

LONDON BOROUGH OF BROMLEY

LOCAL  
DEVELOPMENT  
FRAMEWORK

AUTHORITY MONITORING REPORT  
1<sup>ST</sup> APRIL 2011 – 31<sup>ST</sup> MARCH 2012

JANUARY 2013



THE LONDON BOROUGH  
[www.bromley.gov.uk](http://www.bromley.gov.uk)

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## **1.0 Introduction**

- 1.1 Under the Planning and Compulsory Purchase Act (2004) every local planning authority has a responsibility for reporting the extent to which the policies set out in local development plans are being achieved. To this end, Bromley Council has produced an AMR every year since 2006.
- 1.2 The Localism Act 2011 (and Town and Country Planning Regulations 2012) removes the requirement for local planning authorities to produce an Annual Monitoring Report for the Department of Communities and Local Government (CLG). However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. For this reason the Council will continue to publish an AMR at least annually but subsequent versions will take on a slightly different form. The Localism Act gives more flexibility as to when and how often an AMR is prepared. The Council will now be able to choose which targets and indicators to include in the report. The Council may issue updated AMR information from time to time.

### **Background**

- 1.3 This is the eighth Local Development Framework Annual Monitoring Report which has been renamed and is now called the Local plan - Authority's Monitoring Report (AMR).
- 1.4 The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan documents are being achieved.
- 1.5 Significant changes have occurred within the planning system over the past monitoring year, with the replacement of Planning Policy Statements and Guidance with the National Planning Policy Framework (NPPF) . In relation to monitoring the Government has announced the withdrawal of a number of pieces of guidance, including the requirement for monitoring of Core Output Indicators, as of 30<sup>th</sup> March 2011. Further changes to monitoring guidance are contained within the 2012 Local Planning Regulations.
- 1.6 This AMR covers the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012.

### **Bromley Profile**

- 1.7 Bromley makes up one of the 33 London Boroughs and is the largest geographically. With a population of just over 306,000 in 2011 and an area of 64sq miles, Bromley has the fourth highest population amongst the London Boroughs.
- 1.8 The Borough occupies a strategic position in the South East of the Capital and South East with rail connections to Central London and easy access to the M25 and National Rail Network and major South East airports.
- 1.9 Bromley is a distinctive part of London's suburbs that is closely connected to London's economy and itself has one of the largest borough economies south of the Thames. Open countryside, protected by the Green Belt that encircles London, makes up over half the Borough. The areas of Green Belt in the Borough has many characteristics in common with the rural parts of Kent and Surrey.

#### Population Structure

Population 1991 (Census)	294,723
Population 2001 (Census)	295,532
Population 2011 (Census)	306,361

### **Bromley's Local Plan**

- 1.10 The term local plan has been introduced by the NPPF and the Local Planning Regulations 2012. A local plan is a document that contains policies on the development and use of land, the allocations of sites for a particular type of use and development management and site allocations policies.
- 1.11 The London Borough of Bromley is in the process of replacing the saved policies from its adopted Unitary Development Plan (2006) with a series of documents that are easier to use and to update.

## **2.0 Report Highlights**

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

2.2 Key aspects of the Local Development Scheme:

- Bromley Town Centre Area Action Plan (adopted October 2010) continues its implementation. A development programme document for the delivery of the projects continues to be regularly updated.
- Addendums to the two adopted Supplementary Planning Documents for 'Affordable Housing' and 'Planning Obligations' were agreed in Jan 2012 to reflect the new Government definition of 'affordable rented housing'.
- A substantial programme of public consultation on the Core Strategy Issues Document took place over the Summer of 2011 following the LDFAP and Executive's endorsement of the local area profiles and thematic issues. The responses were reported to Development Control Committee, and in anticipation of the NPPF Members agreed that all further work should be appropriate to a Core Strategy or a broader Local Plan.

2.3 Key findings of the Policy Progress Section:

- There is a continuing loss of employment land to other uses. The loss of employment land will require careful consideration and need to be set against a healthy supply of housing land.
- The number of vacant units in the Borough's main town centres have remained largely unchanged.
- The number of homes built in the period 2011-12 was 547 units which exceeded the London Plan target of 500.

### **3.0 Development Plan Production**

- 3.1 The Council prepared a LDS in 2009 as required by Government, illustrating how the preparation of the development plan documents would be managed.
- 3.2 The Council keeps under review the plan making process and timescales. The Government's recent planning reforms included a move from LDF's to Local Plans. In linking with this Bromley has moved from a Core Strategy as the central element of the LDF to the preparation of a Local Plan.
- 3.3 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.

#### Progress since April 2011

- 3.4 There are central elements of the Local Development Scheme and Local Development Framework that have been progressed this year with key documents, in particular the Core Strategy Issues Document. This went out to public consultation for 3 months over the summer of 2011. The scale of the work involved has been significantly greater than originally anticipated and this contributes to the review of the overall LDF process, in particular the Core Strategy, 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 light new regulations and the publication of the NPPF in March 2012 the Council is preparing a Local Plan.

