

# LONDON BOROUGH OF BROMLEY

## LOCAL DEVELOPMENT FRAMEWORK

### ANNUAL MONITORING REPORT 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011

December 2011



# **LONDON BOROUGH OF BROMLEY ANNUAL MONITORING REPORT 2010-11**

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# ANNUAL MONITORING REPORT

## 1.0 Introduction

- 1.1 This is the seventh Annual Monitoring Report (AMR) prepared by Bromley Council. The first Annual Monitoring Report was submitted in December 2005.
- 1.2 The report focuses on monitoring the implementation of the saved policies within the UDP which continue to serve as the Development Plan for the Borough (together with the London Plan) and progress in preparing the Local Development Framework.

## Background

- 1.3 The Annual Monitoring Report (AMR) collates information which allows assessment of the performance of planning policies over the period 1st April 2010 to 31st March 2011. The report highlights the various elements of monitoring reporting on employment levels, retail and leisure development, housing provision and a range of environmental indicators around biodiversity, flood risk, low carbon development and Green Belt. In addition the report comments on waste related development and the preservation of conservation and heritage assets.
- 1.4 The AMR is required under the Planning and Compulsory Purchase Act 2004. From the 15<sup>th</sup> January 2012 Part 113 of the Localism Act 2011 amends the 2004 Planning & Compulsory Purchase Act and local planning authorities will no longer have to report annually to the Secretary of State regarding the implementation of their development schemes and policies. They will still have to report at least annually to the public and local community.
- 1.5 The purpose of The Annual Monitoring Report analyses the progress of planning document preparation work against the published timetables and the effects that the implementation of policies on the locality. Monitoring is essential in assessing whether existing planning policies are addressing their objectives and to review progress on the preparation of new planning documents such as the Local Development Framework (LDF). However, during 2011 the Government has published consultative documents reforming the planning system which refers to 'local plans' rather than LDF's and Core Strategies of the current system.
- 1.6 The Council has identified a range of indicators to measure as far as possible the effectiveness of the Council's planning policies in achieving sustainable development. These are included in the report under the relevant sections and reflect where appropriate those used in previous reports. This means meeting the development needs of the Borough whilst achieving a sustainable economy, safeguarding environmental assets, addressing social equity, ensuring accessibility and addressing climate change. These indicators are included in the report under the relevant sections and reflect where appropriate those used in previous reports.

## **2.0 Report Highlights**

- 2.1 The highlights of the report are set out in two key sections, progress against the preparation of the Local Development Framework as outlined in the Local Development Scheme and the monitoring results from the saved policies within Bromley's UDP and other core indicators.

### **Key aspects of the Local Development Scheme:**

- Following the adoption of the Bromley Town Centre Area Action Plan (AAP) as a statutory planning document on the 12<sup>th</sup> October 2010, the focus is now on its implementation. A development programme for the delivery of the various projects of the AAP has been drafted and is regularly monitored.
- The preparation of evidence for the Core Strategy has continued. This included workshops with Members early in the year to develop the approach to the Borough and forms the basis of much of the further work and pen portraits and strategic themes considered by the Local Development Framework Action Plan (LDFAP) and Development Control Committee early in February/March 2011.
- The timetable for the preparation of the Core Strategy was revised in light of work with Members during the year, however, further discussion with the LDFAP in 2011 formed the production of the consultation Core Strategy Issues Document. Substantial consultation took place over the summer with responses reported to Development Control Committee in the autumn. The potential implications of the Government's draft National Planning Policy Framework (NPPF) and the progress of the Localism Bill have led to further revisions and the timescale is being kept under review by the LDFAP.
- Consultation on the draft Supplementary Planning Document for Planning Obligations took place in 2009 and the response to the final document was considered by Development Control Committee in November 2010 and formally adopted on 8th December 2010 by the Executive.
- Phase 1 of the environmental improvements in Orpington High Street was completed in July 2010 in line with the Masterplan for Orpington.

### **Key findings of the Policy Progress Section:**

- During 2010/2011 672 new residential units were completed in the Borough exceeding the target of 485. A significant factor was the completion of Phase 1 of the Blue Circle development.
- There is continuing awareness of the loss of existing employment land to other uses. The loss of employment land requires careful consideration and has to be considered against a healthy supply of housing land.

### **3.0 Development Plan Production**

- 3.1 The Council's Local Development Scheme (LDS) was prepared as required by Government, illustrating how the preparation of the LDF would be managed. However, this has been updated in consultation with Members, in particular through the Local Development Framework Advisory Panel (LDFAP) keeping the plan making process and timescales under review to ensure it is as efficient as possible and 'light touch' minimising bureaucracy. The preparation of the Core Strategy, in particular, the work throughout 2011 has focused on reflecting local issues and developing a robust plan to meet the existing and emerging plan requirements.
- 3.2 In line with government guidance the LDS is not being formally updated but its progress will continue to be reported and made available to the public. The current position is outlined in page 7.

#### **Progress since April 2011**

- 3.3 Since the end of March and the formal monitoring period there has been particular progress with the Core Strategy and the production of the Core Issues document. This went out to public consultation for 3 months over the summer of 2011. The scale of the work involved has been greater than anticipated and this together with the government's many consultation documents, and the planned reform of the plan making process contributed to the review of the overall LDF process, to ensure that it is delivered effectively within the current environment of major public spending cuts impacting on the Council and other key partners. In particular the LDFAP and Development Control Committee are mindful of the move to a local plan process. Officers are working on this basis to ensure that all the work for the Core Strategy can be utilised for a robust Bromley Local Plan. Reference is made to the development of a Core Strategy/Local Plan.
- 3.4 The Local Development Framework Advisory Panel (LDFAP), chaired by the Leader of the Council, has continued to meet and guide the process. The panel comprises representatives from Development Control Committee, key portfolios, and the Chairman of Executive and Resources PDS. The LDFAP's role is to advise officers, the Development Control Committee and the Executive on developing the Local Development Framework in accordance with national guidance and legislation and local priorities. This focus on how the LDF/Local Plan can be used to reflect the emerging localism agenda will be increasingly important over the coming year.
- 3.5 The timetable of the Core Strategy/Local Plan as outlined on page 7 shows how the Council is progressing the plan making process.

#### **Bromley's Unitary Development Plan**

- 3.6 A small number of policies in the UDP expired on 20th July 2009. The remaining policies continue to be saved as part of the development plan following the Direction issued by the Secretary of State for Communities and Local Government. Only those policies that have been specified as part of the

direction now form part of the UDP and all other UDP policies cease to be relevant for development control purposes. A list of the saved policies are outlined at Appendix 3.

### **Bromley Town Centre Area Action Plan**

- 3.7 Following the adoption of the Bromley Town Centre Area Action Plan (AAP) as a statutory planning document in October 2010, the focus is now on implementation. Planning applications have been received on Site K (Westmoreland Road Car Park), Site E (The Pavilion) and Site M (Queen's Gardens). All were submitted this year and are currently being assessed by the Planning Department.

