Inspector, in his report on the BTCAAP, acknowledges that there are a range of options to provide A3 uses within OSM and OSE.
- it is considered that the proposed development limits itself to the edge of the Gardens, the terrace forming part of that edge. The scheme is considered to be a benefit in that it concentrates development on the southern side of the Gardens leaving the western side available for seating for users of the Gardens.
- with regard to the loss of green space, the areas of green space that will be lost are the green landscaped beds that form part of the Italianate garden. The applicant has advised that there is no overall loss of green space within the Gardens as the existing hardstanding area along the eastern flank of the Glades will be laid to reinforced lawn. This will increase the area for recreational use in this part of the Garden
- the BTCAAP identifies the poor accessibility and visibility of the town centre public open spaces in Policies OSM and OSE and BTC18: Public Realm. It is considered that providing restaurant development at the rear of The Glades will increase the visibility of the Queens Gardens by attracting shoppers to the rear of The Glades for leisure activities.
- it is recognised that permeability for pedestrians, particularly from Kentish Way to The Glades, will change with the new development at ground level. However this should be seen within the context of introducing a greater active frontage to the Gardens at ground floor level. Together with the careful design of the proposed entrance to The Glades it is considered that the overall impact will not have an undesirable effect on the Gardens. The existing upper level footway access from the Civic Centre car park to the Glades will be unchanged.
- in addition the active frontage proposed for the restaurants will provide visual and pedestrian interaction between the Gardens and this area and improve interest for users of the Gardens, pedestrians moving from Kentish Way to The Glades and users of the restaurants themselves. Pedestrian access to the Park from the Pavilion will also be improved as a result of the new entrance that is currently under construction, giving access across the terrace via a pergola proposed as part of this application. In order to further enhance the interaction between The Glades, the High Street and the Queens Gardens the applicant will make a financial contribution through a legal agreement to a wayfinding strategy for the town centre.
- the provision of a permanent building complies with the requirements of the design guidelines for Policy OSM. The design is in the form of a single storey 'pavilion' which will be constructed from glass and timber which will give the structure a lightweight appearance. In addition outside seating will

provide interaction between the users of the building and the Gardens. A paved path will take pedestrians from Kentish Way and the Pavilion to the entrance to The Glades.

- in terms of the quantum of development an indicative figure of 1000 sqm is given in the development guidance. The floorspace of the proposed new external buildings amounts to 1354 sqm which exceeds this advice. The applicant has advised that the quantum of development proposed will provide a critical mass of restaurant space to ensure viability and long term success. It is considered that the introduction of additional commercial uses complements policies that seek to improve the commercial offer within the town centre. On balance it is considered that the additional floorspace proposed will not have a significantly detrimental effect on the conservation area or the Gardens.
- the provision of additional restaurant units complies with UDP Policy S3 in that it does not reduce the number of Class A1 uses and therefore does not adversely affect the centre's primary retail function.
- objections to this application have referred to the loss of the terrace as it provides replacement space resulting from that lost during the construction of The Glades. However the BTCAAP envisaged significant development in the Gardens. The transference of development from the eastern wall of the Glades to the terrace and the provision of additional green space alongside this elevation results in no loss of green space. Therefore the replacement green space has not been lost but it has been relocated.

In summary, for reasons set out above, Members may consider that, on balance, the proposed restaurants will provide an active link between the Queens Gardens and The Glades, which is currently lacking, and ensure that the Gardens are more accessible from the High Street as a result of the proposed wayfinding strategy.

Impact on Bromley Town Centre Conservation Area

The application site lies partially within the Bromley Town Centre Conservation Area. The terrace area is not included in the designated Conservation Area.

Planning policy, through national, regional and local legislation and guidance requires that special attention be paid to the desirability of preserving and enhancing the character or appearance of the conservation area. Policies in the most up to date local plan, the BTCAAP, and the Bromley Town Centre Conservation Area Appraisal identify the Gardens as a quiet enclave close to the town centre, but the BTCAAP also states that it is underused and the surrounding built environment does not encourage active use of the space.

It is necessary to consider whether the current proposal will ensure that these aspirations for the Gardens can be met.

With regard to the impact on the appearance of the conservation area there are various factors to take into account.

The BTCAAP sets out proposals for development within part of the Gardens that is within the conservation area amounting to 1000sqm. This has already established

that development within the Gardens and conservation area is acceptable, in principle. This development was envisaged around the edge of the park close to the eastern wall of the Glades and across part of the lower terrace. In this respect it is considered that the development reflects the location and quantum of development envisaged for the conservation area.

In terms of size and scale the current scheme proposes one larger and one smaller single storey building within the Gardens which are set against the much larger Glades building that forms the boundary on 2 sides of this part of the conservation area. In this context the single storey building will be subservient to The Glades structure and it is considered that the new building will not add significant or detrimental bulk to these buildings.

In terms of design the applicants state in their supporting documents that the buildings have been designed to provide a 'pavilion style' appearance and the use of glass and timber materials will give the appearance of a lighter weight structure so as not to compete with the traditional and imposing design of The Glades. It is considered that this design is a suitable approach to extending the Glades within this 'park' setting.

With regard to the views of the proposed building these will be primarily from the north, across the Gardens, from Kentish Way and from the upper walkway that leads from the civic centre car park to The Glades.

The views from the north will be partly screened by the trees in the park and, even in the winter, this will break up the appearance of the building. It is acknowledged that the building will encroach further into the Gardens than at present. From Kentish Way the extension will be clearly visible outside the site.

In both of these instances the proposed building will be read within the overall context of the taller Glades buildings.

As to the views from the upper walkway, to mitigate the impact and soften the appearance of the roof of the proposed building the applicant will provide a semi-intensive green roof immediately adjacent to the existing walkway. To screen the plant and equipment that is necessary to service the restaurants, a timber 'hit and miss' screen is proposed that will be approximately 1.2m high.

Taking into account the setting of the proposed building against the much taller Glades, the softening effect of the trees within the Gardens and the measures to minimise the visual appearance of the roof of the structure, it is considered that the proposal will not have a detrimental effect on the appearance of the conservation area.

In terms of the character of the conservation area there are a number of factors to take into account.

The proposal will change the nature of the park by introducing a more active frontage as sought by the BTCAAP. It was recognised by the Inspector at the BTCAAP examination in public that the Gardens would benefit from the

introduction of active frontages in the park. To this extent the BTCAAP accepts that the character of the Gardens will change and ensure that the gardens relate more positively to the Glades and provide a more interactive environment.

In addition the Bromley Town Centre Conservation Area Statement envisages a 'quiet landscaped enclave.' There will be parts of the park where visitors can sit and enjoy a quieter setting, particularly on the northern and eastern boundaries. These are not part of the main thoroughfare of the Gardens and will be set away from the restaurants. It may be appropriate to consider the provision of additional benches in this area to increase the opportunity to enjoy this part of the Gardens.

Therefore, it is considered that the proposed restaurants will increase activity but areas of the Gardens will remain where visitors can enjoy a quieter more tranquil experience. In policy terms it is considered that this is the overall objective for Queens Gardens and as such the character of the Gardens will not be significantly changed and the development will preserve and enhance the character of this part of the conservation area.

In summary and for the reasons set out above, Members may consider that, on balance, the proposed development will preserve the character of this part of conservation area and introduce activities that will enhance the conservation area in line with adopted local and national policies.

Relocation of the listed gate and railings – application 11/03467/LBC

To facilitate this development it will be necessary to relocate a set of listed gates and railings currently positioned at the entrance to the Italianate garden area. The proposed location will be inside the vehicular entrance from Kentish Way straddling the existing footpath. In order to maintain the existing pedestrian right of way across the Gardens the gates will be kept permanently open. It is considered that the proposed location is acceptable and will ensure that the gates and railings continue to provide a positive contribution to the Queens Gardens.

Landscaping and Trees

- no large trees are to be removed. Three smaller trees are to be removed from the planted beds and replacement trees will be planted elsewhere in the Gardens.
- land levels along the boundary between the paved pedestrian route and the edge of the Gardens will need to be increased between the trees. The Council's Arboricultural Advisor expresses some concern about the impact on the beech tree and has recommended that great care during works will need to be taken to ensure the long term survival of all of the trees. Relevant conditions are recommended to protect the trees during construction. Other landscaping work includes realignment of the footpath around the relocated gates and railings. There will not be any further substantive changes to the layout of the Gardens in order to retain the existing historic landscape that exists.
- new benches will be provided within the Gardens to replace those lost from the Italianate garden. The exact location has not been finalised and these

works will be included in a S106 legal agreement to secure their implementation.

- it is proposed that the dinosaurs structures in the Italianate Garden will be relocated to Crystal Palace Park.
- a lighting strategy is proposed to provide lighting for the new building and the key routes within Queens Gardens. This is to ensure the provision of safe pedestrian routes through the Gardens after dark. The strategy and subsequent implementation will be secured through a S106 legal agreement.
- as previously mentioned the applicant has agreed a £20,000 contribution towards the preparation of a wayfinding strategy to ensure the integration of the Queens Gardens into the rest of the town centre. It is intended that, as other town centre sites come forward for development, similar contributions will be sought from relevant applicants.

Renewable Energy

The applicants have submitted an energy statement that recommends the provision of photovoltaic panels to meet the requirements of the London Plan for renewable energy provision on the site. As there is limited space on the site to place these panels it has been suggested that they could be provided on the roof of The Glades. As this building is within the ownership of the applicant and is included within the 'blue line' submitted with the application it is considered acceptable that this course of action is explored. Such works will be subject to a separate application which will be considered on its own merits in terms of the impact on the host building and the conservation area.

In overall conclusion, taking into account all of the supporting statements from the applicant, objections for residents, residents groups and APCA, statutory requirements and policy guidance and all other material considerations it is considered that the proposed development is acceptable and will not have a significantly detrimental effect on the character and appearance of the host building or the surrounding area and will preserve and enhance the character and appearance of the conservation area.

Background papers referred to during the production of this report comprise all correspondence on files ref: 11/03466 and 11/03467/LBC, excluding exempt information.

as amended by documents received on 06.12.2011 23.01.2012

RECOMMENDATION: PERMISSION BE GRANTED (SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT relating to a contribution of £20,000 towards a wayfinding strategy, a lighting strategy and lighting implementation plan, relocation of the dinosaur structures to Crystal Palace Park and location of replacement and additional benches within the Gardens)

and the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
 ACA04R Reason A04
- 3 ACB18 Trees-Arbicultural Method Statement
 ACB18R Reason B18
- 4 ACB19 Trees - App'ment of Arbicultural Super
 ACB19R Reason B19
- 5 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 6 Details of the design and materials for the rooftop enclosures shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The enclosures shall be erected prior to the installation of any plant or equipment, maintained to a high standard at all times and retained permanently thereafter.
 ACC01R Reason C01
- 7 Detailed plans of the appearance of and the equipment comprising a ventilation system (which shall include measures to alleviate fumes and odours and incorporating activated carbon filters where necessary), air source heat system, extract system and any other plant of equipment on the roof of the buildings shown on approved plan 3366/AP(04)1503/P05, shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall therefore be permanently retained in an efficient manner.
- Reason:** In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.
- 8 Prior to the commencement of the development hereby permitted a survey of the condition of the Queens Gardens shall be submitted and agreed by the Local Planning Authority and any damage caused to the Gardens during the construction phase of the development will be reinstated to a standard at least commensurate with its original condition prior to the commencement of the development.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the visual appearance of the Gardens and this part of the Bromley Town Centre Conservation Area.
- 9 Prior to the commencement of development details shall be submitted of measures to ensure access to the Queens Gardens at all times during the construction period shall be submitted to and approved by the Local Planning Authority. The approved measures shall be implemented and retained throughout the construction period.
- Reason:** To comply with Policy BE1 and to ensure the use of the Gardens is maintained, uninterrupted throughout the construction period.
- 10 ACH29 Construction Management Plan
 ACH29R Reason H29
- 11 Prior to the commencement of development hereby permitted details of the volume and source of the material to be imported to the site to raise the level of the lower terrace, together with details relating to delivery of these

materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and convenient deliveries that minimise disruption to users of the Queens Gardens and to comply with Policy BE1 of the Unitary Development Plan.