#### Bromley Town Centre Area Action Plan

- 3.5 Since the adoption of the Bromley Town Centre Area Action Plan in 2010 there has been progress towards the delivery of the various opportunity sites and areas in accordance with the Council's Town Centre Development Programme.
- 3.6 Site K (Bromley South Central) has been granted planning permission and the Bromley North Village Improvement programme is expected to be implemented by Spring 2013. The Council is also currently in the process of selecting a preferred development partner to deliver Site G (Churchill Place) and a proposed scheme is being considered for Site C (The Old Town Hall).
- 3.7 The following tables summarise the core and local indicators which have been assessed in terms of their policy performance during the period 2011-12.

#### Summary of performance – core output indicators

Indicator	
Business development and town centre COIs	
<b>BD1</b>	Total amount of employment floorspace on previously developed land by type
<b>BD2</b>	Floorspace on previously developed land
<b>BD3</b>	Employment land available by type
<b>H1</b>	Plan period housing targets
<b>H4</b>	Gypsy & Traveller pitches
<b>H5</b>	Gross affordable housing completions
<b>E1</b>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
<b>E3</b>	Renewable energy generation
<b>W1</b>	Capacity of new waste management facilities by waste planning authority
<b>W2</b>	Amount of municipal waste arising and managed by waste planning authority

Local indicators

<b>Local Policy Objective 1:</b>	Vacancy rates in town centres
<b>Local Policy Objective 2:</b>	Number of A1 uses in Primary Frontages
<b>Local Policy Objective 2:</b>	To encourage energy efficiency and promote environmentally acceptable energy generation and use.
<b>Local Policy Objective 4:</b>	Number of applications safeguarding or achieving the provision of services/facilities for the community

#### **4.0 Business Development & Town Centres**

- 4.1 This section of the AMR reports on indicators in relation to employment land, retail and town centres.
- 4.2 The Borough's main employment centres are Bromley Town Centre, Orpington, Beckenham, Penge, Petts Wood and West Wickham. The main Business Areas are located within St.Mary Cray, Lower Sydenham, Elmers End and Biggin Hill.
- 4.3 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</b>
Current Position	B1 = -8,913m2 net B2 = 0 B8 = -1,217m2 net

<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 designated Business use = 902,818.6 sqm (land allocated with the UDP as Business Area).

- 4.4 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.



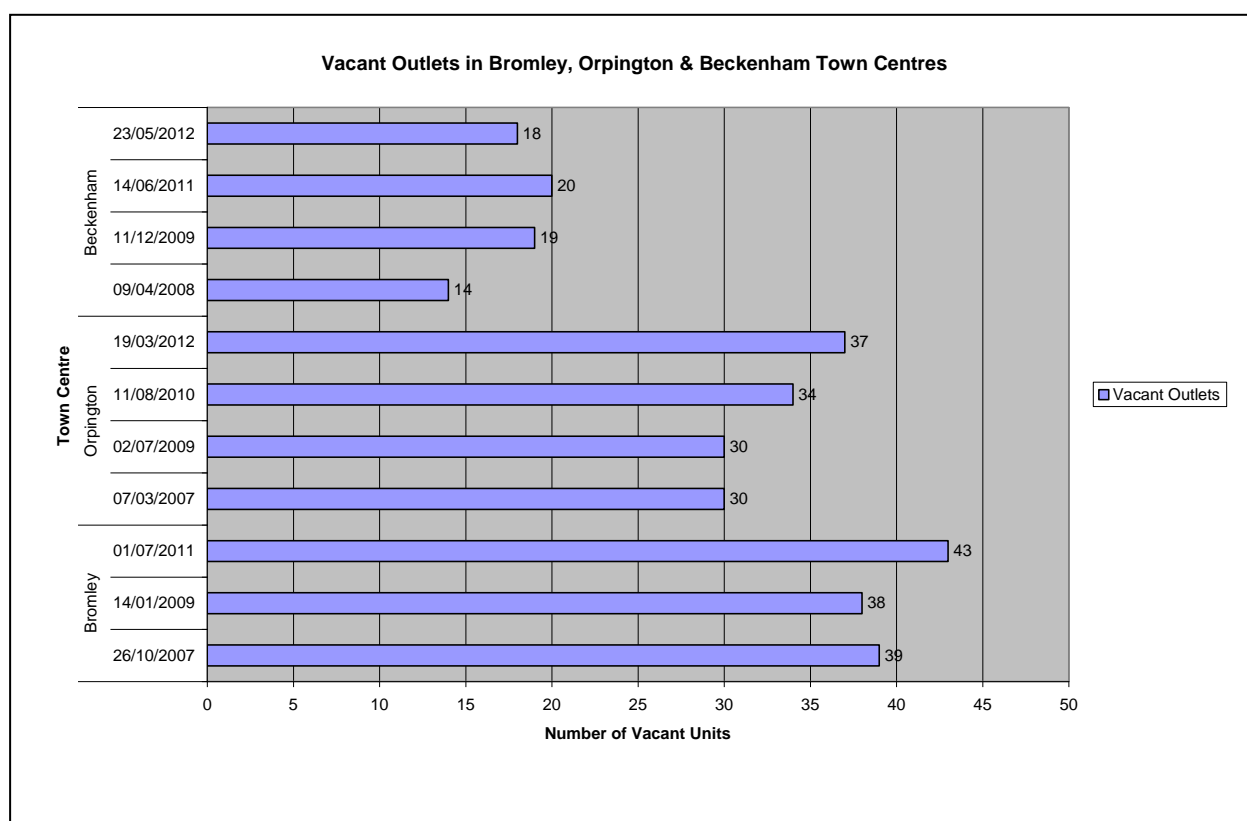
- 4.5 The Borough's Town Centres continue to be important to attracting a wide range of residents and visitors for shopping, cinema, theatre and restaurants. Bromley Metropolitan town centre remains the Borough's main shopping destination and also enjoys a healthy evening economy with people visiting the Theatre, Pavilion (for leisure purposes), restaurants and bars.
- 4.6 Orpington functions as a strong and vibrant Major centre, offering a good range of shopping, leisure and public amenities. In September 2012 planning permission was granted for the demolition of Crown House and erection of a 7 screen (950 seat) cinema, 3 x restaurants and 4 x retail units in the Walnuts Shopping Centre.
- 4.7 Beckenham is the biggest of the five District Centres having a mixture of shops, restaurants, supermarkets, night-club and bars. The London Plan also identifies Beckenham has having a strong evening economy.