### **Core Strategy, Site Allocations and Development Standards**

- 3.8 The Core Strategy is the central part of the Local Development Framework and will set out the key elements of the planning framework for the Borough reflecting spatial choices about where development should go in broad terms. Government guidance emphasises that core strategy preparation should be based on robust local evidence. In this context, more time than originally anticipated has been required to ensure that the Council has a sound base within which to inform discussions on significant emerging issues and options. The identification of 21 areas and pen portraits reflecting the geographies within the Borough and emerging issues has been an important foundation for the Core Strategy or a future 'Local Plan' if the reforms as proposed by the Government are progressed.
- 3.9 Substantial data is held across Council departments and by a number of external organisations. This is being brought together and assessed for its usefulness and analysed at both the borough and local level. Gaps in information have been and will continue where necessary to be augmented by specialist studies.
- 3.10 The LDFAP will continue to keep under review the number and scope of development plan documents and the approach required to meet the needs of the borough and current and proposed government legislation and guidance.
- 3.11 The table below shows the schedule proposed to adopt the Core Strategy or a wider Local Plan as envisaged as part of the draft NPPF. Whilst the schedule is correct of December 2011 it will be subject to change with the Government's National Planning Policy Framework coming into force next year which will mean changes to PPG12: Local Plans which details the local plan making process.

## Core Strategy/Local Plan - Schedule December 2011

	2011	2012				2013			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Refine evidence base</b>									
<b>Develop and test options</b>									
<b>Consultation on options and preferred strategy</b>									
<b>Prepare Draft Local Plan</b>									
<b>Formal public consultation (Reg 27)</b>									
<b>Independent Examination (Reg 30)</b>									
<b>Adoption</b>									

### Adopted Document Plan Documents

- Unitary Development Plan
- Bromley Area Action Plan
- Statement of Community Involvement
- Draft Orpington Supplementary Planning Guidance
- Supplementary Planning Documents – Housing Planning Obligations
- Planning Obligations Supplementary Planning Document

### Planning Obligations Supplementary Planning Document

3.12 Public consultation on the Draft Supplementary Planning Document on Planning Obligations took place in February and March 2010. The final document was prepared in light of responses received, and considered by the Development Control Committee in November 2010 and formerly adopted by the Executive on the 8<sup>th</sup> December 2010.

### Annual Monitoring Report

3.13 This document forms the Annual Monitoring Report required to be submitted to the Secretary of State by December 31<sup>st</sup> 2011. This has been submitted subject to the endorsement of the Council's Development Control Committee in January 2012.

### Performance Indicators and measuring progress

3.14 The monitoring of the UDP/LDD policies requires a set of targets and indicators to be developed to assess whether the Plan's objectives are being met. In Bromley the approach comprises:

3.15 Contextual indicators devised with the aim of understanding the major demographic, economic, environmental or social 'spatial' characteristics of Bromley. Changes in these characteristics will be monitored and flagged up

as early as possible to indicate where Policy may need to be amended appropriately through the LDF process.

- 3.16 **Local** indicators set out in the Sustainable Communities section of the UDP. These are limited in number and focus on priority areas for the Council which can be measured and monitored.
- 3.17 Mandatory **Core** Indicators developed by the former ODPM and set out in the 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'. These indicators are considered to provide the basis for all 'policy monitoring', which all local authorities are expected to monitor. Of particular importance is the Housing Trajectory (See Appendix 2).

### **Data Availability**

- 3.18 Although the Council holds much data that has been used in this AMR, there remain a number of significant gaps. Some, may only effectively be filled when the data from the 2011 Census is available. Other data required for measuring the core indicators is only available at national/regional level, e.g. climate change and biodiversity.
- 3.19 The AMR focuses on those indicators which are either central to monitoring the delivery of Council priorities or if not, are relatively easy to collect at present.
- 3.20 Within the Policy Assessment section of the AMR, the intention is to provide a commentary on any significant policy effects under the headings of the UDP objectives.



## **4.0 PROGRESS TOWARDS TARGETS AND INDICATORS**

4.1 The following pages summarise the progress that has been made in meeting the Government and locally derived objectives and indicators:

- All Core and Local indicators are included, even where the data is not available.
- Tables and charts are used, where appropriate, to enhance clarity.
- Brief commentary is provided where this helps the understanding of the information presented.

## 5.0 BUSINESS DEVELOPMENT & TOWN CENTRES

- 5.1 This section of the AMR reports on indicators in relation to employment land, retail and town centres.
- 5.2 The Borough's main employment centres are Bromley Town Centre, the Major Town Centre of Orpington; the District Centres of Beckenham, Penge, Petts Wood and West Wickham; and the Business Areas in St. Mary Cray, Lower Sydenham, Elmers End and Biggin Hill.
- 5.3 Bromley Town Centre is the main location for the Borough's office-based businesses.

<b>Indicator</b>	<b>Core BD1: Total amount of additional floorspace – by type Local Policy Objective I: Vacancy rates in town centres (see para 5.10)</b>
Current Position	B1 = - 4103m <sup>2</sup> B2 = 1077 m <sup>2</sup> B8 = 4080m <sup>2</sup>

<b>Indicator</b>	<b>Core BD2: Total amount of employment floorspace on previously developed land by type</b>
Target	100%
Progress/Target met	100%

<b>Indicator</b>	<b>Core BD3: Employment land supply by type</b>
Current Position	Total land within designated Business use = 902,818.6 sqm (land allocated within the UDP as Business Area)

- 5.4 Bromley Town Centre and its surroundings are by far the largest centre of employment in the Borough. There are nearly 26,000 jobs based in the area, about a quarter of all jobs in the Borough. Orpington is also a significant employment and secondary office location and the Borough's second largest retail centre.

5.5 A selection of the contextual indicators from the Office of National Statistics show below a relatively high economic activity rate amongst the Borough's residents, largely in the banking/finance and public administration occupants. The economic activity rate in 2010 for people of working age for Bromley was 76.7%. Unemployment for the monitoring period was lower than last year and consistently lower than that of London. Many residents travel to work locations outside the Borough, particularly central London.

#### Population ages 16-64 (2010)

	<b>Bromley (numbers)</b>	<b>Bromley (%)</b>	<b>London (%)</b>	<b>Great Britain (%)</b>
All people aged 16-64	199,400	63.8	68.9	64.8
Males aged 16-64	97,300	64.7	70.0	65.8
Females aged 16-64	102,100	63.0	67.9	63.8

Source: ONS id-year population estimates

#### Employment and unemployment (April 2010-March 2011)

	<b>Bromley (numbers)</b>	<b>Bromley (%)</b>	<b>London (%)</b>	<b>Great Britain (%)</b>
All people				
Economically active	156,900	76.7%	74.8	76.2
In employment	149,800	73.1	68.2	70.3
Self employed	22,700	10.7	10.6	9.0
Unemployment (model based)	10,600	6.6	8.6	7.6