12 ACK08 Archaeological access

ACK08R K08 reason

13 The premises shall be used for A3 use only for units A3-1, A3-2, A-3, A3-4 and A3-5, as shown on plan 3366/AP(04)1502/P05 and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to protect the amenity of users of the Queens Gardens and accord with the terms of the planning application.

14 The premises shall be used for A1, A3, and/or A5 uses only for unit K-1, as shown on plan 3366/AP(04)1502/P05. and for no other purpose (including any other purpose in Class A1, A3 and A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to protect the amenity of users of the Queens Gardens and accord with the terms of the planning application.

15 Prior to the commencement of the use of any of the units hereby approved, the relocation of the listed gates and railings (with associated landscaping) shall be carried out in accordance with the approved plans, and permanently retained thereafter.

Reason: To ensure the retention of the listed gates, railings and landscaping within the Queens Gardens and to comply with Policy B8 of the Unitary Development Plan.

16 The gates of the listed gates and shall be permanently fixed in the open position and retained as such thereafter.

Reason: To ensure the retention of the listed gates, railings and landscaping within the Queens Gardens and to comply with Policy B8 of the Unitary Development Plan.

17 Prior to the first occupation of any of the units hereby permitted details of proposed screening of outside seating areas shall be submitted to, and approved in writing by, the Local Planning Authority.

ACA04R Reason A04

18 Before any works on site are commenced, an updated site-wide energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include measures setting out how the development will achieve an agreed reduction in carbon dioxide emissions of 25% better than Building Regulations. This should also include a 20% reduction from on-site renewable energy generation. The strategy shall also include detailed layout, elevations, technical specification of the equipment, details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any

equipment as appropriate and a phasing plan for implementation. The results of this strategy shall be incorporated into the final design of the buildings and shall be retained thereafter in operational working order.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan and Bromley Town Centre Area Action Plan

UDP Policies

BE1 Design of New Development
BE11 Conservation Areas
BE8 Listed Buildings
BE9 Demolition of Listed Building
G8 Urban Open Space
T3 Parking
NE7 Development and Trees
S3 The Glades

Bromley Town Centre Area Action Plan policies:

Policy for Opportunity Site M (OSM)
Appendix 4: Development Principles for OSM (page 148)
Appendix 5: Design Principles for OSM (page 170 and 171)
Policy for Opportunity Site E (OSE) – linkage with Site M
Appendix 4: Development Principles for OSE (page 158)
Appendix 5: Design Principles for OSE (page 145)
BTC 17 Design Quality
BTC 18 Public Realm

Reasons for granting permission:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the safety and security of buildings and spaces around them
- (e) sustainability issues
- (f) the shopping policies of the development plan
- (g) the archaeology policies of the development plan
- (h) the open space policies of the development plan
- (i) the conservation policies of the development plan
- (j) the setting, character and appearance of the listed building
- (k) the relationship of the development to trees to be retained
- (l) the preservation or enhancement of the conservation area

and having regard to all other matters raised.

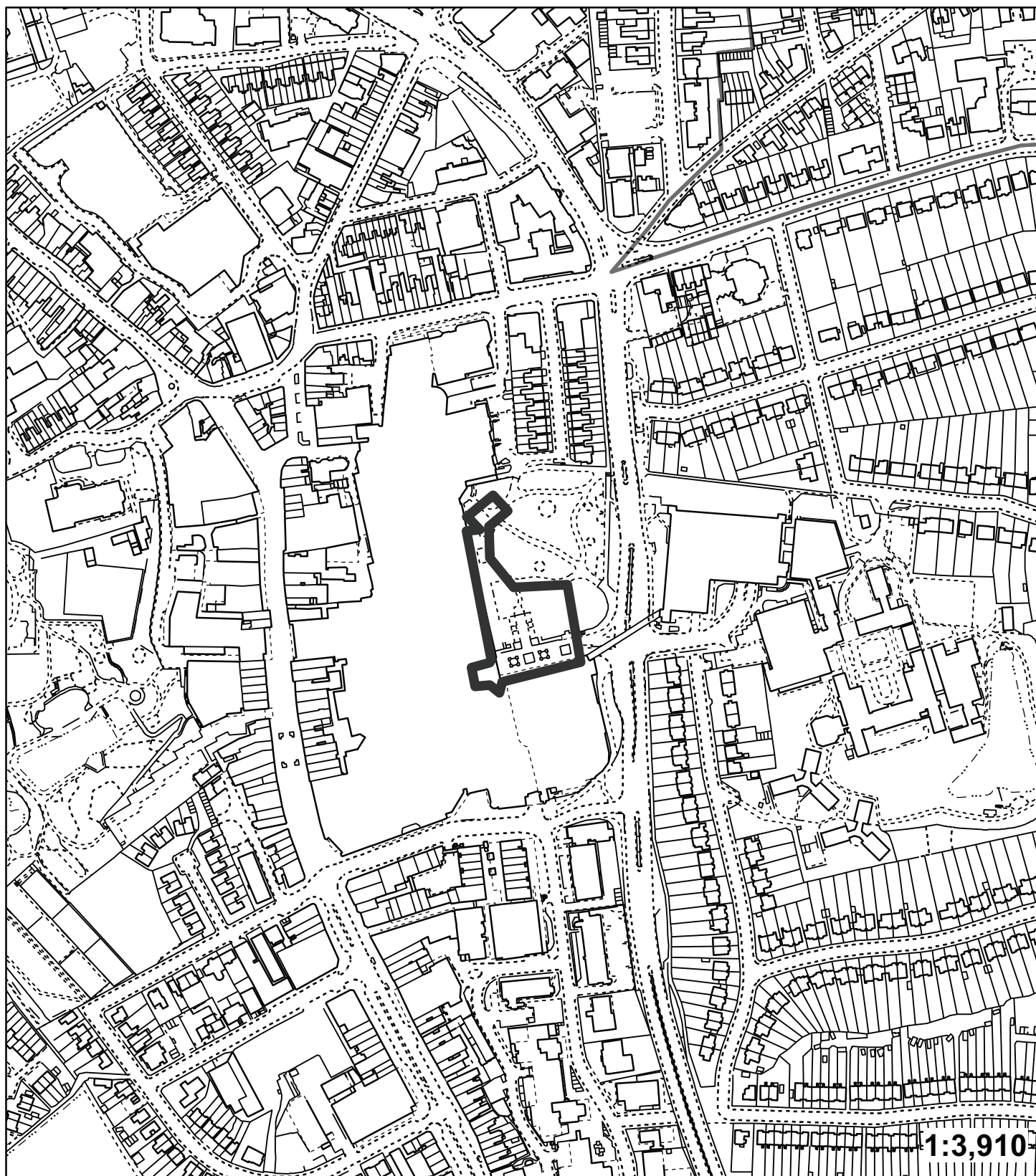
INFORMATIVE(S)

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 You are advised of the need to safeguard pedestrians using the registered public footpaths within the Queens Gardens at all times throughout the duration of the works and that the footpaths must not be damaged or obstructed either during, or as a result of, the development.

Application:11/03466/FULL1

Address: Queens Gardens Kentish Way Bromley

Proposal: Single storey buildings and reconfiguration/ change of use of part of shopping centre to provide 5 restaurants (Class A3), 1 kiosk unit (Class A1, A3 or A5) electricity substation; repositioned entrance to shopping centre and area for plant on roof, with landscaping works and



Application No : 11/03467/LBC

**Ward:
Bromley Town**

Address : Queens Gardens Kentish Way Bromley

OS Grid Ref: E: 540451 N: 169233

Applicant : CSC Bromley Limited

Objections : YES

Description of Development:

Relocation of gates and railings (amended location) LISTED BUILDING CONSENT

Key designations:

Conservation Area: Bromley Town Centre

Areas of Archeological Significance

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Stat Routes

Urban Open Space

Joint report with application ref. 11/03466

as amended by documents received on 06.12.2011 23.01.2012

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01
- 2 ACG13 Removal/safe storage of architectural fe
 ACG13R Reason G13
- 3 Prior to the commencement of the use of any of the units hereby approved, the relocation of the listed gates and railings (with associated landscaping) shall be carried out in accordance with the approved plans, and permanently retained thereafter.

Reason: To ensure the retention of the listed gates, railings and landscaping within the Queens Gardens and to comply with Policy B8 of the Unitary Development Plan.