Retail Hierarchy

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

- 4.8 A network of smaller Local Centres and Neighbourhood Parades primarily offer convenience and 'top up' shopping and services to their localities.
- 4.9 Bromley produces a Survey of Shop Frontages every four years. The last publication covered the period July 2010-2011. The next publication is due to take place in 2014 and thereafter be produced on an annual basis. Summary tables and pie charts detail the percentages of retail and non-retail uses for each of the 73 local centres.

## Vacant shop premises



Source: Goad

- 4.10 Given the current economic climate all three centres are still performing robustly in terms of vacant outlets compared to the national average.
- 4.11 The Borough's Town Centre Managers own recording of vacant units (which measures vacant upper as well as lower units) suggest that data held for Bromley in 2012 shows that the number of vacant units is slightly lower in compared with the data shown for GOAD for 2011.
- 4.12 The table below shows recent trends in footfall in Bromley, Orpington and Beckenham town centres. Pedestrian flows "footfall" are key indicators of the vitality of town centres. The Council carries out footfall counts every December.

### Town Centre Data

#### Bromley - December

##### Year

##### Footfall - December\*

2007-08	167,464
2008-09	214,338
2009-10	216,450
2010-11	198,624
2011-12	204,750
2012-13	198,852

\*Bromley Footfall is a calculation of a Saturday & Sunday footfall combined

- 4.13 Another reason for the continued steady number of people in Bromley Town Centre is the transfer of the Charter market which moved from Bromley North to the High Street in July 2012.

#### **Town Centre Footfall**

##### **Orpington - December**

<b>Year</b>	<b>Footfall - December</b>
2007-08	48,435
2008-09	60,984
2009-10	39,336
2010-11	24,084
2011-2012	33,084
2012-2013	42,468

\*Orpington Footfall for the period 2010-11 is considerably lower than the previous yr because of adverse weather conditions (i.e snow) on the day counting took place

##### **Town Centre Data**

##### **Beckenham - December**

<b>Year</b>	<b>Footfall - December</b>
2007-08	25,260
2008-09	18,966
2009-10	26,304
2010-11	No data
2011-12	22,746
2012-13	25,158

- 4.14 In all three town centres footfall has risen slightly which shows visitors are continuing to support the high street in what are challenging times for high streets nationally. Going forward more sophisticated data will make pedestrian data more readily available in Bromley with automatic people counters, which have been installed at Marks & Spencer and Primark. It is envisaged that more recent data will be released within the next 6 months.
- 4.15 The data below measures the degree to which Class A1 uses predominate in the busiest parts of the Borough's town centres and use data from the latest GOAD maps.

#### **A1 (shop) uses in core (primary) frontages**

<b>Percentage of A1 (retail use) in Bromley Town Centre Primary Retail Frontages (High St only)</b>	
Target	Retain over 50% of A1 units in primary retail frontage
Current Position	69.9% of units in core frontages A1 use

<b>Percentage of A1 (retail use) in Orpington Town Centre</b>	
Target	Retain over 50% of A1 units in primary retail frontage
Current Position	46.3% of units in core frontages A1 use

<b>Percentage of A1 (retail use) in Beckenham Town Centre</b>	
Target	Retain over 50% of A1 units in primary retail frontage
Current Position	63.3% of units in core frontages A1 use

- 4.16 The above figures show that Bromley and Beckenham retained over 50% of shops A1 use class within primary retail frontages for the period 2011-12 whilst Orpington is just slightly below the target at 46.3%.