Source: ONS annual population survey

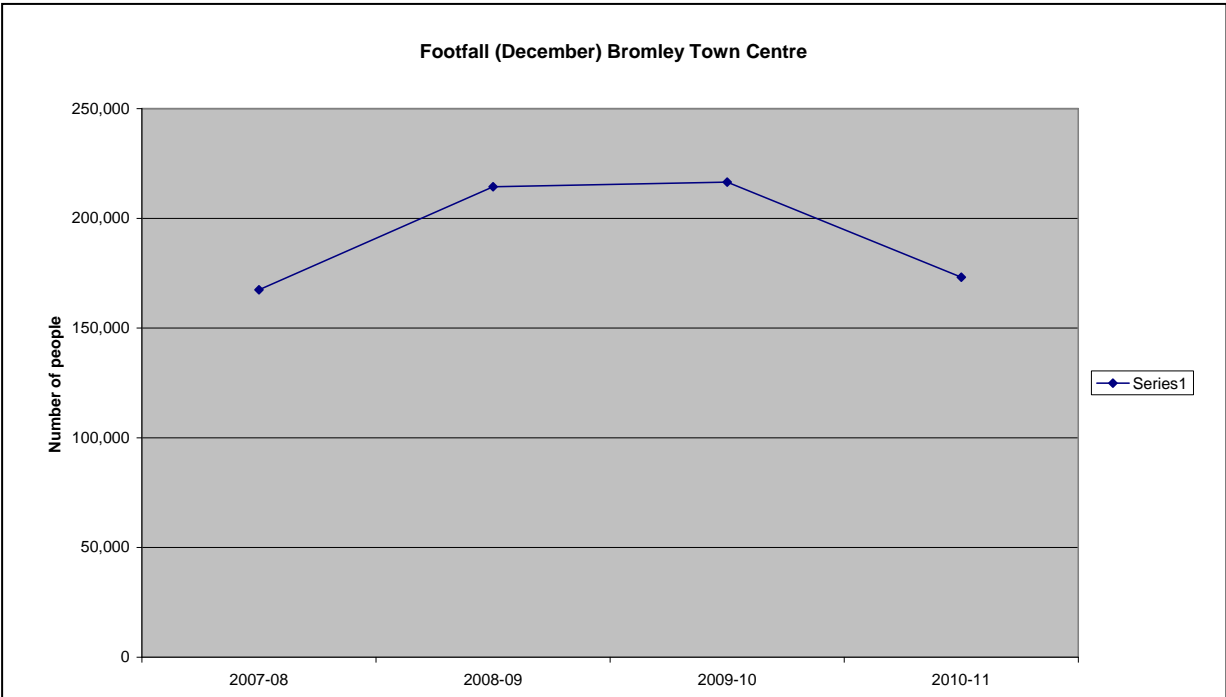
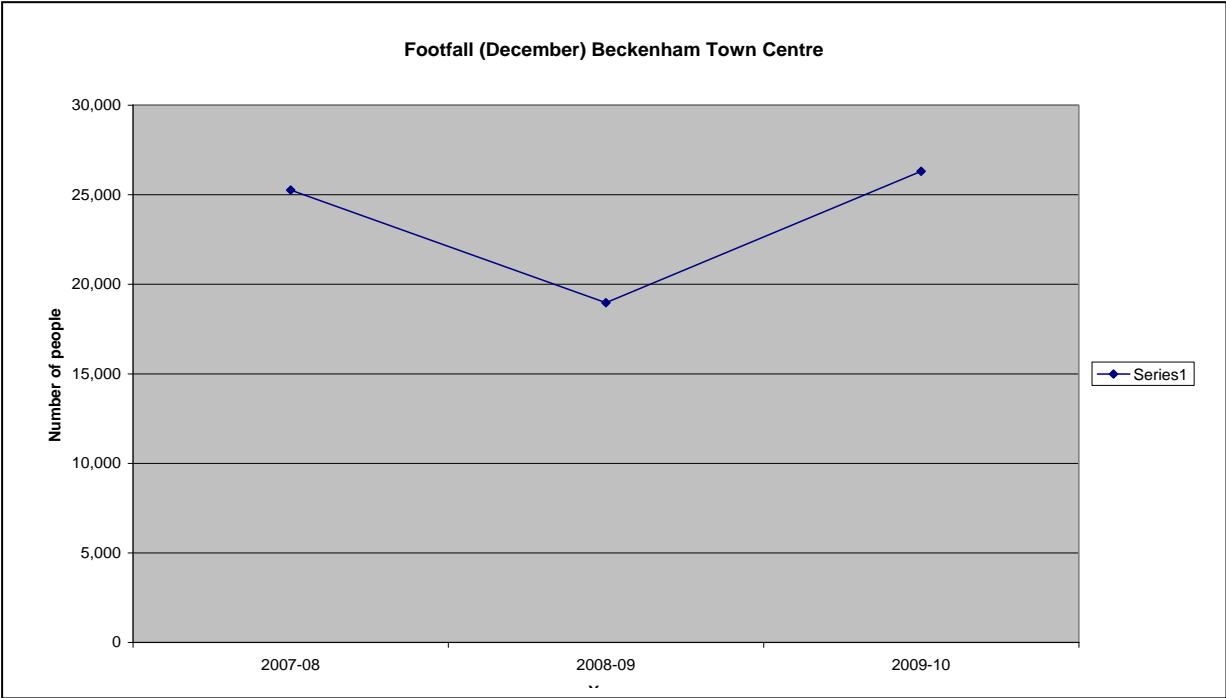
5.6 Chapter 11 of the UDP refers to town centres and shopping. The UDP recognises that town centres have traditionally been the focus for shopping and for community, cultural and entertainment activities. The centres have a crucial role in the local economy, are a focus for public transport networks, and sustainable development.

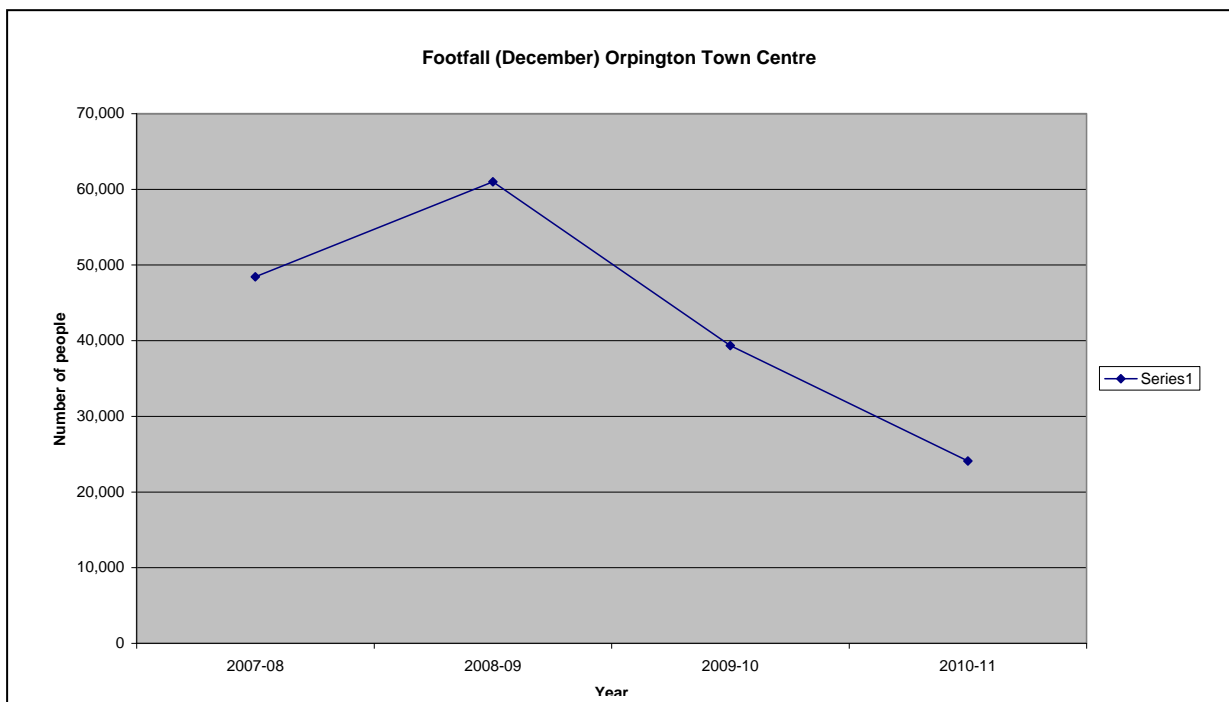
5.7 Bromley Town Centre is the main shopping destination and largest centre within the Borough. The UDP identifies the following centre hierarchy across the Borough as shown in the table on page 12.