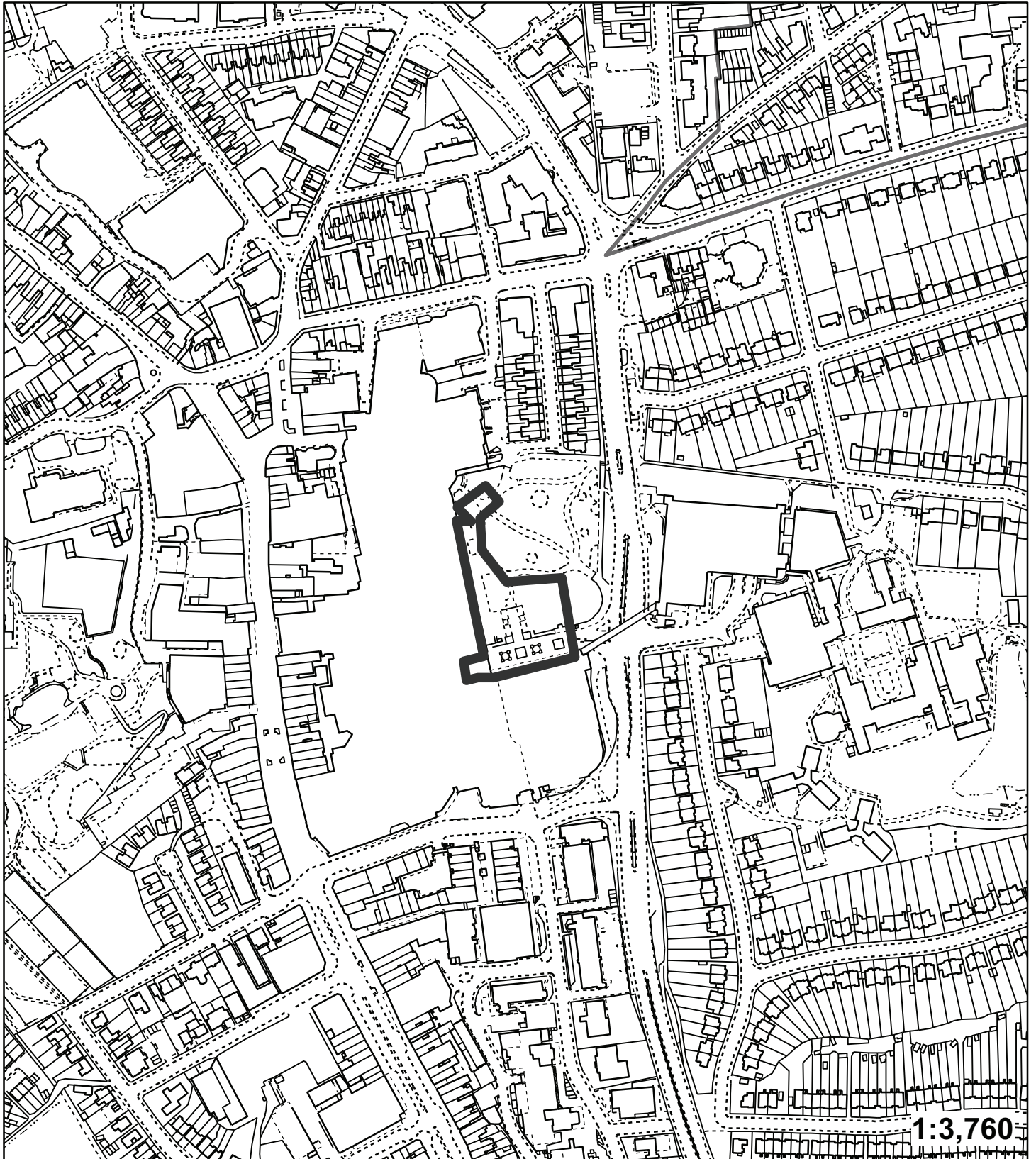
- 4 The gates of the listed gates and shall be permanently fixed in the open position and retained as such thereafter.

Reason: To ensure permanent and uninterrupted access along the right of way across the Queens Gardens in accordance with Policy L2 of the Unitary Development Plan.

Application:11/03467/LBC

Address: Queens Gardens Kentish Way Bromley

Proposal: Relocation of gates and railings (amended location) LISTED BUILDING CONSENT



Agenda Item 6

Report No.
DRR12/021

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **14 February 2012**

Decision Type: Non-Urgent Executive Non-Key

Title: **PLANNING BUDGET MONITORING 2011/12**

Contact Officer: Claire Martin, Head of Finance
Tel: 020 8313 4286 E-mail: claire.martin@bromley.gov.uk

Chief Officer: Marc Hume, Director of Renewal and Recreation

Ward: Boroughwide

1. Reason for report

This report provides an update of the latest budget monitoring position for 2011/12 for the Planning Division based on expenditure and activity levels up to 31 October 2011.

2. RECOMMENDATION

2.1 The Committee is requested to consider the latest projections that indicate that the Planning Division will be overspent by £19k.

Corporate Policy

1. Policy Status: Existing policy. Sound financial management
 2. BBB Priority: Excellent Council.
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: Recurring cost.
 3. Budget head/performance centre: Planning Division
 4. Total current budget for this head: £3.359m
 5. Source of funding: Existing revenue budgets 2011/12
-

Staff

1. Number of staff (current and additional): 102ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement. The statutory duties relating to financial reporting are covered within the Local Government Act 1972; the Local Government Finance Act 1998; the Accounts and Audit Regulations 1996; the Local Government Act 2000 and the Local Government Act 2002
 2. Call-in: Call-in is applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): The services covered in this report affect all Council Taxpayers, Business Ratepayers, those who owe general income to the Council, all staff, Members and Pensioners.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 The 2011/12 projected outturn is detailed in Appendix 1, with a forecast of projected spend for each division compared to the latest approved budget and identifies in full the reason for any variances.

4. POLICY IMPLICATIONS

- 4.1 The Resources Portfolio Plan includes the aim of effective monitoring and control of expenditure within budget and includes the target that each service department will spend within its own budget.
- 4.2 The four year financial forecast report highlights the financial pressures facing the Council. It remains imperative that strict budgetary control continues to be exercised in 2011/12 to minimise the risk of compounding financial pressures in future years.
- 4.3 Chief Officers and Departmental Heads of Finance are continuing to place emphasis on the need for strict compliance with the Council's budgetary control and monitoring arrangements.

5. FINANCIAL IMPLICATIONS

- 5.1 Appendix 1 contains figures relating to the latest budget monitoring position for the Planning Division.
- 5.2 Shortfalls of income in Building Control, Land Charges and Planning are being partly offset by savings from management action. A summary of the variations is shown in the table: -

Summary of Variations	£'000
Effect of holding 9.5FTEs vacant within planning & building control, including part year effect of an early retirement	(453)
Underspend within other running expenses resulting from management action in the Division	(180)
Shortfall of building control income	201
Shortfall of income from planning applications	442
Shortfall of income from land charges	9
Total variation	19

- 5.3 It should be noted that this overspend is being offset by underspends elsewhere within the Renewal and Recreation (R & R) Portfolio for 2011/12, as can be seen in the latest budget monitoring report that was scrutinised by the R & R PDS committee on 13th December 2011.

Non-Applicable Sections:	Legal, Personnel
Background Documents: (Access via Contact Officer)	2011/12 budget monitoring files within ES/R & R finance section

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PLANNING BUDGET MONITORING 2011/12

2010/11 Actuals £	PCM	2011/12 Original Budget £	2011/12 Revised Budget £	2011/12 Projected Outturn £	Variation £	Variation Last Reported £
	Planning - Bob McQuillan					
(141,811)	Building Control	(30,630)	(30,630)	(30,630)	0	0
1,208,316	Planning	978,720	953,400	1,091,565	138,165	192,931
(237,670)	Land Charges	(274,970)	(274,970)	(274,970)	0	0
1,401,259	Renewal	1,370,870	1,470,870	1,351,910	(118,960)	(108,760)
2,230,094	Total Controllable	2,043,990	2,118,670	2,137,875	19,205	84,171
402,436	Total non-controllable	0	0	0	0	0
1,354,483	Total excluded recharges	1,240,270	1,240,270	1,240,270	0	0
3,987,013	Grand Total	3,284,260	3,358,940	3,378,145	19,205	84,171

BUILDING CONTROL - 2011/12 FINANCIAL MONITORING

2010/11 Actuals £	BUILDING CONTROL	2011/12 Original Budget £	2011/12 Revised Budget £	2011/12 Projected Outturn £	Variation £	Variation Last Reported £
773,182	Employees	970,430	970,430	806,111	(164,319)	(158,100)
0	Premises	0	0	0	0	0
18,734	Transport	28,910	28,910	19,910	(9,000)	(9,000)
172,430	Supplies and Services	88,880	88,880	61,065	(27,815)	(29,805)
0	Third Party Payments	0	0	0	0	0
0	Transfer payments	0	0	0	0	0
0	Contribution to Reserve	0	0	0	0	0
0	Capital financed by revenue	0	0	0	0	0
(1,106,157)	Income	(1,118,850)	(1,118,850)	(917,716)	201,134	196,905
0	Grant related recharges	0	0	0	0	0
(141,811)	Sub total controllable budget	(30,630)	(30,630)	(30,630)	0	0
84,151	FRS17	0	0	0	0	0
0	Landlord maintenance	0	0	0	0	0
0	Insurance	0	0	0	0	0
0	Capital Charges	0	0	0	0	0
0	Property Rental Income	0	0	0	0	0
84,151	Sub total non controllable budget	0	0	0	0	0
168,696	Excluded Recharges	133,910	154,210	154,210	0	0
168,696	Sub total excluded recharges	133,910	154,210	154,210	0	0
111,036	Grand Total	103,280	123,580	123,580	0	(6,219)

Building Control £0k

A shortfall of income of £201k is projected due to the recession and is being offset by savings of £201k from management action to reduce costs, including holding 3.5fte vacant.

PLANNING - 2011/12 FINANCIAL MONITORING

2010/11 Actuals £	PLANNING	2011/12 Original Budget £	2011/12 Revised Budget £	2011/12 Projected Outturn £	Variation £	Variation Last Reported £
1,881,083	Employees	2,026,600	2,001,280	1,764,609	(236,671)	(189,635)
4,600	Premises	9,200	9,200	6,100	(3,100)	(3,150)
14,884	Transport	20,560	20,560	18,081	(2,479)	(2,479)
322,418	Supplies and Services	218,190	218,190	154,915	(63,275)	(63,495)
0	Third Party Payments	0	0	0	0	0
0	Transfer payments	0	0	0	0	0
0	Special Schemes	0	0	0	0	0
0	Capital financed by revenue	0	0	0	0	0
(1,014,669)	Income	(1,295,830)	(1,295,830)	(852,140)	443,690	451,690
0	Grant related recharges	0	0	0	0	0
1,208,316	Sub total controllable budget	978,720	953,400	1,091,565	138,165	192,931
180,844	FRS17		0	0	0	0
0	Landlord maintenance		0	0	0	0
0	Insurance		0	0	0	0
0	Capital Charges		0	0	0	0
0	Property Rental Income		0	0	0	0
180,844	Sub total non controllable budget	0	0	0	0	0
935,228	Excluded Recharges	917,190	943,190	943,190	0	0
935,228	Sub total excluded recharges	917,190	943,190	943,190	0	0
2,324,388	Grand Total	1,895,910	1,896,590	2,034,755	138,165	192,931

Planning £138k

Income from non-major planning applications seem to be decreasing compared to 2010/11, £326k has been received in the seven months to 31st October compared to £383k received for the same period in 2010/11. The income is therefore expected to be at least £390k lower than the budget, (an early warning is that this could be as high as £500k).

Income received from major applications in the seven months to 31st October is £108k compared to £83k received in the same period in 2010/11. Officers have given details of potential income totalling £139k for the remainder of the financial year, which would give total income of £247k against a budget of £300k.

For information, £393k was received for major applications during 2009/10 and £236k for 2010/11.

The budget option relating to the introduction of new fees for pre-application meetings for non-majors is generating the level of income expected and the target of £30k should be achieved.

Management action taken includes holding 8 fte posts vacant and reducing spend on running expenses totalling Cr £304k.