## **5.0 HOUSING**

- 5.1 The 2011 London Plan sets an annual monitoring target of 500 units per annum for the period 2011/12-2020/21.

<b>Indicator</b>	<b>Core H1: Plan period and housing targets</b>
Target	500 units per annum 2011/12-2021/22 = 5000 units (London Plan 2011).
Progress	547 net units completed (target met 2011-2012)

### Five year supply position

- 5.2 The Council's five year housing supply paper was updated by the Council in June 2012. The paper was based on the current London Plan period of 2011/12 – 2021/22 to which the annual housing completion target of 500 units relates. An estimate for 2011/12 completions of 500 units was included in the paper. Actual net completions have exceeded this estimate by 47 units.
- 5.3 The NPPF requires boroughs to demonstrate an additional 5% buffer in their five year supply documents that would increase the figure from 2453 to 2576 units. The Council's five year supply paper (June 2012) showed that there are over 2640 deliverable units in the pipeline and concluded that Bromley is able to meet its five year supply target.
- 5.4 The Council's five year supply paper will be formally updated at least on an annual basis and represents the most current position on housing supply for the Borough.
- 5.5 The total number of dwellings completed as affordable housing in the year 2011-12 was 213 units.

<b>Indicator</b>	<b>Core H4: Net additional pitches (Gypsy and Traveller)</b>
Target	The London Plan (2011) does not set borough targets, but requires in Policy 3.8 that local authorities ensure that the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy, in co-ordination with neighbouring boroughs and districts as appropriate.
Progress/Target met	<ul style="list-style-type: none"> <li>The Council commenced work on an assessment of local need (as required by the Government's Planning Policy for Traveller Sites, with a view to consultation through the Local Plan process).</li> <li>The Planning Inspectorate upheld the Council's decision to refuse a retrospective planning application July 2011 in Cudham Lane (Archie's Stables)</li> </ul>

Previous 2010-11

<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

## 6.0 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	Total municipal waste = 140,379 tonnes Household waste = 120,325 Landfill = 36,967 Incineration (waste to energy) = 42,403 Dry recycling = 36,836 Composting = 23,329 Inert waste = 843 Recycling rate = 50%

6.1 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). The London Plan (2008) consolidated with alterations since 2004 has set a target of (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.

## **7.0 Built Environment**

- 7.1 During 2011/12, 505 applications were considered within conservation areas and 40 applications were received for listed building consents.
- 7.2 The Council's Advisory Panel for Conservation Areas (APCA) met on 12 occasions and considered approximately 240 applications. A total of 815 address points are listed on the statutory list with 2155 address points listed on the local list.
- 7.3 Just over 9000 hectares of the Borough is Green Belt or Metropolitan Open Land. It is estimated that there is about 4 hectares of publicly accessible open space per 1000 population.
- 7.4 152 applications were submitted in 2011/12 in respect of Green Belt, Metropolitan Open Land and Urban Open Space.
- 7.5 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 has 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.



## **8.0 Community**

- 8.1 Some 171 applications related to a range of community facilities were consider over the period 2011/12, including associated listed building and conservation area consents, variations, renewals and material alterations.
- 8.2 150 applications were permitted, the more significant of which are outlined below. Around a third of the applications involved minor enhancements such as new windows, the addition of floodlighting and notably 12 applications relating to energy generation. 21 refusals for applications relating to community facilities. 6 of the 8 applications which went to appeal were subsequently allowed.

### Health

- 8.3 In respect of health sites, a condition was varied to allow 3 GP's to practice at a surgery previously limited to 1 GP, however 2 new consulting rooms at another GP surgery were refused and another 2 GP surgeries, which had operated from converted dwelling houses, were granted permission to revert to residential use when the doctors retired.
- 8.4 Permission was granted for a consulting room in a pharmacy, reflecting the greater role pharmacies are taking in providing care and advice regarding minor ailments. Permissions were granted for 2 additional dental surgeries, with extensions to 2 others. Whilst a learning disability day centre reverted to a residential dwelling there was a new facility was permitted and the change of use of another existing facility to enable its operation as a cafeteria run by clients.