**Table identifying the shopping hierarchy of the Borough's centres**

Centres	Retail Hierarchy
Bromley Town Centre	Metropolitan Centre
Orpington	Major Town Centre
Beckenham Penge Petts Wood West Wickham	District Centres
Biggin Hill Chislehurst Hayes Locksbottom Mottingham	Local Centres

- 5.8 A network of smaller Local centres and Neighbourhood Parades primarily offer convenience and 'top up' shopping and services to their localities. Local centres and neighbourhood are a vital service with the majority of parades operating well and offering a good range of vital services and facilities for local residents.
- 5.9 The Council has developed town centre management initiatives to help enhance the vitality and viability of all the town centres. Bromley biggest competitors are Croydon and Bluewater. Bromley lies in 34<sup>th</sup> place as set out in the CACI annual retail rankings (2010) slightly behind Croydon (29<sup>th</sup>) and Bluewater (11<sup>th</sup>).
- 5.10 The graphs below show footfall data for Orpington, Bromley and Beckenham over the last 3-4years. In Beckenham, footfall was measured at 25,260 in 2007/08 and was slightly up at 26,304 in 2009/10. Unfortunately due to adverse weather conditions footfall data for the period 2010-11 was not available. Shoppers visiting Bromley fell from 216,450 in 2009-10 to 173,160 in 2010-11. In Orpington footfall has dropped considerably from a peak of 60,984 in 2008/09 to 24,084 in 2010/11.





5.11 The retail sector is of major importance to the Borough, employing 13,600 people. Bromley Town Centre is identified as a Metropolitan Centre in the Local Plan and is the largest town centre in the Borough with a retail floorspace of 170,000 sqm (figure as quoted in the London Plan sub regional framework 2006). Bromley Town Centre benefits from a wide range of shopping, leisure and business opportunities. In accordance with the Council priority of having 'vibrant, safe and thriving town centres' work is progressing on the implementation of the Bromley Town Centre Area Action Plan.

5.12 Orpington Town Centre is the second largest centre within the Borough and defined as a major town centre in the UDP and in the London Plan, Orpington has a floorspace of 56,169 sqm with 256 outlets, 20 of which were vacant.

5.13 Beckenham is identified as a district centre in the UDP and also in the London Plan, Goad identifies 201 outlets of which 20 were vacant.

Town	Survey Date	Total Number of units	Vacant Outlets	Number of National Retailers
Bromley	26-10-07	444	43	35
	14-01-09	450	38	36
	01-07-11	442	43	33
Orpington	07-03-07	261	30	15
	02-07-09	252	30	14
	11-08-10	256	34	13
Beckenham	09-04-08	199	14	9
	11-12-09	199	19	9
	14-06-11	201	20	9

Source: Goad

## 6.0 HOUSING

- 6.1 The 2011 London Plan sets an annual monitoring target of 500 units per annum for the period 2011/12-2020/21. A target of 485 from the 2008 London Plan still applies for the monitoring year 2010/11.

Indicator	Core H1: Plan period and housing targets
Target	485 units per annum 2007/08 – 2010/11 = 1940 units  500 units per annum 2011/12-2021/22 = 5000 units
Progress/ Target met	672 units completed

### Five year supply position

- 6.2 A five year housing supply paper was agreed by the Council in April 2011. The paper was based on the current London Plan period of 2007/08 – 2016/17 to which the annual housing completion target of 485 units still relates for this monitoring period.
- 6.3 The paper showed that between 2007/08 – 2009/10 housing completions had exceeded targets by over 300 units.
- 6.4 For information housing completions for 2010/11 totalled 672 net units, largely due to the first phase of houses being built at Blue Circle. Therefore an average of 418 completions would need to be achieved per annum up to 2016/17. Over the next five year supply period of 01/04/12 – 31/03/17 this totals approximately 2090 units. The annual target of 500 units per annum has been incorporated from 2011/12 – 2016/17. This target is included in the adopted London Plan (July 2011) and the target comes into force from the 2011/12 monitoring period.

Financial Year	Completions	Cumulative Completions	Cumulative Target	Progress against target
2007/08	<i>713</i> <sup>1</sup>	713	485	+228
2008/09	<i>494</i>	1207	970	+237
2009/10	<i>553</i>	1760	1455	+305
2010/11	672	2432	1940	+492
2011/12	418 (est.)	2850	2440	
2012/17	2090	4940	4940	

\*anticipated/forecast

<sup>1</sup> Italics show actual unit completions 07/08-10/11.  
December 2011

6.5 The Council's five year supply paper will be formally updated on an annual basis and will represent the most current position on housing supply for the Borough.

### **Housing completions, Land supply and the Housing Trajectory**

6.6 The housing trajectory for Bromley is attached as Appendix 2. The trajectory sets out Bromley's housing supply position from 2007/08 – 2016/17. The trajectory includes the following information:

- Completions by ward 2007/08 - 2010/11;
- Unit Completion 2007/08 - 2010/11;
- Large sites (10 units and above) aggregated by ward that have planning permission or where development has commenced on site and has not been completed;
- UDP Proposal Sites and BAAP sites that have not got planning permission;
- For the purposes of the trajectory a small sites target of 200 units over a five year period is incorporated. This is consistent with the approach taken in the April 2011 five year supply paper.



## Housing Monitoring Figures

Target		07/08	08/09	monitoring year 09/10	current year 10/11	11/12	12/13	13/14	14/15	15/16
H2a	Net additional dwellings	713	494	553	672					
H2b	Net additional dwellings									
H2c	a) Net Additions									
	b) hectares									
	c)Target	485	485	485	485	500	500	500	500	500
H2d	Managed delivery target									

<b>Indicator</b>	<b>Core H3: New and converted dwellings – on previously developed land</b>
Target	100%
Progress/Target met	93.67%

<b>Indicator</b>	<b>Core H4: Net additional pitches (Gypsy and Traveller)</b>
Target	The Draft London Plan (minor amendment Sept 2010) does not set borough targets, indicating that boroughs will be responsible for determining the right level of site provision, reflecting local need and historic demand and for bringing forward land in DPD's.
Progress/Target met	Temporary (5yr) permission was granted on appeal for Hockenden Lane .

<b>Indicator</b>	<b>Core H5: Gross affordable housing completions Local Policy Objective: Progress towards the target for 3012 affordable dwellings (1997-2016)</b>
Current Position	224 completed

6.7 Policy H2 of the Unitary Development Plan seeks the provision of affordable housing on sites which are capable of providing 10 or more units or are greater than 0.4 ha in size. In negotiating the level of affordable housing on each site, the Council will seek a provision of 35% of habitable rooms on a site. The tenure split for the affordable provision amounts to 70% social-rented units and 30% intermediate housing. The policy will assist in the provision of affordable housing across the borough in line with the housing objectives as set out in the UDP.

6.8 The Unitary Development Plan sets a target of 11,450 (now 10,570) additional homes from 1997 to 2016 of which 3,012 will be affordable. This gives an annual average target of 150 dwellings per year. A total of 224 affordable units have been completed during 10/11.