Summary of Planning variations	Variation £'000
Effect of holding 8 FTEs vacant within planning	-226
Shortfall of income from planning fees	450
Miscellaneous income	-8
Underspends on transport & supplies & services from Management action within Planning	-78
Total variation	138

LAND CHARGES - 2011/12 FINANCIAL MONITORING

2010/11 Actuals £	LAND CHARGES	2011/12 Original Budget £	2011/12 Revised Budget £	2011/12 Projected Outturn £	Variation £	Variation Last Reported £
151,382	Employees	162,630	170,860	161,300	(9,560)	(9,560)
0	Premises	0	0	0	0	0
19	Transport	10	10	40	30	30
7,308	Supplies and Services	16,630	8,400	8,430	30	0
0	Third Party Payments	0	0	0	0	0
0	Transfer payments	0	0	0	0	0
0	Special Schemes	0	0	0	0	0
0	Capital financed by revenue	0	0	0	0	0
(396,379)	Income	(454,240)	(454,240)	(444,740)	9,500	9,530
0	Grant related recharges	0	0	0	0	0
(237,670)	Sub total controllable budget	(274,970)	(274,970)	(274,970)	0	0
12,815	FRS17		0	0	0	0
	Landlord maintenance		0	0	0	0
	Insurance		0	0	0	0
	Capital Charges		0	0	0	0
	Property Rental Income		0	0	0	0
12,815	Sub total non controllable budget	0	0	0	0	0
280,137	Excluded Recharges	274,970	228,670	228,670	0	0
280,137	Sub total excluded recharges	274,970	228,670	228,670	0	0
55,282	Grand Total	0	(46,300)	(46,300)	0	0

Land Charges £0k

As a result of the Government withdrawing the statutory fee for personal searches in August 2010, the full year effect of the loss of income will be £100k. A request will be submitted to the Executive to draw down part of a contingency which was set aside for the likely event of the withdrawal of this statutory fee which currently has a balance of £162k.

RENEWAL - 2011/12 FINANCIAL MONITORING

2010/11 Actuals £	RENEWAL	2011/12 Original Budget £	2011/12 Revised Budget £	2011/12 Projected Outturn £	Variation £	Variation Last Reported £
1,142,988	Employees	1,144,410	1,144,410	1,090,250	(54,160)	(43,890)
0	Premises	0	0	0	0	0
3,732	Transport	6,850	6,850	4,000	(2,850)	(2,520)
306,000	Supplies and Services	220,220	456,300	396,000	(60,300)	(61,150)
0	Third Party Payments	0	0	0	0	0
0	Transfer payments	0	0	0	0	0
0	Special Schemes	0	0	0	0	0
0	Capital financed by revenue	0	0	0	0	0
(51,461)	Income	(610)	(136,690)	(138,340)	(1,650)	(1,200)
0	Grant related recharges	0	0	0	0	0
1,401,259	Sub total controllable budget	1,370,870	1,470,870	1,351,910	(118,960)	(108,760)
124,626	FRS17	0	0	0	0	0
	Landlord maintenance	0	0	0	0	0
	Insurance	0	0	0	0	0
	Capital Charges	0	0	0	0	0
	Property Rental Income	0	0	0	0	0
124,626	Sub total non controllable budget	0	0	0	0	0
(29,578)	Excluded Recharges	(85,800)	(85,800)	(85,800)	0	0
(29,578)	Sub total excluded recharges	(85,800)	(85,800)	(85,800)	0	0
1,496,307	Grand Total	1,285,070	1,385,070	1,266,110	(118,960)	(108,760)

Renewal Cr £119k

The £119k underspend on Renewal relates to staffing due to part year effect of early retirement of £57k, portfolio holder initiatives of £51k and other expenditure budgets of £11k.

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Agenda Item 7

Report No.
DRR11/121

London Borough of Bromley

Agenda
Item No.

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **14 February 2012**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **REVIEW OF CHARGES FOR PRE-PLANNING APPLICATION
ADVICE**

Contact Officer: Chris Evans, Manager, Major Developments Team and Tony Stewart,
Manager, Non Majors Team
Tel: 020 8313 4554 E-mail: chris.evans@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: N/A

1. Reason for report

Members considered reports on charges for pre-planning application advice at the meeting in March, when it was decided that a review of the charging system be carried out after 6 months.

2. **RECOMMENDATION(S)**

2.1 Members note the report.

2.2 Members agree the suggested amendments/additions to the schedule of fees and a recommendation be made to the Portfolio Holder accordingly.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: Estimated cost Cr £70k income projected for 2011/12
 2. Ongoing costs: Recurring cost.
 3. Budget head/performance centre: Pre-application fee income budget
 4. Total current budget for this head: £60k
 5. Source of funding: Existing revenue budget 2011/12
-

Staff

1. Number of staff (current and additional): 102 ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement. Local authorities can make charges for pre-application meetings by virtue of powers in the Local Government Act 2003 and Planning and Compulsory Purchase Act 2004.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those who make planning applications for development in the Borough
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

3.1 On 8 March the Committee received 2 reports (items 7 and 8) as follows –

- Introduction of charges for pre-planning application advice for on Non-Major Developments
- Review of charges made for pre-planning application advice for Major Developments.

Charges for such advice have been made in respect of Major Developments since January 2008, and the Committee decided to increase charges generally in line with other London Boroughs. It also agreed that advice for Non-Major Developments should be charged for from April 2011, and that a review of the service be undertaken after a period of 6 months.

3.2 Fees received in the 10 months April, 2011- January, 2012, are as follows-

- (i) £25,055 for Non-Major Developments (see Appendix 1 for details)
- (ii) £35,033 for Major Developments

178 enquiries have been received in respect of the new Non-Major Developments service, about 70% of these concerned householder developments (£42 charge).

The total income received to date totals £60k and it is expected that income will be at least £70k by the year end, if the existing take-up of the service continues and compares with an estimated income budget of £60k.

3.3 The fees charged by other London Boroughs have been assessed, and though they vary, are generally in line with Bromley's charges for pre-application advice. However Bromley's £4k fee is about 30 to 50% higher than that for comparable developments in the other Boroughs.

3.4 Charging for advice on Non-Major Developments has replaced the current duty officer service, which was withdrawn in April, since which time the Planning and Engineering Reception has been merged with the main Civic Centre enquiry desk. This charge to the customer service provided by the Planning Division has not been universally welcomed, and the following is a summary of relevant comments made at an Agents Forum at the beginning of November, when the Chief Planner and managers from the Development Control section met local agents who submit planning applications –

- lack of availability of officers outside of the paid-for advice service means that it is difficult to get progress reports on applications including information about consultation responses and comments received from neighbours.
- the inability to negotiate during processing of applications causes problems and delays for the agents' clients, and leads to unnecessary refusals, hence adding to the costs of the Planning Service, it must be assumed.
- advice given for the £42 fee for householder developments is of a very general nature, mainly concerning relevant policies, and officers do not give any verbal or other advice to amplify this basic written advice.

3.5 In response to these comments it is suggested that a service be offered to provide a site visit and/or meeting regarding householder developments, for the same fee as that made for shopfronts, advertisements etc. i.e. £180.

3.6 Attached to this report as Appendix 2, is a draft amended schedule of fees. It is suggested that the same charge be made for advice regarding telecommunications development,

whether it is for prior approval of details or requires planning permission. The following developments were not included in the schedule, and it is suggested that they be added –

- minerals and waste development
- developments on site of > 1ha not falling within above categories
- prior notification of agricultural development
- amendments to permitted major schemes
- details required by conditions

4. FINANCIAL IMPLICATIONS

- 4.1 Should the current volume of take-up of the pre-planning application advice service continue to the end of the year, income of £70k is achievable for the year 2011/12. This compares to an income budget of £60k. The extra £10k income generated has been used to partly offset the shortfall of income from planning applications.
- 4.2 It should be borne in mind that demand for the service cannot be predicted to continue necessarily, particularly as the impact of the recession in the near future is not known.

Non-Applicable Sections:	Policy, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	Reports to Development Control Committee on 08/03/11

APPENDIX 1

Type of Enquiry	Fee incl VAT £	Fee Excl VAT £	Period April 2011 to Jan 2012			
			No. Enquiries Non-Majors	No. Enquiries Majors	Income from Non-Majors £	Income from Majors £
Householder proposals	£42	£35	125	0	£4,375	£0
1 to 4 new dwellings	£480	£400	15	1	£6,000	£400
5 to 9 new dwellings	£900	£750	7	1	£5,250	£750
10 to 25 new dwellings	£1,750	£1,458	0	1	£0	£1,458
26+ new dwellings	£4,000	£3,333	0	5	£0	£16,667
26+ new dwellings follow up meetings	£2,000	£1,667	0	2	£0	£3,333
1 to 4 converted dwellings	£480	£400	9	0	£3,600	£0
5 to 9 converted dwellings	£900	£750	1	0	£750	£0
10 to 25 converted dwellings	£1,750	£1,458	0	1	£0	£1,458
26+ converted dwellings	£4,000	£3,333	0	0	£0	£0
1 to 499sq m of floor space created	£480	£400	5	0	£2,000	£0
500 to 999sq m of floor space created	£900	£750	1	0	£750	£0
1,000 to 1,999sq m of floor space created	£1,750	£1,458		4	£0	£5,833
1,000 to 1,999sq m of floor space created follow up meeting	£875	£729	0	2	£0	£1,458
2,000+ sq m of floor space created	£4,000	£3,333	0	0	£0	£0
2,000+ sq m of floor space created follow up meeting	£2,000	£1,667	0	1	£0	£1,667
Shopfronts, advertisements & other non-householder proposals	£42	£35	8	0	280	£0
Shopfronts, advertisements & other non-householder proposals	£180	£150	3	1	450	£150
Telecommunications development (other than prior approval applications)	£480	£400	0	0	0	£0
Changes to use: 1 to 499 sq m of floor space	£480	£400	4	1	1600	£400
Changes to use: 500 to 999 sq m of floor space	£900	£750	0	0	0	£0
Changes to use: 1,000 to 2,000 sq m of floor space	£1,750	£1,458	0	1	0	£1,458
Changes to use: over 2,000 sq m of floor space	£4,000	£3,333	0	0	0	£0
					£25,055	£35,033

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Pre-planning application advice service fees (Incl vat)

Searching the Public Register (per question) e.g whether permitted development rights have been removed	£44
Householder proposals	£44 to £188 (depending on need for a site visit and/or meeting)
1 to 4 new dwellings	£500
5 to 9 new dwellings	£940
10 to 25 new dwellings	£1,830
26+ new dwellings	£4,180
1 to 4 converted dwellings	£500
5 to 9 converted dwellings	£940
10 to 25 converted dwellings	£1,830
26+ converted dwellings	£4,180
1 to 499m ² of floor space created	£500
500 to 999m ² of floor space created	£940
1000 to 1999m ² of floor space created	£1,830
2000+ m ² of floor space created	£4,180
Shopfronts, advertisements and <i>other non-householder proposals</i>	£44 to £188 (depending upon the need for a site visit and/or meeting)
Telecommunications development (other than prior approval applications)	£500
Changes of use: 1 to 499m ² of floor space	£500
Changes of use: 500 to 999m ² of floor space	£940
Changes of use: 1000 to 2000m ² of floor space	£1,830
Changes of use: over 2000m ² of floor space	£4,180
<i>Minerals and waste developments</i>	£1,830
<i>Development on site of >1ha not falling within above categories</i>	£1,830
<i>Prior notification of agricultural development</i>	£188 to £500 (depending on need for agricultural appraisal, site visit and/or meeting)

<i>Amendments to permitted major schemes</i>	£500
<i>Details required by conditions</i>	£90
Any other category not listed above	Please contact us on 020 8313 4956 or at planning@bromley.gov.uk

All charges include VAT and any follow up meetings or written advice will be charged at half the *relevant above* fee.