### Education

- 8.5 As has been apparent in recent years there is increasing pressure on school rolls, resulting in 13 permissions for additional classrooms and teaching space over the 2011/2012 period.
- 8.6 The Primary School Development Plan Review (2010) concluded that there was likely to be a need for an additional 7 forms of entry (210 places) by 2013. The first of these "Basic Need" additional classrooms involved permissions for 3 new modular units for the September 2011 intake at Parish, Royston and Valley Primary Schools.
- 8.7 Pressure for space is also mounting in the secondary sector as schools make additional sixth form provision. These pressures are being experienced across London and no objections were raised to an additional 6 classrooms on a Croydon school site adjacent to the Borough boundary.
- 8.8 Whilst the number of applications relating to day nurseries is significantly down on last year (which was inflated by numerous applications for canopies) permission was granted for a new day nursery, whilst 2 existing day nurseries were extended and a third rebuilt.
- 8.9 Other permissions include additional space at Riverside School for children with profound and multiple learning difficulties (including Autistic Spectrum Disorder) and the extensions to a Language College.
- 8.10 Away from existing school sites proposals for educational uses are frequently refused on residential amenity and highways grounds. 5 such proposed changes of use including nurseries, music tuition and computer training centres were refused over the period 2011/2012, although of the 3 that were taken to appeal 2 were subsequently allowed.

### Sports Recreation & Leisure

- 8.11 11 permissions were granted to enhance open air sports and recreation, including 5 playgrounds, replacement cricket nets, stables, all weather football pitches and new pitchside football shelters, new floodlit beach volleyball courts at Crystal Palace National Sports Centre and the refurbishment of tennis courts at Croydon Road Recreation Ground and in Kings Hall Road (former Cyphers Cricket Club).

- 8.12 The majority of the sports and recreation facilities in the Borough are located in areas of protected open space where built development is limited. Over the AMR period 13 applications for extended sports, recreation and leisure facilities were permitted, enhancing the provision at Bromley Tennis Centre, Petts Wood Football Club, Sundridge Park Golf Course, a Biggin Hill scout camp dormitory the Bromley & Downham Boys Club, Beaverwood Lodge Sports And Leisure Club, Biggin Hill Squash Club, Cudham Recreation Ground, Kent House Road Allotment Gardens, renewal applications related to the remodelling of golf and all-weather football facilities at World of Golf and an indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre at Kent County Cricket Club.
- 8.13 The former Cyphers and Kent County Cricket Clubs lie within designated Metropolitan Open Land. The permitted schemes involved enabling residential development of 9 and 48 four/ five bedroom dwellings respectively. Whilst residential development is inappropriate in MOL the need for enabling residential development was considered to constitute very special circumstances.
- 8.14 Leisure and recreation in Bromley Town Centre was enhanced by 2 permissions, allowing a Gym to open at the Dreams Bed showroom site on Elmfield Road and a multi screen cinema at Bromley South (Site K).
- 8.15 3 applications to enhance facilities were refused over the 2011/2012 period 2 of which were subsequently allowed on appeal for a small new gym / health club and enhancements to a golf course and driving range. Permission was also granted on appeal for the change of use from a snooker club to residential flats.

#### Places of Worship

- 8.16 New places of worship have difficulty in finding acceptable locations. The only new facility during the period having been for a retrospective use and allowed on appeal. However where faith uses had already been accepted, permission was granted to further extend a temporary permission for Church use and for a revised design to a previously permitted cemetery chapel, whilst on another site a cemetery was refused and dismissed on appeal. Permissions were granted on 9 existing places of worship for extensions or alterations to enable them to improve disabled access and become more energy efficient.
- 8.17 A redundant church was converted to residential flats and an application for a cemetery on agricultural land, with single storey reception building and 70 car parking spaces was refused and dismissed on appeal.

#### Specialist Accommodation

- 8.18 Permission was granted for a new 84 bed care home in Pratts Bottom and applications for extensions to provide additional bedrooms were permitted on 2 other sites providing elderly accommodation. Extensions to enhance the facilities were permitted on 3 sites and renewals for extensions on a further 2 sites.
- 8.19 Permissions were granted for the loss of a private care home and a housing association sheltered housing scheme.
- 8.20 Extensions were permitted to 24 bedrooms in a specialised secure residential young persons centre, but permission was refused for the use as house in multiple occupation (HMO) including 3 rooms on top floor for mother and baby occupation.