<b>Indicator</b>	<b>Core H6: Housing Quality – Building for Life Assessment</b>
Target	Number of BfL Assessments completed for housing sites with 10 or more new dwellings
Progress/Target	No data available

## 7.0 THE NATURAL ENVIRONMENT

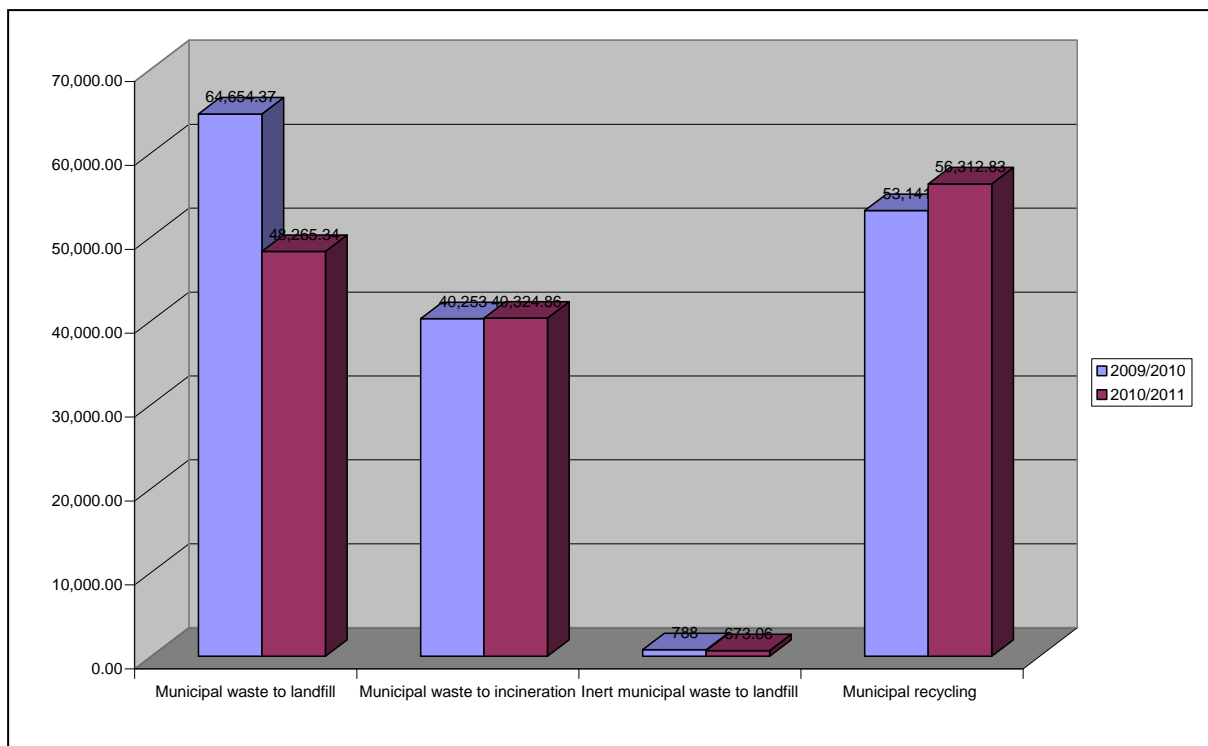
<b>Indicator</b>	<b>Core E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</b>
Current Position	None

<b>Indicator</b>	<b>Local Policy Objective 2: To encourage energy efficiency and promote environmentally acceptable energy generation and use.</b>
Current Position	All major applications are required to include details of how the proposed development will meet or preferably exceed building regulations

<b>Indicator</b>	<b>Core E3 Renewable energy generation</b>
Current Position	A reduction in CO2 emissions of 20% from (on-site) renewable energy is expected from all major developments unless it is proven not to be feasible

<b>Indicator</b>	<b>Core W1: Capacity of new waste management facilities by waste planning authority</b>
Current Position	No new facilities have been granted or completed within the reporting period

<b>Indicator</b>	<b>Core W2: Amount of municipal waste arising and managed by type by waste planning authority</b>
Current Position	30% Recycled = tonnes 56,312 40% Landfill = tonnes 48,265 30% Incinerated = tonnes 40,324 Inert waste to landfill = 673,06 Total = 145,576,09



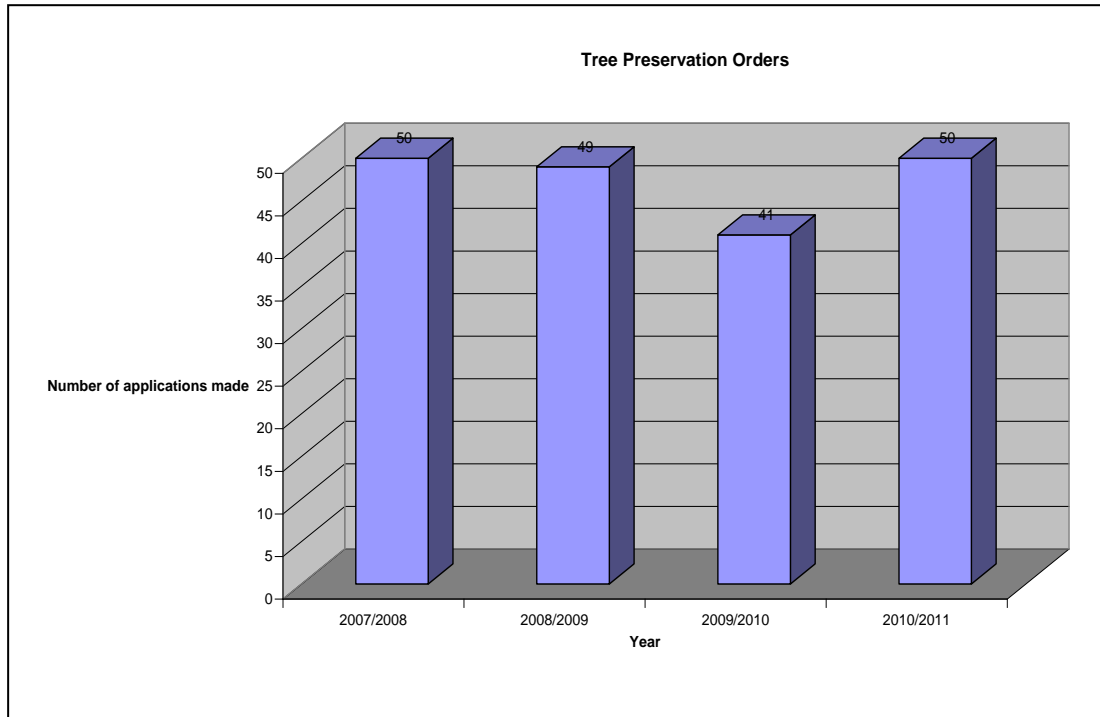
7.1 In terms of core indicator W1, there were no changes in capacity made to the two Civic Amenity sites (Churchfields Road, Penge and Waldo Road, Bromley) in 2009/10. The London Plan (2008) consolidated with alterations since 2004 has set a target (Policy 4A.21) for London to be 85% self-sufficient in dealing with its waste by 2020, and the tonnage allocations required by each borough to reflect this. All boroughs are required to set aside sufficient land to manage this waste. In Bromley, existing waste management sites will be safeguarded through the LDF process, with future provision being dealt with on a sub-regional basis. The five south-east London Boroughs (Bexley, Bromley, Greenwich, Lewisham and Southwark) have prepared a joint Technical paper to support this position and provide a sound evidence base for their emerging Core Strategy documents.