All floor space figures are gross measurements.

Exemptions:- Alterations/extensions to a dwelling house for the benefit of a person with a disability. Works or operations solely for the purpose of providing a means of access for disabled persons to a building or premises to which members of the public are admitted.

Report No.
DRR12/012

London Borough of Bromley

Agenda
Item No.

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **14 February 2012**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **CONSULTATION ON THE IMPLEMENTATION OF THE
SUSTAINABLE DRAINAGE SYSTEMS PROVISIONS OF THE
FLOOD AND WATER MANAGEMENT ACT 2010**

Contact Officer: Chris Evans, Manager, Major Developments Team
Tel: 020 8313 4554 E-mail: chris.evans@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: Boroughwide

1. Reason for report

The Department for Environment Food and Rural Affairs is consulting on implementation of the Sustainable Drainage Systems provisions of the Flood Water Management Act 2010, which will involve the Council (its existing Lead Local Flood Authority role) approving and adopting sustainable urban drainage systems (SUDS).

2. **RECOMMENDATION(S)**

2.1 Members consider the report and agree the suggested responses to the consultation questions.

2.2 The report including the responses be referred to the Environment Portfolio Holder and PDS Committee to note and for comment.

2.3 The formal responses to the Consultation questions be agreed by the Chief Planner in consultation with Committee's Chairman once the Environment Portfolio Holder and PDS Committee have considered this report, for submission by the deadline.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
-

Financial

1. Cost of proposal: No cost as report deals with response to consultation
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £N?A
 5. Source of funding: N?A
-

Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory requirement. Flood and Water Management Act 2010
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Boroughwide
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1 This consultation concerns proposals to implement Schedule 3 of the Flood and Water Management Act 2010 (FWMA). This requires that any construction work with drainage implications has its systems for managing surface water run off approved. Local authorities will need to establish a SUDS Approving Body (SAB) to approve, and where appropriate adopt, sustainable Urban Drainage Systems - basically SUDS serving more than 1 property will be adopted. The consultation closes on 13 March.
- 3.2 The consultation includes proposed National Standards for the design, construction, operation and maintenance of SUDS, statutory instruments (Regulations and Orders) which together provide details of how the process will work, including -
- approval and adoption
 - enforcement of the requirement for SAB approval
 - appeals against SAB decisions.

The Impact Assessment included in the consultation explains why government intervention is necessary as follows -

- “Flooding from surface runoff costs England an estimated £1.3bn to £2.2bn per year, 29% of which falls to business. The risk of flooding is on the rise owing to climate change and urbanisation. Surface runoff can be a major source of pollution; both directly and from drowned sewers discharging into our rivers; and major investment is needed to tackle it. Today the majority of surface runoff drains into our sewers, even from new developments and demands major investment - an estimated £600m per year. Extra pressure to take action stems from compliance with EU legislation, in particular the Water Framework Directive. The market is failing to provide a sustainable approach to draining surface runoff from the majority of new development.”

It sets out the costs and benefits of the options put forward for implementation of Schedule 3 of the FWMA, including for LLFAs operating the SAB role.

- 3.3 The FWMA is the Government’s response to Sir Michael Pitt’s report on the 2007 floods. Parts of it have already been enacted including the duty of local authorities to take on the role of Local Lead Flood Authority (LLFA) which includes the following responsibilities -
- flood mapping (GIS based)
 - compiling an “asset register” of surface water drainage infrastructure - public sewers, highway drainage, ditches, ordinary watercourses and main rivers
 - preparing a Preliminary Flood Risk Management Assessment (PFRA) (completed) and a Surface Water Management Plan (SWMP).
- 3.4 There is a duty on other agencies (including water companies) to co-operate in dealing with the requirements of the FWMA. Much of the Council’s work so far has been facilitated by the Drain London Forum (part of the GLA) and enabled by Defra grant - Bromley’s grant is £141k in 2011-12 and 253k in following years until 2015. The Director of Environmental Services has delegated responsibilities in relation to the FWMA. There is planning input in relation to relevant policy and by implementation through the development control process, mainly through imposition of planning conditions regarding surface water drainage.

3.5 Policy 5.13 of the London Plan concerns Sustainable Drainage and states that development should utilise SUDS and aim to achieve that development should utilise SUDS and aim to achieve greenfield run-off rates, managing it close to its source in line with the following hierarchy -

1. store rainwater for later use
2. use infiltration techniques, such as porous surfaces in non-clay areas
3. attenuate rainwater in ponds or open water features for gradual release
4. attenuate rainwater by storing in tanks or sealed water features for gradual release
5. discharge rainwater direct to a watercourse
6. discharge rainwater to a surface water sewer/drain
7. discharge rainwater to the combined sewer.

The policy states that SUDS should also be designed to deliver other planning policy objectives including water use efficiency and quality, biodiversity, amenity and recreation. Central Government guidance is set out in PPS25 "Development and Flood Risk" and its associated Practice Guide.

3.6 SUDS have been proposed as the way forward to address flood risk for a number of years. Implementation has been patchy, though has been achieved through negotiation on planning applications. However developers generally prefer to connect to the existing surface water system as construction and maintenance costs are considered to be lower and the latter are borne by public agencies and/or the sewerage undertaker rather than the property owners. This situation has caused developments to add incrementally to the load on the surface water drainage infrastructure with the result that flooding inevitably results from intense rainfall falling on urbanised areas - this is a national problem, hence Central Government's action on the issue.

3.7 In view of the close links between the requirement for SAB approval and obtaining planning permission, the existing planning system has been used as a model for the proposed procedures. The SAB role is related to local authorities' roles as highway authority and managers of public open spaces, as well as the LLFA role.

3.8 The consultation seeks responses to a list of 29 questions, and these are set out in the Appendix attached to this report. The questions set out the main aspects of the proposals in the consultation, and the responses are the result of officer discussions between Renewal and Recreation (Planning) and Environmental Services.

3.9 The consultation sets out the need for SAB approval as follows -

- construction work that requires planning permission and
- has drainage implications, subject to
- proposed phasing of implementation of Schedule 3.

It acknowledges that some "permitted development" has drainage implications and will require SAB approval, subject to the exceptions/phasing provisions which exclude the need for approval for the following developments -

- under a Neighbourhood Development Order
- by the Highways Agency or Network Rail
- permitted development < 100 sq m
- < 10 dwellings or an area of < 100 sq m.

The proposal is that SUDS approval is not required for non-Major applications for the first 3 years of operation of SABs.

3.10 The following sets out some of the features of the proposed SAB control regime, but also see the questions in the Appendix for a fuller picture of the proposals -

- drainage systems for managing rainwater have to be approved by the SAB before construction begins
- there will be a need for close co-operation between the SAB and the Local Planning Authority (LPA), and though determination of planning applications will be independent of SAB approval, the SAB will be a statutory consultee for applications that have drainage implications.
- A SUDS approval application can be combined with a planning application and lodged with the LPA, with the fee and SUDS application forwarded to the SAB - the SAB's decision will be notified to the applicant by the LPA
- The SAB can charge a statutory fee for approval applications and inspections (and fees can be charged for pre-application advice).

3.11 The SAB must do the following during processing of an application for SUDS approval -

- determine whether the SUDS meets the National Standards
- consult relevant statutory consultees (basically sewerage undertaker, Environment Agency, highway authority as appropriate)
- notify applicant of decision on "freestanding" applications
- notify LPA of decision on "combined" applications
- notify consulted statutory consultees of decisions.

3.12 The LPA needs to -

- inform SAB of its decision on planning applications which have drainage implications
- inform applicant of planning decision and SUDS application decisions on "combined applications" at the same time.

4. POLICY IMPLICATIONS

The relevant planning policy is 5.13 of the London Plan.

5. FINANCIAL IMPLICATIONS

Though there will be transitional arrangements, including that SUDS approval will only be required for major developments initially, there will be a need in Environmental Services for professional and administrative staff together with employment of consultants (particularly in relation to adoption). However the Defra grant (para 3.4 of this report) together with income raised from fees will be available to fund this additional work.

6. LEGAL IMPLICATIONS

The requirement to take on the SAB role is set out in Schedule 3 of the FWMA 2010.

7. PERSONNEL IMPLICATIONS

The personnel implications in Planning are not totally clear, but are not expected to be onerous. See 5 above regarding the SAB role to be undertaken in Environmental Services.

Background Documents: (Access via Contact Officer)	Consultation on the Implementation of the Sustainable Drainage Systems provisions in Schedule 3 - Flood and Water Management Act 2010 (with related Annexes - Draft National Standards for Sustainable Drainage, draft Orders and Regulations, Frequently Asked Questions etc).
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Department for Environment, Food and Rural Affairs

December 2011

Consultation on implementation of the
Sustainable Drainage Systems (SuDS)
provisions in Schedule 3 of the Flood and Water
Management Act 2010: Full list of consultation
questions

Question 1

We have based our proposals on the evidence, outlined in our Impact Assessment, of the impact of surface runoff on future development and the benefits of SuDS. Do you have any additional evidence that may alter the recommendations of the Impact Assessment?

No, but it is agreed that additional controls are necessary in view of the very real flood risks that exist.

Question 2

We propose that SAB approval will not be required for the first 12 months:

- for developments that already granted planning permission before commencement; or
- for developments with one or more reserve matters where an application for approval of
- the reserve matter(s) is made; or
- for which a valid planning application has been submitted before commencement
- do you agree with this approach for transitional arrangements, if not please explain why?

Yes

Question 3

We propose implementing on the common commencement date of 1 October 2012, do you agree this is reasonable? If not would you prefer an implementation date of April 2013, October 2013 or after 2013?

A later date would be preferred e.g. April 2013 at the earliest

Question 4

We understand that there may be capacity issues for SABs to meet their new duty to approve drainage. We are therefore considering whether to phase implementation of the requirement for approval. Do you think a phased approach is necessary?

Yes, the initial need for SAB approval only for major developments for the first 3 years is considered appropriate.

Question 5

Do you agree that development under a Neighbourhood Development Order should be exempt from the requirement of SAB approval?

Development under an NDO will not necessarily include sustainable drainage, so the view is taken that this exemption is not appropriate.

Question 6

Drainage for surface runoff should be sustainable and affordable to build and maintain. Do the National Standards deliver this, if not please explain why?

Surface water disposal that is “affordable” in terms of construction cost compared with a conventional system will not necessarily deliver sustainable drainage. A broader view of affordability should be taken, to include the benefits of less flooding and pollution.

Question 7

Affordable sustainable drainage systems for surface runoff are comparable in costs with conventional alternatives. Do you agree?

No. Effective sustainable drainage systems dealing with run-off at source may be more expensive than conventional drainage due to various factors, including the need to set aside land for SuDS (that then cannot be built on), to provide for underground tanks or other forms of attenuation, and due to maintenance costs (including commuted sums).

Question 8

We propose that the SuDS Approving Body must determine an application for approval within 12 weeks where it relates to major development or a county matter and 7 weeks where it relates to other development. But could applications be determined in less time?