## **Appendices**

**Annex 1** shows a list of all the S106 agreements agreed in 2011-12.

**Annex 2** A list of the saved & expired policies from the Local Plan

## Annex 1 – S106 agreements 2011-2012

290	11/02140	Kent County Cricket Ground Worsley Bridge Road Beckenham	Kent County Cricket Club	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	Leander Sports and Leisure Limited	24 <sup>th</sup> March 2012	No part of the development shall be commenced until an agreement to grant a lease for a period of not less than 20 years has been entered into with KCCC. No part of the development shall commence until details of matters reserved in condition 1 has been submitted and approved by the Council. A scheme for the construction of the Ground development shall be approved by the Council prior to the occupation of the first dwelling. No dwelling constructed after the 27th dwelling shall be occupied until the Indoor Cricket facility has been completed. No dwelling constructed after the 36th dwelling shall be occupied until the all weather pitch has been completed. No dwelling constructed after the 44th dwelling shall be occupied until the spectator stand has been completed. The all weather pitches shall not be used until a scheme to make the pitches available for hire to the public have been submitted to and approved by the Council. To continue to make the Cricket ground and pavilion available for recreational use by KCCC for a period of 20 years from the date of this agreement. Prior to the occupation of the 48th dwelling to submit to the Council the terms of future maintenance of	REST  £300,000 sport facilities contribution
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							the cricket ground, all weather pitch and the spectator stand for a period of 20 years. To pay the financial contribution of £300,000 for the Council to use after consultation with Sport England to enhance or provide sports facilities, pay 18 months after the first occupation of the 36th dwellings or on the first occupation of the 48th dwelling, whichever date comes first. No development shall take place on the part of the site that is within 2m of the Southern Boundary. Prior to the occupation of the 1st dwelling the owner shall write to the owners of properties on Worsley Bridge Road, Ashfield Close and Gainsborough Close with an offer to transfer the part of the 2m strip that is contiguous with the boundary of the properties. <b>Repay any unspent funds within 5 years from the date of the agreement.</b>	
289 See also 205 and 279	11/01687 And 11/01688	Holy Trinity Convent School 81 Plaistow Lane Bromley BR1 3LL	Sister Jeanne Madeleine Timmins	Extension of time limit to implement permission 06/02820 for demolition of existing school/ convent buildings and erection of four 2/3/4 storey buildings for a total of 92 residential units with surface and semi basement car parking comprising 157 parking spaces and landscaped and recreational area plus alterations to existing access  Extension of time limit to implement permission 06/02747 for conversion of school/ convent to 12 two bedroom and 4 three bedroom flats with communal recreational facilities and minor elevational alterations plus conversion of two storey gatehouse into 1 two	Sister Annette Mireille Timmins Sister Josephine Patricia Mellett Sister Catherine Florence Sullivan Sister Benedicte Lecaillon	29th March 2012	Owner shall make the PIL on either the first transfer of the housing land by the owner or upon implementation of the Permissions whichever occurs first. The PIL will be calculated by reference to the net sales proceeds. No part of the highways works shall be occupied until the highways works have been completed to the satisfaction of the Council. The Owner shall carry out the highways works at no cost to the Council. The Owner covenants with the Council to pay the health contribution to the Council when	Payment in Lieu  Woodland management scheme

				bedroom and 1 one bedroom units together with conversion of single storey gatehouse into 1 one bedroom dwelling			the PIL is due. The Health contribution shall only be payable if the net proceeds of sale exceed the sum of £13m and there being 108 units of accommodation assessed at the rate of £856 per unit. The Council agrees to repay any unspent sums within five years from the date of the agreement. The Owner shall submit a scheme for the MOL for the Councils approval – prior to implementing the scheme. The Owner shall submit a woodland management scheme for the Councils approval prior to implementing the scheme.	
288	09/03618	Compost Site On Land Off Cookham Road Swanley	TJ Composting Services Ltd	Composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open windrow composting facility).	T J Composting Services Limited  And  National Westminster Bank PLC	30 <sup>th</sup> March 2012	Obligations relating to approved users of AD facility (see S106 for details)	APPENDIX 1
287	10/00237 And 10/03693	World Of Golf Sidcup By Pass Road Chislehurst BR7 6RP	Ashtour Ltd	Remodelling and redevelopment of existing adventure golf course to provide upgraded 36 hole adventure golf course with structures, landscaping and cycle parking (amendment to scheme permitted under ref. 09/02949 to include new cave/waterfall and pump house rock structures)  12 all weather 5 a side floodlit football pitches, 2 single storey buildings for changing rooms and	Ashtour Ltd (World of Golf)  And  AIB Group PLC	28th March 2012	Ashtour Ltd covenants to allow the school users to use the Adventure Golf Course free of charge as set out in the agreement. Ashtour Ltd covenants to allow the general users to use the all weather pitches as set out in the agreement. The use of the facilities for community use is subject to restrictions set out in agreement. UNILATERAL UNDERTAKING	REST