<b>Indicator</b>	<b>Local Policy Objective: Number of permissions, involving planning obligations or conditions securing the creation, enhancement and management of wildlife habitats or landscape features or mitigation measures</b>
Current Position	0

7.2 The Bromley Biodiversity Action Plan (the first produced by a London Borough and has been continuous since 1999) is being reviewed for 2011-15 and actions are placed on the national Biodiversity Action Recording Scheme. A phase 1 biodiversity survey of all species in the borough over 0.25ha was

completed and over 100,000 species records have been placed on Geographic Information for Greater London.

7.3 50 Tree Preservation Orders were made during 2010/11 compared with 41 in 2009/10, increasing the total to 2453.



## 8.0 THE BUILT ENVIRONMENT

<b>Indicator</b>	<b>Local Policy Objective – to protect, promote, enhance and actively manage the natural environment, landscape and biodiversity of the Borough.</b>
Current Position	See appendix 3

- 8.1 During 2010/11, 516 applications were considered within conservation areas and 37 applications for listed building consents compared with 989 and 43 listed building applications in 2009/10. The Council's Advisory Panel for Conservation Areas (APCA) met on 12 occasions and considered approximately 278 applications. A total of 815 address points are listed on the statutory list with 2155 address points listed on the local list.
- 8.2 There are 45 Conservation Areas in the Borough. Up-to-date Supplementary Planning Guidance or Appraisals exists for all conservation areas.
- 8.3 Just over 9000 hectares of the Borough is Green Belt, Metropolitan Open Land or Urban Open Space (59.7 % of the total area). It is estimated that there is about 4 hectares of publicly accessible open space per 1000 population.
- 8.4 209 applications were submitted in 2010/11 in respect of Green Belt Metropolitan Open Land and Urban Open Space applications (compared with 281 in 2009/10, 252 in 2008/09 and 302 in 2007/2008).
- 8.5 Bromley is well served in terms of playing fields and outdoor recreation facilities. An Audit of playing pitches and open spaces (2003) confirmed that the Borough has a total of 488 pitches of which 293 (60%) are secured for community use. At that time, the ratio of adult pitches per 1000 adults was 1:735, which was above that of all other London Boroughs and above the estimated national average of 1:989 people. Based on the situation at that time, the Audit indicated that the Borough had a playing field standard of 0.9ha per 1000 population.

<b>Area</b>	<b>Area hectares (approximate)</b>	<b>% of Borough Area</b>
Total Area of the Borough	15,014	100%
Green Belt (GB)	7,728	51.5%
Metropolitan Open Land (MOL)	682	4.5 %
Urban Open Space (UOS)	605	4.0 %
MOL/GB/UOS Sub-total	9,015	60.0%

## 9.0 COMMUNITY

<b>Indicator</b>	<b>Local Policy Objective: Number of applications safeguarding or achieving the provision of services/facilities for the community</b>
Current Position	<b>15 additional new sites provided community facilities.</b> 7 related to health or complimentary health provision, 4 new training / colleges, 2 places of worship / church halls, a new scout headquarters and an Extra Care Housing facility. <b>5 pubs / members clubs were lost whilst 4 new leisure / social sites were permitted.</b>

9.1 Some 230 applications related to a range of community facilities were permitted over the period 2010/11, the vast majority involving small scale alterations, significantly around 100 related to enhancements to education early years & childcare settings. New community facilities have been sought by or in partnership with the voluntary & commercial sector. This trend has been clear to see over the last few years, particularly in respect of places of worship, and this role for faith and other 3<sup>rd</sup> sector organisations to facilitate community service provision is likely to increase as the Government develops it's "Big Society" agenda.

9.2 Other than minor alterations the applications determined over the period are outlined below and include the following:

- 10 involving health and complementary health
- 29 proposals related to education and training
- 7 involving places of worship
- 9 other community / leisure uses (the majority of which resulted in losses of community facilities)
- 52 to sports & recreation
- 8 for provision for the elderly

9.3 The health permissions include 2 additional dental surgeries, 2 medical centres (diagnostic and chemotherapy unit in Bromley Town Centre and GP provision at the Blue Circle / Trinity Village development) as well as extensions at 3 existing GP surgeries and 3 new Chiropractic clinics.

9.4 Over half the applications related to educational facilities involved minor alterations, including numerous canopies related to early years provision. More significant applications included the complete redevelopment of Holy Innocents Primary School (granted on appeal) and 19 extensions to schools / colleges to provide additional teaching space. 5 applications proposed

enhanced sports provision on school sites and 4 applications were received regarding new training / college provision.

- 9.5 Almost half of the applications on Places of Worship related to nursery care provided on their sites. These 13 applications accounted for around a third of all day nursery enhancement applications, mostly involving access improvements and canopies but also including a new build nursery on one site. These applications highlight the importance of Places of Worship to the Borough's early years provision. Other (non- early years) applications included 4 extensions to existing buildings and two applications for new Places of Worship, one in a redundant Public House was permitted, whilst the other, in a Business Area, was refused. Permission was also granted for a new church outreach function hall in Beckenham providing services to the wider community.
- 9.6 Other than permissions linked to Places of Worship (referred to above) only 5 leisure / social facilities were permitted (a bar close to Bromley Town Centre and 2 new dance studios and a new scout headquarters). Whilst losses include 3 permissions for the change of use from public houses and 2 members clubs (including the Royal British Legion Club, Chislehurst). 18 permissions, changes to conditions, refurbishments etc were granted, a third relating enhanced Early Years provision on a range of community buildings (including 7 youth or scout sites).
- 9.7 Sports & recreation proposals include a new fitness club, the extension of allotments and proposals to enhance the facilities at 5 schools and 3 sports clubs, whilst permission was granted for the change of use from "mini gym" under the stadium at Crystal Palace National Sports Centre to education/training facilities. An Environmental Impact Assessment was required for a Football Stadium and other facilities (including hotel and conference facilities) in the Green Belt, and an application for extension / enhancements at a sports club in MOL was refused and dismissed at appeal. There were 18 applications for minor alterations, again including a number related to Early Years provision.
- 9.8 As part of the Councils strategy for accommodation and care for older people two significant developments of 50 and 60 extra care units were permitted (one on the site of an existing care home). There were several applications for minor alterations to existing homes and the conversion of a smaller home, not longer fit for purpose, into two dwellings. There were no applications for other types of supported accommodation other than a mother and baby unit which was refused (and dismissed on appeal).