If yes, please specify reduced time to consider applications:

- 1 week less
- 3 weeks less
- 5 weeks less

No. These time periods will allow for careful consideration, and may permit negotiation before a decision is made.

Question 9

Do you think guidance for calculating the amount required for a non-performance bond is necessary?

Yes, it would be desirable for there to be national guidance.

Question 10

Do you agree with our proposals to set approval fees for three years? If you disagree, please explain why and provide any supporting evidence.

Yes, this would be the right approach as this is new legislation. Fees should rise annually in line with inflation.

Question 11

We propose that the fee for each inspection of the drainage system should be set on a cost recovery basis rather than to a fixed fee. Do you agree with this proposal?

Yes

Question 12

We propose to make arrangements for fees for applications to vary an approval, re-submitted applications, discounted fees, fees for cross area approvals as well as the refunds of application fees. Do you agree that this covers all the scenarios for which fees are likely to be needed? If not, please explain what is missing and provide further explanation if required.

Other scenarios cannot be envisaged at present.

Question 13

We propose setting a time limit of 21 days for statutory consultees to respond to the SAB. Do you agree with the timeframe proposed?

A 14 day period would enable the SAB to determine approval applications within 7/12 weeks.

Question 14

We propose to give enforcement powers to the SuDS Approving Body and the local planning authority. Do you agree?

Yes

Question 15

Do you agree that the proposed powers of entry are reasonable and proportionate, if not please explain why?

Yes

Question 16

We propose that claims for compensation related to powers of entry and temporary stop notices must be submitted within 12 months of the powers being exercised or the notice being withdrawn/ ceasing to have effect. Do you agree, if not please explain why?

Yes

Question 17

We propose that, as in planning, a time limit of four years is set for when the SuDS Approving Body is able to give an enforcement notice? Do you agree, if not please explain why?

Yes

Question 18

Are the criminal offences proposed in the draft statutory instrument appropriate and proportionate?

Yes

Question 19

We propose to provide similar procedures for appeals against SuDS enforcement notices to those which currently apply to planning enforcement appeals (written representation, hearing or inquiry). Do you agree, if not please explain why?

Yes

Question 20

We propose a register of SuDS enforcement notices which mirrors the register for planning enforcement notices. Do you agree?

Yes

Question 21

For the purpose of the SuDS Approving Body's duty to adopt, "sustainable drainage system" means those parts of a drainage system that are not vested in a sewerage undertaker. Do you agree this provides certainty and clarity on what is adoptable by the SuDS Approving Body? If not please provide an alternative definition.

There needs to be a clear definition of what drainage assets are capable of being adopted by the SAB, they should not include gutters, downpipes, water butts or green roofs.

Question 22

The SuDS Approving Body's duty to adopt does not apply to a single property drainage system. We propose that "a drainage system or any part of a drainage system is to be treated as designed only to provide drainage for a single property if it is designed to provide drainage for any buildings or other structures that, following completion of the construction work, will be owned, managed or controlled by a single person or two or more persons together". Is our definition clear on what will or will not be adopted? if not please provide an alternative definition.

Yes

Question 23

We propose that the SuDS Approving Body should determine a request for adoption within 8 weeks of receiving the request. Do you agree with this timeframe?

No. This would not allow for a maintenance period. Until there is experience of undertaking the SAB role it will not be clear how long the adoption process will take - but it is suggested that a 12 month period during initial operation of the SAB role would be consistent with practice for adoption of roads and allow for experience to be gained.

Question 24

We propose for the SuDS Approving Body to have a 28 day time limit for administrative processes (for example return of bonds, the process of registration or designations). This time limit applies throughout the SuDS process. Do you agree with this timeframe, if not please explain why?

No. It is not clear that this will provide enough time. A longer timeframe would be appropriate to allow administrative processes to bed in and experience to be gained. This could be reviewed after an initial period.

Question 25

We propose that all Statutory Undertakers must notify the SuDS Approving Body at least four weeks in advance of works that may affect the SuDS' operation. Do you agree with this timeframe?

Yes, but in an emergency (eg gas leak) statutory undertakers could not be expected to give 4 weeks notice - clearly emergencies should be an exemption. There is likely to be an issue that statutory undertakers may not be aware of the existence of SuDS, and procedures/liaison should be put in place to ensure this is checked by them.

Question 26

We propose upon completion of the works, the SuDS Approving Body must decide within 12 months if it is satisfied that the SuDS functions in accordance with the National Standards. Do you agree, if not please explain why?

Yes, but see response to 23. SuDS will need to be tested to demonstrate that they will function at times of heavy rainfall.

Question 27

We propose that an appeal must be made within six months of the SuDS Approving Body's decision or within six months of when the decision was due. Do you agree?

Yes

Question 28

We propose to adopt similar procedures for SuDS appeals to those which currently apply to planning appeals (written representation, hearing or inquiry). Do you agree, if not please explain why?

Yes

Question 29

Should we take action to avoid the increase of un-adopted SuDS? If your answer is no, please explain why?

Yes, SuDS that aren't maintained properly will not provide effective drainage.

Report No.
DRR12/017

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **14th February 2012**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **LONDON PLAN DRAFT SUPPLEMENTARY PLANNING GUIDANCE - HOUSING**

Contact Officer: Stephanie Turner, Planning Policy Officer
Tel: 020 8313 4477 E-mail: stephanie.turner@bromley.gov.uk

Chief Officer: Bob McQuillan, Chief Planner

Ward: Borough-wide

1. Reason for report

- 1.1 The Mayor of London has produced a draft Supplementary Planning Guidance (SPG) on Housing. The document covers a number of areas including housing supply, quality and choice, affordable housing, stock and investment, social infrastructure and mixed use development. The SPG is currently out for consultation until 24th February 2012.
 - 1.2 A copy of the document has been placed in the Members room for information and is also available online at <http://www.london.gov.uk/consultation/draft-housing-supplementary-planning-guidance>.
-

2. RECOMMENDATION

Members are asked:

- (i) to agree the comments sections within the report as the basis for the Council's response to be submitted to the GLA by the 24th February 2012.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Excellent Council.
-

Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £N/A
 5. Source of funding:
-

Staff

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: No statutory requirement or Government guidance.
 2. Call-in: Call-in is not applicable.
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide.
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? N/A.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1 The draft Housing SPG which is out for consultation does not set out new policies but provides guidance to supplement the housing policies in the recently published 2011 London Plan (LP). It has been informed by the Government's draft National Planning Policy Framework (NPPF) which when finalised will replace previous national planning policy guidance.
- 3.2 The key issues for Bromley are set out below together with the suggested comment to be submitted on behalf of the Council.

General comment:

- 3.3 *The SPG contains a vast amount of supplementary guidance including various standards such as those relating to wheelchair accessible housing. It is considered useful to have this guidance all contained in the one place, however the level of detail set out on existing policy is excessive in parts and makes the document unnecessarily lengthy. There are areas of the document which do not offer any supplementary guidance but appear to provide background information and justification to the policy. We would ask that this information is removed from the SPG and contained within a separate background document if necessary.*
- 3.4 *It is important that the Executive Summary and the SPG main document are consistent with one another. There are areas where the guidance in the executive summary does not appear to be consistent with the main document itself. For example, with regard to housing supply, the executive summary states that Boroughs and other partners are advised to "demonstrate that they have a 15 year supply of land in terms of PPS3 by rolling forward their annual targets....." However, the main document at Para 1.1.3 states that the targets in Table 3.1 of the LP "cover a ten year period rather than the fifteen suggested by national guidance. The Mayor considered the national requirement was unrealistic in the particular circumstances of London...." The executive summary does not appear to acknowledge this.*

Housing Supply

- 3.5 The housing supply section of the document provides guidance on the strategic approach to increasing housing supply as set out in LP Policies 3.3 and 3.4. The first part focuses on the use of targets and the second part focuses on optimising housing potential.
- 3.6 Para 1.1.4 makes reference to the LP annual housing provision monitoring targets which are based on the London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009 (SHLAA). The LP housing provision monitoring targets are set out in Table 3.1 of the draft SPG (and also in the London Plan). Bromley's annual monitoring target as set out in Table 3.1 is 500 dwellings per annum. Boroughs and other Stakeholders are advised to take account of the robust strategic foundations of the LP Housing Targets in setting their own targets. Para 1.1.10 states that depending on local circumstances, boroughs may wish to support their targets by drawing on local updates to the different components of the Strategic Housing Land Availability Assessment (SHLAA).
- 3.7 **Comment:** *LBB welcome the acknowledgement that there will be local circumstances that need to be taken into account when setting LDF housing targets. Some of the sites which contributed to the London wide SHLAA may need to be reassessed to have regard to more up to date information. For example, since the SHLAA was undertaken, there have been changes to the phasing and delivery of some of the sites within the Bromley Town Centre Area Action Plan and also further work has been undertaken to assess the character of the borough for the forthcoming Core Strategy. There are large areas of the*

borough which are developed at a density lower than the lowest density range as set out in the London Plan density matrix. Local character and context may therefore override density considerations in some areas of the borough.

3.8 Section 1.2 refers to the sources of housing supply including:

- housing in growth areas and coordination corridors,
- opportunity areas and areas for intensification,
- brownfield including surplus publicly owned land,
- town centre renewal and other mixed use development
- small sites
- residential conversions
- private garden land development
- other small infill developments
- non self contained accommodation
- flats above shops
- airspace developments over existing and new non residential premises
- live-work units

3.9 Para 1.2.19 highlights the important roles that gardens can play including defining local context and character, providing safe, secure and sustainable environments and play spaces, supporting biodiversity, protecting London's trees, green corridors and networks, abating flood risk and mitigating the effects of climate change and enhancing the distinct character of suburban London. Para 1.2.20 reiterates the presumption against the development on back gardens where locally justified. It is therefore important that the density matrix is not applied simplistically to justify intensification of residential areas (Para 1.2.22).

3.10 **Comment:** *LBB support the guidance contained within the SPG relating to Garden Land Development.*

3.11 Guidance regarding the London Plan density matrix (London Plan Table 3.3) and Policy 3.4 is included within the SPG. It states that their inherent flexibility means that Table 3.3 in particular should be used as a guide rather than an absolute rule so as to take proper account of other objectives.

3.12 **Comment:** *LBB welcome the recognition that the density matrix should be used only as a guide and that other factors such as local circumstances and public transport accessibility and capacity should also be taken into account. However, the importance of local character and context should also be referred to within this part of the SPG.*

3.13 Para 1.3.19 states that the broad ranges within the density matrix provide a sufficiently flexible framework within which boroughs can refine their approaches to their local circumstances while still conforming to the broad parameters of the strategic policy when preparing their LDF's. Importantly the SPG states at Para 1.3.36 that in refining the

matrix for local application through LDF policy, boroughs should not as a matter of policy principle go below the range for a particular type of setting/location.