				cafe, adventure play area, 3 ponds and car parking area to increase number of spaces from 138 to 204 (amendments to schemes permitted under refs. 08/02139 and 09/01720 including revised locations for adventure play area, ponds, car parking and some of the pitches, and retention of existing clubhouse)				
286	11/03077	Arundel Berrys Hill Berrys Green Westerham TN16 3AE	Mr Stephen Bridger	Replacement two storey dwelling OUTLINE	Stephen Graham Bridger & Laura Michelle Fitzpatrick	21st March 2012	The existing buildings on the site shall be demolished and the site cleared within 3 months of the first occupation of the building permitted by planning permission 11/03077/OUT	REST
285	11/00701	H Smith Engineers Ltd Fordcroft Road Orpington BR5 2DB	H Smith (Engineers) Ltd	Demolition of existing buildings and erection of 2 two storey blocks comprising 8 two bedroom flats, 1 three bedroom detached house, 2 four bedroom semi-detached houses and 17 terraced houses (9 two bedroom and 8 four bedroom) with 34 car parking spaces and estate road (houses to be two storey, four bedroom houses to have dormers/ accommodation in roof) OUTLINE	Keith David Roshier, Andrew James Roshier and the executor of the late Donald Frank Roshier  And Hyde Housing Association Limited	30th March 2012	9 Affordable units The Owners agree to pay the Council the estimated costs of providing in the event that the Council resolves to carry out the footway works in the sum of £41,000	9 affordable units  £41,000 Footway works
284	11/03865	Multistorey Car Park Simpsons Road Shortlands Bromley	Cathedral (Bromley) Limited	Demolition of existing buildings and redevelopment with mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 units (restaurant and cafe) (Including 1 unit for flexible class A1 (retail shop) Class A3 (restaurant and cafe) or Class A4 (drinking establishment) use), basement car parking, associated access arrangements (including bus parking), public realm works and ancillary development.	Cathedral (Bromley) Limited	27th March 2012	46 affordable housing units. To pay the car club contribution of £2,500 prior to the commencement of development, payment to be sent to Highway Authority by LPA. Developer can request refund of any unspent funds within 5 years from the payment date. Education contribution of £504,045.51 (see agreement for spending restrictions) to be paid prior to the occupation of any residential	46 affordable housing  £2,500 car club contribution  £504,045.51 Education contribution

						<p>units. The developer can request refund of any unspent payment 5 years from the date of payment. Health contribution of £197,000 to be used on health care services in the vicinity. The developer can request refund of any unspent funds within 5 years from the date of payment. Payable prior to occupation of any residential units. Town centre contribution of £20,000 to be used towards pedestrian way finding with area covered by BTCAAP. Development shall not commence until the TCC has been paid. The developer can request a refund of any unspent funds within 5 years from the date of payment. To provide one oyster card (with £15 credit) per residential unit within 28 days of first occupation . Public toilets to be available for use by bus operators 24 hours a day. Affordable housing contribution up to a maximum of £7000,000 in accordance with Development Agreement dated 27.03.2012. The developer can request a refund of any unspent funds within 5 years from the date of payment. Wheelchair housing contribution of £15,000 per unit where the design of the units cannot fully comply with SELHP standards. Provided to the local Planning Authority prior to commencement of development No interest to be accrued on sums paid</p>	<p>£197,000 health contribution</p> <p>£20,000 town centre contribution</p> <p>£700,000 Affordable housing contribution</p> <p>£15,000 Wheelchair housing contribution</p>
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283	12/00267	Lyridon The Drive Chislehurst BR7 6QS	Modium Developments	Four bedroom detached house with integral garage and three bedroom detached house with integral garage at land adjacent to Lyridon	Modium Developments Limited	16th March 2012	Not to commence the Development until the existing planting is removed from the site and the site is turfed. The land transfer will only be accepted once a Council officer has inspected to ensure adequate sitelines have been secured and works above completed. The owner will dedicate the site to the Council to become part of the highway maintained at public expense. The owner will transfer the site to the Council prior to the commencement date.	REST
282 And 257	10/01675	Kelsey House 2 Perry Hall Road Orpington BR6 0JJ	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	Town and country housing group	21st February 2012	Include "Affordable rented housing" into definition of affordable housing DEED OF VARIATION	None
281 And 263	11/01808/F ULL1	195 - 199 High Street Bromley BR1 1NN	Mr Fadil Adil	Demolition of existing building and erection of 3 storey building comprising; 2 ground floor units, Unit 1 for retail, financial and professional services (Classes A1/A2) and Unit 2 for retail, financial and professional services and restaurant and cafes (Classes A1/A2/A3) and 4 two bedroom flats on 1st floor and 2 two bedroom and 2 one bedroom flats on 2nd floor with rear terrace facing Walters Yard	Mustafa Adil and Fadil Adil  And Bank Of Cyprus Public Company Limited	7th February 2012	Amended wording in the definitions to incorporate application ref. 11/01808 relating to car parking permit restrictions DEED OF VARIATION	REST