## **LIST OF APPENDICES**

**Appendix 1 - Section 106 Agreements 2010/11**

**Appendix 2 - Housing Trajectory**

**Appendix 3 - Saved policies**

## Appendix 1 – Bromley Record of Sealed s106 Legal Agreements 2010-11

242 (142)	09/01552	Ruxley Manor Garden Centre Maidstone Road Sidcup Kent DA14 5BQ	H Evans And Sons Ltd	Building for storage and retail display (with first floor offices within part) on site of building destroyed by fire	H Evans and Sons Limited	21 <sup>st</sup> May 2010	To include the new permission under the original S106 agreement. Replacement definitions relating to “applications”, “buildings/ structures”, “development”, “plans” and “planning permission”. Replace plan C0323-17 with new plan H3113/103. DEED OF VARIATION	none
244	08/02864	173 - 175 High Street Orpington Kent BR6 0LW	Bridgewater Estates	Part one/ three/ four storey building comprising retail shop and 1 one bedroom and 7 two bedroom flats with refuse storage and bicycle parking	ETG Developments Limited and Lloyds TSB Bank PLC	15 <sup>th</sup> June 2010	Car club contribution £10,000 due prior to the first occupation of any of the units. In the event of that the start up costs in respect of the scheme do not attract the upper limit of the Contribution of £10,000 the Council shall reimburse the Owner.	£10,000
246	07/04337	Primrose Farm Jail Lane Biggin Hill Westerham Kent TN16 3AX	Mrs S Richards	Demolition of existing farmhouse and outbuildings and erection of detached two storey 4 bedroom house with associated vehicular access and driveway	Watercolour Finance Limited	16th June 2010	The owner to permanently remove all the existing buildings as shown hatched black on Plan 1(attached to the agreement). All rubbish including any fly tipped items will be permanently removed prior to the commencement of development.	Remove existing buildings.  Remove all rubbish and fly tipped items
247	09/03025	One-O-One Club 101A Parish Lane Penge London SE20 7NR	Asprey Homes/ London And Quadrant Housing	Four storey block comprising 2 one bedroom, 13 two bedroom and 5 three bedroom flats with 16 car parking spaces (accessed from adjacent development to north-west), refuse/ recycling store and bicycle parking AMENDED DESCRIPTION AND ADDITIONAL INFORMATION	Asprey Homes Limited  And  London Quadrant Housing Trust	7th June 2010	20 affordable units. The site shall have free right of way from the adjoining land known as Vickers Court, 101B Parish Lane, London, SE20 7HU in accordance with the details shown on the attached plan.	20 units

248 See also 223	09/02881	Anerley School For Boys Versailles Road Penge London SE20 8AX	Goldcrest Homes (Piccadilly) Ltd	Four storey block with basement car park for 33 cars and bicycle parking (Block D) and four storey block (Block E) comprising 92 flats (32 studio/ 28 one bedroom/ 13 two bedroom/ 19 three bedroom) and 23 surface car parking spaces and formation of vehicular and pedestrian access OUTLINE	Goldcrest Land (UK) Limited	19th August 2010	Paragraph relating to affordable housing in the previous legal agreement shall be deleted and substituted by the following: "Dwellings comprising 47.5% of the total number of habitable rooms being a total of 32 apartments comprising 19 three-bed apartments and 13 two- bed apartments." DEED OF VARIATION	none
252 And 251	07/03897	Crystal Palace Park Thicket Road London SE20 8DT	London Development Agency	Comprehensive phased scheme for landscaping and improvement of Park comprising demolition of and alterations to existing buildings and structures including removal of existing hard surfaces; changes of use including of part of the caravan site to public open space and museum to park rangers base; erection of new buildings and structures for various uses including museum/ park maintenance facilities/ community facility/ information kiosk/ greenhouses/ retail kiosks/ cafes/ toilets/ classroom/ children's nursery/ treetop walk/ college and up to 180 residential dwellings; erection of new regional sports centre including indoor swimming pool; alterations to ground levels with new pedestrian paths/ vehicular access roads/ car park/ highway works/ water features together with associated and ancillary works/ plant and equipment (Part Outline/Part Full Application)	The London Development Agency	23rd September 2010	No development shall be carried out on the northern land unless a planning agreement has been entered into by the Council and persons with a land interest in Rockhills – draft attached. No development shall be carried out on the southern land unless a planning agreement has been entered into by the Council and persons with a land interest in Sydenham Gate – draft attached. (The intention being to ring fence income from sales of residential land for park improvements)	none
253	09/01483	23 Tweedy Road Bromley BR1 3PR	Mr Martin Egan- Wyer	Two storey rear extension and conversion into 1 three bedroom 4 one bedroom and 1 two bedroom flats with one car parking space	Martin Derek Egan-Wyer and Carolyn Michelle Egan- Wyer	27th July 2010	The residents will not be able to apply for a parking permit	REST

254	10/00756	Sussex House 8 - 10 Homesdale Road Bromley BR2 9LZ	Taylor Wimpey East London	Six storey block comprising 12 one bedroom, 19 two bedroom and 1 three bedroom flats (including bicycle parking and refuse/ recycling storage within block) and 20 car parking spaces	Taylor Wimpey Developments Limited	8th December 2010	Obligations within the agreement dated 11th September 2009 shall also apply to planning permission ref. 10/00756	none
255	09/02919	135 Albemarle Road Beckenham BR3 5HS	South East Living	Demolition of 135 and 137 Albemarle Road and erection of four storey block comprising 8 one bedroom and 10 two bedroom flats and rear two storey block comprising 2 two bedroom flats with 8 covered car parking spaces and bicycle parking and 12 external car parking spaces OUTLINE	Peter Mansi and Patricia Audrey Mansi And Jean Skinner And S E Living LTD	28th April 2010	To pay the sum of £50,000 towards an affordable housing PIL, on or before first occupation of the units UNILATERIAL UNDERTAKING	50,000
256 – see also 230	09/02191	Enterprise House 45 Homesdale Road Bromley BR2 9LY	London & Quadrant Housing Trust	Block between two and six storeys high with semi-basement parking area comprising 82 flats (21 one bedroom/ 55 two bedroom/ 6 three bedroom) with 82 car parking spaces/ cycle parking/ refuse storage (amendments to scheme permitted under ref 08/01469/FULL1 to change internal floor layouts and external appearance including for wheelchair accessible homes/ to windows/ increase in height to provide parapet to roof)	London & Quadrant Housing Trust	27th Jan 2011	Obligations within the agreement dated 3rd July 2009 shall also apply to planning permission ref. 09/02191. Amendments to the Affordable housing schedule. To pay on completion of the deed a housing contribution of £4,000, the council will repay any unspent funds within 5 years	£4,000
257	10/01675	Kelsey House 2 Perry Hall Road Orpington Kent BR6 0HS	Stonechart Property Ltd	Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 3 one bedroom, 3 two bedroom and 3 three bedroom flats with 32 car parking spaces and associated bicycle parking and refuse storage	A2 Dominion Homes Limited	4th February 2011	30 affordable units	30 units