- 3.14 **Comment:** *LBB have previously objected to the lower range of 35 units per ha and have argued that this is not consistent with existing densities in parts of suburban Bromley. Large areas of the borough are already developed at a density lower than the lowest density range of 35 units per ha as set out in the matrix and it may not be appropriate to develop small sites with no requirement for infrastructure at a higher density. When assessing applications therefore LBB would still have regard to local context which may override density considerations. We would therefore ask that the Mayor considers removing the minimum density of 35 units per ha to have regard to the character of outer London boroughs such as Bromley and to reflect the approach taken in the National Planning Policy Framework (NPPF).*
- 3.15 Para 1.3.21 makes reference to the use of Public Transport Accessibility Levels (PTALs) to measure the ease of access to the public transport network and to assess a sites capacity.
- 3.16 **Comment:** *The Council believes that the current PTAL system does not adequately address accessibility issues outside the main outer London town centres. Specifically, PTALs fail to recognise that the destinations of those living in outer London are many, varied and frequently lack the credible public transport options taken for granted in more central locations.*
- 3.17 In order to use PTALs when assessing what density is appropriate to a site, because of the way they are calculated, the precise location of the access point to a site may be crucial in determining what PTAL value would apply and in consequence what density would be considered acceptable.
- 3.18 **Comment:** *The PTAL information relating to precise locations should be more readily available to local authorities to increase the accuracy and a more sensitive assessment of appropriate density.*
- 3.19 Development densities and public transport provision are relatively low in outer London and residents are more dependent on the car than elsewhere in the capital. Parking therefore poses particular issues in outer London. Para 1.3.43 states that The Mayor has asked the Outer London Commission to investigate this and provide advice on how policy might be implemented more sensitively to meet residents' needs within the overall objectives of the Plan and those of the NPPF. The Commission is currently testing a range of options.
- 3.20 **Comment** – *LBB welcome the acknowledgement that residents are more dependent on the car in outer London than they are elsewhere in the capital. LBB have previously objected to the parking standards in the current London Plan on the grounds that they do not recognise the particular circumstances of outer London. In assessing the level of parking provision required for a particular development, account should be taken of the planned social composition of the development and changing attitudes towards car ownership and car use.*

Housing Quality

- 3.21 The document sets out a number of baseline and good practice standards which are summarised in Annex 2.1. Baseline standards are those which are endorsed by the

Mayor as addressing issues of particular strategic concern. Para 2.1.11 states that the extent to which proposed developments depart from this baseline should be taken into account in planning decisions. Those which depart significantly, either in terms of failure to meet with a number of baseline standards or the extent of failure to meet particular baseline standards, are unlikely to be acceptable. Good practice standards are those put forward by the Mayor as representing general good practice. Para 2.1.12 states that departure from individual standards in this category is in most circumstances unlikely to justify refusal of planning permission whilst failure to meet a number of them is likely to lead to more thorough consideration of the design aspects of a scheme and should a satisfactory outcome not be achieved, to be resisted by decision makers.

3.22 **Comment:** *There are several 'good practice' standards which the Council feel should be upgraded to 'baseline' standards:-*

Para 4.5.1 – minimum bedroom sizes

Para 4.6.1 – two WCs in properties designed for five or more people

Para 6.1.1 – Code for Sustainable Homes Level 4

3.23 The quality and design standards set out in Annex 2.1 are very detailed and cover both external and internal design matters. The intention is to ensure that all homes meet specific design and layout standards associated with numerous policies and codes, including Lifetime Homes, Building for Life, Secured by Design, Sustainable Homes and Housing Quality.

3.24 **Comment;** *Whilst the standards will ensure that new housing stock can easily be adapted for changing circumstances, it will inevitably add to development costs as developers will be required to include floor space for additional facilities (e.g. lifts) that may or may not be required in the future.*

3.25 A number of the requirements in the Annex, for example 3.1.4., would normally be dealt with under the Building Regulations and should not therefore require direct action by the local planning authority. Similarly, other requirements (such as 4.5.1) relate to current Environmental Health space standards and again could involve separate consideration. However, in practice, if the standards are to be fully implemented, many of the detailed requirements must be accepted by developers in the first instance and would need to be included in the drawings accompanying a planning application to avoid the need for amendments at a later stage in the development process.

3.26 **Comment:** *The design requirements would need to be fully checked by the Council before validation of the application and could potentially require a greater commitment of officer resources and slow down the decision making process. In order to minimise the impact of these changes, it would be necessary to require applicants to indicate all relevant information clearly in the drawings and to confirm that the standards have been met. It would also be appropriate to amend the list of local requirements for planning applications (which sets out the information required to validate an application) and current application forms to ensure that the additional information is available 'at a glance'. Any change to the planning application forms would be a matter for the Government and it is understood that this issue is currently under review. Consequently, whilst such improvements to the design of new housing are generally to be welcomed, the impact of strictly applying these standards in terms of officer resources, increased costs of development, impact on the economy and possible appeals where schemes fail to meet all of the requirements must be carefully considered. In these circumstances, it may be that a degree of flexibility in the guidance should be introduced to enable local circumstances to be taken into account in appropriate cases*

- 3.27 Para 2.3.16 states that local planners may seek to restrict or encourage specific dwelling types, for example it may be desirable to restrict 2b4p, 3b6p and 4b8p dwelling types particularly in affordable housing because it prevents a child from having a bedroom to themselves when the dwelling is fully occupied.
- 3.28 **Comment:** *The suggestion that boroughs may wish to dissuade the provision of 2 bed 4 person units is not in line with LB Bromley's approach in regard to affordable housing. LB Bromley seeks that two bedroom affordable units are 4 rather than 3 person where possible because that size of unit avoids the likelihood of future overcrowding as two children may be able to share the second bedroom.*

Housing Choice

Affordable Housing

- 3.29 The Mayor has already published draft guidance on how the new affordable rent product should be used to implement the policies of the 2011 London Plan. Consultation responses on this will inform finalisation of the present SPG. In addition, he has prepared a draft early Alteration to the 2011 Plan to address Affordable Rent as a policy matter in its own right. Both of these recent publications were reported to Members of the Development Control Committee on 12th January 2012. The following comments should therefore be read together with the boroughs previous comments on the draft guidance on affordable rent.
- 3.30 Para 4.3.23 of the SPG and London Plan Policy 3.11D and Para 3.69 give the boroughs the flexibility to express affordable housing targets as percentages or as absolute numbers depending on what is most effective in their local circumstances. However, the local target must be translatable back into dwellings to show how the borough will contribute to achievement of the London-wide target.
- 3.31 **Comment:** *LBB Welcome the ability for boroughs to set targets in their LDF's rather than having a blanket percentage target figure imposed London wide.*
- 3.32 Para 4.2.16 makes reference to the pan London average investment monitoring benchmark for affordable rents at 65% of market rent across the programme as a whole, taking into account the need to provide family sized housing at a lower proportion of market rents. It also states that Local Planning authorities should avoid trying to set rent levels for this product through the planning system as to do so would raise questions of conformity with both national policy and the London Plan.
- 3.33 **Comment:** *LBB have recent experience of Registered Providers (RPs) seeking flexibility to allow for a revised mix (i.e. a mix of less than 60% rented and more than 40% shared ownership), based on their organisation's desire to maintain rents at well below 80% market rents, and in some parts of the borough no more than c.50% of market rents. There is a concern that RP's rent setting policies could undermine the delivery of rented units on S106 sites.*
- 3.34 Para 4.3.28 notes that the GLA intends to explore ways to address the tension between affordable rent set at 80% of market rent and the proposed welfare benefit cap of £26,000.
- 3.35 **Comment:** *It is considered that this is a key issue for the future occupancy and sustainability of affordable rented housing. Further advice from the GLA on this matter would be welcomed.*

- 3.36 Para 4.4.5 states that it may be appropriate for the calculation of affordable housing on a site to be in terms of habitable rooms or floorspace.
- 3.37 **Comment:** *It is encouraging to see an acknowledgment that the affordable housing contribution should be considered potentially by floorspace or habitable rooms, as well as units, given scenarios of differing sizes of habitable rooms or differing numbers of habitable rooms within units of different tenures. This is a fairly frequent issue encountered in applications received by LB Bromley.*
- 3.38 Para 4.4.7 makes reference to the importance of partnership working between the borough, developer, registered providers and where appropriate, the Mayor.
- 3.39 **Comment:** *Clarification from the GLA on how the partnership between boroughs and developers will work with RPs would be welcomed particularly having regard to the substantial number of planning applications concerning small-medium sized sites within LB Bromley's pipeline.*
- 3.40 Para 4.4.18 requires applicants in conjunction with a registered provider to submit appraisals to accompany their application and states that both developers and registered providers should have discussions with the planning and housing departments and with the HCA at an early stage in advance of submitting a planning application or bid.
- 3.41 **Comment:** *The requirement for developers to engage with an RP prior to progressing a scheme is to be welcomed. However, there will need to be clarity as to how this works in practice, particularly given new funding arrangements. Our experience is that frequently developers seek outline planning consent (without having a confirmed RP partner), to establish the scale/ type/ form of development and only subsequently, after the affordable housing amount and mix has been determined in that outline consent, seeks offers from RPs for the affordable housing element.*
- 3.42 Para 4.4.25 refers to the Affordable Housing Development Control Toolkit.
- 3.43 **Comment:** *The Affordable Housing Development Control toolkit gives no advice as to grant levels, and it is unclear how a future revision of the toolkit could handle the uncertainty of actual rent levels that RPs will apply under Affordable Rent on s106 sites (see earlier comment under Para 4.2.16). Should the local authority look to see that the toolkit submitted maximises rent at 80% of market rent for all rented units, when assessing viability - when in practice developers will (and are already) quoting examples of RPs offering much less (based on the RP calculating substantially under 80% MR rent levels). Independent valuation advice (eg. VOA) again will not in itself provide new insights into the resources available for affordable housing unless the GLA/ HCA/ RPs actively and accurately make available the information.*
- 3.44 Later paragraphs 5.2.7, 5.2.8 and 5.2.9 note the new programme-based approach and that further guidance will be provided on the implications of this new model for the planning system.
- 3.45 **Comment:** *If this new guidance adequately addresses the issue and is published in a timely manner then it is welcomed by LB Bromley.*
- 3.46 Para 4.4.30 This paragraph notes the role of 'cascade' clauses. To maximise affordable housing output on schemes with a long build out time and/or at times of economic uncertainty, the London Plan provides support for the use of 'cascade agreements' or

'contingent obligations'. Cascade agreements are intended to deal primarily with uncertainties over changes to the funding of affordable housing and should allow for the preferred level of affordable housing output to be reduced if the required level of public investment should not be available and increased if additional grant is made available. Contingent obligations address economic uncertainties which may arise over the lifetime of a development proposal.

- 3.47 **Comment:** *There is concern that there could be difficulties in preparing S106 agreements in light of the new Affordable Homes Programme Funding arrangements which are largely programme-based rather than individual scheme-based. This matter should be kept under review together with the new funding arrangements.*
- 3.48 Bullet point 3 of paragraph 4.4.8 states that access to employment is important for households in social housing and good public transport access can never be a justification for failing to provide a significant proportion of social housing within a scheme.
- 3.49 **Comment:** *This sentence should be re-drafted to give clearer advice. There could be instances where the provision of social-rented or affordable rented accommodation in areas of low PTAL values would be inappropriate and not contribute to sustainable communities generally.*
- 3.50 Paragraph 4.4.9 gives examples of exceptional circumstances where off site provision may be considered.
- 3.51 **Comment:** *Reference should also be made in this sentence to the need for any alternative site to contribute to sustainable communities.*

Stock and Investment

- 3.52 Part 5 of the SPG provides guidance on Policies 3.14 and 3.15 of the London Plan which relate to existing housing stock and co-ordination of housing development and investment.
- 3.53 **Comment:** *No comment*

Social Infrastructure

- 3.54 Part 6 of the SPG provides additional guidance on policies 3.16-3.19 of the London Plan. Policy 3.16 outlines the key policy requirements for the protection and enhancement of social infrastructure and Policies 3.17, 3.18 and 3.19 cover health, education and sports facilities.
- 3.55 **Comment:** *LBB welcome the guidance contained within this section of the SPG and have no further comment to make.*

Mixed Use Development

- 3.56 The London Plan promotes mixed use developments incorporating housing. Part 7 of the SPG gives guidance on the application of the policies within the London Plan that promote mixed use development. Importantly Para 7.2.8 notes that account should be taken of the vertical and horizontal distribution of uses within a development.

- 3.57 Para 1.3.39 gives guidance on the mixed use of sites and states that where schemes have a substantial proportion of non residential uses e.g. 35%, the density matrix can usefully be complemented by plot ratio.
- 3.58 **Comment** – *LBB welcome the acknowledgement that mixed use sites can be complicated and would ask that local context and character are seen as important factors in calculating density.*
- 3.59 Para 7.4.9 mentions that the Mayor is proposing to prepare an SPG on town centres which will address specific residential issues such as access, security, safety related design issues and night time noise.
- 3.60 **Comment:** *LBB look forward to the opportunity to comment on the forthcoming SPG on Town Centres.*
- 3.61 Section 7.5 relates to the freeing up of surplus industrial land for housing.
- 3.62 **Comment:** *It is essential that as highlighted in Para 7.5.1 this should not undermine the boroughs provision of office and industrial space in the medium- long term.*
- 3.63 Para 7.5.2 reiterates that this release of industrial land should be carefully managed and monitored .
- 3.64 **Comment:** *LBB welcome this acknowledgement.*

4. POLICY IMPLICATIONS

- 4.1 The new Housing SPG will replace the 2005 SPG and the 2010 Interim Housing SPG. It will provide guidance on the implementation of policies in the London Plan. It will assist boroughs in preparing Development Plan Documents and ensuring that these are in general conformity with the LP. It will also be a material planning consideration when determining planning applications and is intended to inform developers, landowners and others when considering or preparing residential and mixed use schemes

Non-Applicable Sections:	Financial, Legal and Personnel	
Background Documents: (Access via Contact Officer)	<p>DC Committee Report 12th January 2010 The London Plan Draft Revised Interim Housing Supplementary Planning Guidance – Draft for Consultation.</p> <p>DC Committee Report January 2012 – Changes to PPS3 and Supplementary Planning Documents</p> <p>DC Committee Report 8th September 2009 Draft Housing Design Guide</p> <p>London Housing Design Guide Interim Edition Mayor of London August 2010</p> <p>The London Plan 2011</p>	

Report No.
DRR12/014

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: **Development Control Committee**

Date: **14th February 2012**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **MAYORAL COMMUNITY INFRASTRUCTURE LEVY**

Contact Officer: Terri Holding, Planning Policy Officer
Tel: 020 8313 4344 E-mail: terri.holding@bromley.gov.uk

Chief Officer: Chief Planner Bob McQuillan

Ward: Boroughwide

1. Reason for report

Under powers set out in Part 11 of the Planning Act 2008 and Community Infrastructure Levy (CIL) Regulations 2010, the Mayor of London intends to collect a Mayoral CIL via each London Local Authority from 1st April 2012. LB Bromley, will therefore be acting as the collecting authority for the Mayor. This report updates Members of the Mayor's progress in introducing the Mayoral CIL, and the process of advising developers, agents and applicants of their liabilities. LB Bromley made representations objecting to the Mayoral CIL at both consultation stages in 2011 and the Examination in Public (EiP). However, following the EiP the Examiner has recommended to the Mayor that the charging schedule be approved. An announcement from the Mayor is expected shortly.

2. RECOMMENDATION(S)

2.1 Members are requested to note the report

Corporate Policy

1. Policy Status: N/A.
 2. BBB Priority: N/A.
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Financial

1. Cost of proposal: Estimated cost net nil
 2. Ongoing costs: Recurring cost. £30-45k expenditure off set by £30-£45k income
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £3.359m
 5. Source of funding: income generated from 4% of mayoral CIL
-

Staff

1. Number of staff (current and additional):
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory requirement. Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 and 2011.
 2. Call-in: Call-in is not applicable.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Boroughwide
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 Under powers set out in Part 11 of the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 the Mayor of London intends to collect via each London Local Authority the Mayoral Community Infrastructure Charge from 1st April 2012. The levy is intended to raise £300 million towards the delivery of Crossrail, which is essential to the capital's growing economy and to ensuring it remains a competitive global business centre in the 21st century. It forms part of the funding package for the project agreed between the Mayor and Ministers. Crossrail will bring significant benefits across London improving the transport system, creating thousands of new jobs. It is estimated by the GLA that every London borough, not just those on the Crossrail route, will see annual benefits to its economy ranging from £15 million to £115 million.
- 3.2 This report aims to advise developers, applicants and Members that collection of this new Levy is about to start and that the Council was not responsible for setting the charges and is only acting as a collecting body under the terms of the Planning Act 2008. Further, the Council had raised objections at both Mayoral CIL consultations last year, relating to the principle involved, the banding and the basis on which the Charging Schedule operates and the potential loss of valuable resources (as the Mayor's CIL is mandatory and could compete with s106 requirement locally and a local CIL) to Bromley. Council objections were put before the Examination in Public (EIP) last December.
- 3.3 On 27 January 2012 the Mayor received the report of the independent examiner who conducted the EIP, recommending the Mayor's proposed community infrastructure levy (CIL) charging schedule be approved. The Mayor will consider a report from GLA officers recommending that CIL charging commences on 1 April 2012 and we are advised a further announcement will be made shortly.
- 3.4 The Mayoral Community Infrastructure Levy will be collected by the boroughs once development commences and will be charged as per the charging schedule at the following rates:
- Zone 1 – £50 per square metre Camden, City of London, City of Westminster, Hammersmith and Fulham, Islington, Kensington and Chelsea, Richmond-upon-Thames, Wandsworth
 - Zone 2 – £35 per square metre Barnet, Brent, Bromley, Ealing, Greenwich, Hackney, Haringey, Harrow, Hillingdon, Hounslow, Kingston upon Thames, Lambeth, Lewisham, Merton, Redbridge, Southwark, Tower Hamlets
 - Zone 3 – £20 per square metre Barking and Dagenham, Bexley, Croydon, Enfield, Havering, Newham, Sutton, Waltham Forest Preliminary Draft Charging Schedule
- 3.5 At the moment affordable housing is exempt by regulation from any CIL charge. There was a recent Government consultation (Dec 2011) as to the benefits or not of including affordable housing as a form of infrastructure eligible to a CIL charge with Bromley supporting the proposal that it is for each charging authority to decide whether they wish to include affordable housing depending on their local circumstances. There are some other exemptions and or reliefs that include health and education uses, small residential development (under 100 square metres), but no additional relief for charities unless the development is used by charities for charitable purposes. All other types of development will be caught by the Levy. Payment will be due on commencement of development and in the case of large developments can be paid in phases.
- 3.6 The Council will be responsible for the collection of the Mayoral CIL and for passing the monies received to the Mayor minus the costs of administration up to 4%. An officer group, led by Planning brings the different services involved in the implementation together to ensure the Council fulfils its responsibilities as efficiently as possible. The mechanisms and systems will be put in place between now and the 1st April for the issuing of relevant notices, collection, registering as a land charge, enforcement (including non-payment of CIL and surcharges)

appeals against payment and calculation, monitoring and financial reporting in readiness to start from the 1st April. The intention is to automate as much of the process as possible to reduce costs. New software, compatible with the existing planning systems will be required. However, by working with other boroughs with similar systems the aim is to achieve economies of scale in the purchase of software and support.

- 3.7 Planning applications decided from 1st April will attract the Mayoral CIL; this will include applications already being processed at the moment, a process of informing these applicants is underway. The Council's website carries a page of information on Mayoral CIL with links to the Mayor's and Transport for London websites, to help further inform developers and the general public. Agents in the Agent's Forum have been advised in writing.
- 3.8 A previous report to the Executive last December, explained that the introduction of a Bromley local CIL requires the prior preparation of an Infrastructure Delivery Plan (IDP) and Schedule along with a CIL Viability Assessment, and these are documents that will accompany the development of the Core Strategy/Local Plan. Local authorities will need to utilise a local CIL alongside other funding streams to deliver infrastructure plans because it cannot be used to remedy existing deficiencies. CIL is purely designed to only fund gaps that have been identified through the IPD process. Currently preparatory work for a Bromley IDP is underway and it is envisaged a local CIL would be in place prior to April 2014 (the date at which s106 will be scaled back).

4. POLICY IMPLICATIONS

- 4.1 Bromley's Supplementary Planning Document (SPD) on Planning Obligations was adopted in December 2010 and complies with the Community Infrastructure Levy Regulation and The London Plan 2008

5. FINANCIAL IMPLICATIONS

- 5.1 From April 2012 the London Borough of Bromley will be responsible for collecting a Mayoral CIL on behalf of the Mayor.
- 5.2 Acting as a collecting body, Bromley is permitted to retain 4% of the CIL (estimated to be between £30k to £45k per annum) to cover both the initial set-up costs and the on-going administration costs. Additional staffing will be required to carry out this administration, however officers are aiming to automate as much of the process as possible.

6. LEGAL IMPLICATIONS

- 6.1 The Council has a statutory responsibility under Part 11 of the Planning Act 2008 and the CIL regulations 2010 and 2011 to collect and administer the Mayor CIL within Bromley.

7. PERSONNEL IMPLICATIONS

- 7.1 The Mayoral CIL involves a provision for the Council to retain 4% towards the cost of its administration and collection of the monies on behalf of the Mayor. This is a new responsibility for the Council and the additional work may require additional staff resources. However, it is envisaged that this can be paid for by the sums retained by the Council from CIL.

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	Planning Act 2008 The London Plan 2011 DCC report 20 th October 2009 – Community Infrastructure Levy

	<p>CLG -Community Infrastructure Levy Regulation – April 2010</p> <p>Mayor’s Preliminary Draft Charging Schedule - January 2011</p> <p>DC and Executive reports: ‘Consultation on the Mayoral Community Infrastructure Charging Schedule’ 2nd, 8th and 14th February 2011</p> <p>Executive report: ‘ Proposals for a Mayoral Community Infrastructure Levy: Consultation on draft Charging Schedule 30th June 2011</p> <p>Executive report ‘Community Infrastructure Levy – DCLG consultation on detailed proposals and draft regulations for reform’ 14th December 2011</p>
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