258	08/03796	Cedar Farm Cudham Lane South Cudham Sevenoaks Kent TN14 7QD	Mr G Morgan	Detached two storey 6 bedroom dwelling (Amendments to dwelling granted under permission 05/00617) RETROSPECTIVE APPLICATION	George Morgan And Dr Leonora Adele Wolfe	15th February 2011	To include application reference 08/03796/FULL6 in the s106 agreement DEED OF VARIATION see 175 for original	none
259	07/04544	Orpington Halls 311 High Street Orpington Kent BR6 0NN	Trustees Of Orpington Town Hall And Stonechart Development	Five storey block comprising restaurant (Class A3) on ground floor/ replacement community hall (Class D1) on first floor/ 19 flats on upper floors OUTLINE	Official custodian for Charities And Town and Country Housing Group And Stonechart property limited	3rd March 2011	To amend the Affordable Housing Schedule as contained in schedule 3 of the principal agreement. Definitions amendment DEED OF VARIATION	none
260	10/02673	Dunoran Home 4 Park Farm Road Bromley BR1 2PF	Colbalt Ltd	Demolition of extensions and outbuildings and erection of part one/two/three storey extension to nursing home and conversion into 6 three bedroom and 1 two bedroom maisonettes and 2 detached part two/three storey 6 bedroom dwellings with associated garaging, car parking and access road	Lewisham Healthcare National Health Service Trust  And  Colbalt Limited	11th March 2011	For the owner to undertake the highways works. Dwellings will not be occupied until the highway works have been completed UNILATERAL UNDERTAKING	REST
261	10/01049	First Church Of Christ Scientist 54B Widmore Road Bromley BR1 3BD	Trustees Of First Church Of Christ Scientist	Three storey block comprising terrace of 5 three bedroom houses and 3 two bedroom flats with single storey reading room at front and associated car parking/bin store and cycle store.	The trustees of first church of Christ, scientist, Bromley And Urban Evolution Limited	4th March 2011	Residents will not be able to apply for a parking permit	REST
262	10/00155	Land Adjacent To 23 To 27 Thornton Road Bromley	Baxter Homes	One pair of semi detached two storey three bedroom dwellings with accommodation in roof space and provision of new vehicular access from Thornton Road with new turning area and 4 car parking spaces.	Baxter Homes (South East) Limited  And Thames Water Utilities Limited	25 February 2011	The developer shall agree to pay the Council on demand the costs of checking the drawing and supervision of the work. The developer agrees to dedicate the land coloured pink on the plan attached to this agreement. From the date of adoption the land shall be added to form part of the public highway – maintenance at the public expense. No building is to be occupied until the highway	REST

							works have been constructed and any sewers completed to the satisfaction of the council. Prior to the implementation of the highways works the developer will enter into a performance bond with the council. (refer to agreement for full details of drainage and highway clauses)	
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**Appendix 2 – Housing Trajectory  
To follow**

## Appendix 3 – Saved policies

### Expired policies

H5	Accessible Housing
BE6	Environmental Improvements
NE10	Hedgerow retention
NE13	Green Corridors
EMP9	Vacant Commercial Sites and Premises
EMP10	Advice for Business
S14	Pedestrian Environment
C3	Access to Buildings for People with disabilities
ER1	Waste Management Principles
ER3	Promoting Recycling
ER4	Sustainable and Energy Efficient Development
ER5	Air Quality
ER6	Potentially Polluting Development
ER8	Noise Pollution
ER12	Controlling Development in Flood Risk Areas
ER13	Foul and Surface Water Discharge from Development
ER14	Surface and Ground Water Quality
ER15	Conservation of Water Resources



## **Saved policies**

### **Housing policies**

H1	Housing Supply
H2	Affordable Housing
H3	Affordable Housing – payment in lieu
H4	Supported Housing
H6	Gypsies and Travelling Show People
H7	Housing Density and Design
H8	Residential Extensions
H9	Side Space
H10	Areas of Special Residential Character
H11	Residential Conversions
H12	Conversion of Non-Residential Buildings to Residential Use
H13	Parking of Commercial Vehicles

### **Transport policies**

T1	Transport Demand
T2	Assessment of Transport Effects
T3	Parking
T4	Park and Ride
T5	Access for People with Restricted Mobility
T6	Pedestrians
T7	Cyclists
T8	Other Road Users

T9	Public Transport
T10	Public Transport
T11	New Accesses
T12	Residential Roads
T13	Unmade Roads
T14	Unadopted Highways
T15	Traffic Management
T16	Traffic Management and Sensitive Environments
T17	Servicing of Premises
T18	Road Safety

### Conservation and the Built Environment

BE1	Design of New Development
BE2	Mixed Use Development
BE3	Buildings in Rural Areas
BE4	Public Realm
BE5	Public Art
BE7	Railings, Boundary Walls and Other Means of Enclosure
BE8	Statutory Listed Buildings
BE9	Demolition of a listed building
BE10	Locally Listed Buildings
BE11	Conservation Areas
BE12	Demolition in conservation areas
BE13	Development adjacent to a conservation area
BE14	Trees in Conservation Areas
BE15	Historic Parks and Gardens

BE16	Ancient Monuments and Archaeology
BE17	High Buildings
BE18	The Skyline
BE19	Shopfronts
BE20	Security Shutters
BE21	Control of Advertisements, Hoardings and Signs
BE22	Telecommunications Apparatus
BE23	Satellite Dishes

### The Natural Environment

NE1	Development and SSSIs
NE2	Development and Nature Conservation Sites
NE3	Nature Conservation and Development
NE4	Additional Nature Conservation Sites
NE5	Protected Species
NE6	World Heritage Site
NE7	Development and Trees
NE8	Conservation and Management of Trees and Woodlands
NE9	Hedgerows and Development
NE11	Kent North Downs Area of Outstanding Natural Beauty
NE12	Landscape Quality and Character

## Green Belt and Open Space

G1	The Green Belt
G2	Metropolitan Open Land
G3	National Sports Centre Major Developed Site
G4	Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
G5	Replacement Dwellings in the Green Belt or on Metropolitan Open Land
G6	Land Adjoining Green Belt or Metropolitan Open Land
G7	South East London Green Chain
G8	Urban Open Space
G9	Future Re-Use of Agricultural Land
G10	Development Related to Farm Diversification
G11	Agricultural Dwellings
G12	Temporary Agricultural Dwellings
G13	Removal of Occupancy Conditions
G14	Minerals Workings
G15	Mineral Workings – Associated Development

## Recreation, Leisure and Tourism

L1	Outdoor Recreation and Leisure
L2	Public Rights of Way and Other Recreational Routes
L3	Horses, Stabling and Riding Facilities
L4	Horses, Stabling and Riding Facilities – joint applications
L5	War Games and Similar Uses
L6	Playing Fields
L7	Leisure Gardens and Allotments
L8	Playing Open
L9	Indoor Recreation and Leisure
L10	Tourist-Related Development – New Development
L11	Tourist-Related Development – Changes of Use

## Business and Regeneration

EMP1	Large Scale Office Development
EMP2	Office Development
EMP3	Conversion or redevelopment of Offices
EMP4	Business Areas
EMP5	Development Outside Business Areas
EMP6	Development Outside Business Areas – non conforming uses
EMP7	Business Support
EMP8	Use of Dwellings for Business Purposes

EMP9	Vacant Commercial Sites and Premises
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### Town Centres and Shopping

S1	Primary Frontages
S2	Secondary Frontages
S3	The Glades
S4	Local Centres
S5	Local Neighbourhood Centres, Parades and Individual Shops
S6	Retail and Leisure Development – existing centres
S7	Retail and Leisure Development – outside existing centres
S8	Petrol Filling Stations
S9	Food and Drink Premises
S10	Non-Retail Uses in Shopping Areas
S11	Residential Accommodation
S12	Markets
S13	Mini Cab and Taxi Offices

### Biggin Hill

BH1	Local Environment
BH2	New Development
BH3	South Camp
BH4	Passenger Terminal/Control Tower/West Camp (Area 1)
BH5	Former RAF Married Quarters (Area

	2)
BH6	East Camp
BH7	Safety
BH8	Noise Sensitive Development

### Community Services

C1	Community Facilities
C2	Communities Facilities and Development
C4	Health facilities
C5	Facilities for Vulnerable Groups
C6	Residential Proposals for People with Particular Accommodation
C7	Educational and Pre-School Facilities
C8	Dual Community Use of Educational Facilities

### Environmental Resources

ER2	Waste Management Facilities
ER9	Ventilation
ER10	Light Pollution
ER11	Hazardous Substances
ER16	The Water Environment
ER17	Development and the Water Environment

## Implementation

IMP1	Planning Obligations
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