280	11/02619 (original) 94/0016	90 Upper Elmers End Road Beckenham BR3 3DY	Dixon Law Solicitors	Modification of legal agreement attached to permission 94/0016, for a replacement detached single storey workshop building, to permanently bind the workshop to 90A Upper Elmers End Road and to continue its use for purposes ancillary to the use of 90A as a residential premises.	Simon Clive Harris	21st November 2011	Amendment to definitions and schedule paragraphs regarding subdivision of units 90 and 90A and numbering DEED OF VARIATION	None
278 And 214, 223, 248	09/02881 (details of 08/01690)	Anerley School For Boys Versailles Road London SE20 8AX	Goldcrest Homes (Piccadilly) Ltd	Four storey block with basement car park for 33 cars (and bicycle and motorcycle parking) (Block D) and four storey block comprising 88 flats (32 one bedroom, 37 two bedroom and 19 three bedroom) and 23 surface car parking spaces and formation of vehicular and pedestrian access (details of appearance, scale, landscaping pursuant to condition 1 of outline permission ref 08/01690 granted on appeal) details of outline pp 08/0169)	Taylor Wimpey UK Limited	21st December 2011	Add "Affordable rented Housing" to definitions and amended Affordable housing units 32 total (comprising 16x3 bed apartments and 16x2 bed apartments) DEED OF VARIATION	None Health 88x861= 75768 Education 91176
276	11/02960	Home Farm Kemnal Road Chislehurst BR7 6LY	Mrs P Selby And Mr O Ertosun	Detached five bedroom house with curtilage, 5 car parking spaces and removal of access drive	Pauline selby And Osman Ertosun	7th February 2012	For the developer to carry out the Footpath Works within three months of the Planning Permission being issued. To give the Council 14 days advance notice in writing of the commencement of development. Subject to having commenced development, not to construct a detached house on the Foxbury Manor land pursuant to 2004 planning permission.	REST
275	10/02964	57 Albemarle Road Beckenham BR3 5HL	Mr And Mrs Ng	Demolition of Nos 57 and 57b and erection of three/four storey block with accommodation in roof space comprising 1 one bedroom, 18 two bedroom and 2 three bedroom flats with 21 car parking spaces	Mr Chee Khoon Ng and Mrs Maria Fuente Ng  And Kingstone Property Limited	7th February 2012	7 Affordable units	7 units

274	11/00563	Denton Court 60 Birch Row Bromley BR2 8DX	Broomleigh Housing Association	Demolition of existing sheltered housing accommodation and erection of 4 semi-detached and 23 terraced two storey houses (4 including accommodation in roof) (13 two bedroom, 12 three bedroom and 2 four bedroom), with 40 car parking spaces	Affinity Sutton Homes Limited	16th November 2011	10 affordable units, 2 of these units will be designed for wheelchair users. The owner covenants to pay the health contribution of £40,797 and education contribution of £205,230.62 to the Council within 14 days of the completion of the first sale of any market dwelling. No time limit on spend.	10 affordable units  Health contribution £40,797  Education contribution £205,230.62
272	07/03245	1 Napier Road Bromley BR2 9JA	Planwood Properties Ltd	Demolition of existing public house and erection of two storey block with accommodation in roof comprising 4 two bedroom flats and 2 one bedroom flats with 5 parking spaces/cycle and bin store	Planwood Properties Limited	18th October 2011	Residents will not be able to apply for a parking permit.	REST
271	11/01989  11/01994/L BC	Sundridge Park Manor Willoughby Lane Bromley BR1 3FZ	Cathedral (Sundridge) Ltd	Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats	Cathedral (Sundridge) Limited  And  Bank of Scotland PLC	26th October 2011	The owner to pay £13,000) per annum for 5 years (totalling £65,000) to the council for the maintenance of the woodland and rockery area within 7 days from the date of first occupation. The Council will forward this annual contribution to the management company responsible for the maintenance within 28 days of the receipt by the Council.	No gain to council but money must come to us first
270	10/03698	Alkham Tower (and Horton Tower) Bapchild Place Orpington BR5 3PL	Broomleigh Housing Assoc.	Demolition of 2 fifteen storey blocks and erection of 3 three/ four storey and 2 six seven storey blocks comprising 19 one bedroom, 57 two bedroom and 14 three bedroom dwellings with 94 basement and open car parking spaces, bicycle parking, refuse/ recycling storage, childrens play area and landscaping	Affinity Sutton Homes Limited	28th October 2011	10 Affordable units, 1 of these units needs to be a wheelchair accessible unit.	10 affordable units

269	10/03407	89 Kings Hall Road Beckenham BR3 1LP	Octave Homes	8 semi-detached three storey four/five bedroom houses and 1 detached three storey four/ five bedroom house with 18 car parking spaces. Reinstatement of 4 tennis courts, and formation of vehicular access and car park for 8 cars to serve the courts	Waterside Trading Limited	31st October 2011	Within 2 months of the first occupation of the development the owner will transfer the land outlined in red on plan B to the council. Open land maintenance contribution £157,500 due on or before first occupation of the fourth house towards the on-going maintenance of the open land and tennis courts by the Council's Parks and Greenspace Department.	£157,500 open land maintenance contribution
268 And 238	11/02101	37 Ridsdale Road Penge London SE20 8AE  (Community Centre Castledine Road)	Affinity Sutton	Variation of the wording of condition 28 (community centre management plan) relating to permission ref. 09/01791 granted for the erection of two buildings to provide 22 flats, 1 house, a replacement community centre and an all weather multi-use games area to implement the community centre management plan prior to the occupation of the use of the development	Affinity Sutton Homes Limited	25th October 2011	Variation of condition 28 DEED OF VARIATION	
267	10/03086	Invicta Works Chalk Pit Avenue Orpington BR5 3JQ	Asprey Homes And Apex Orpington	4 two storey and 3 two/three storey blocks comprising 6 two bedroom and 25 three bedroom houses and 6 one bedroom and 2 two bedroom flats with 3 garages and 55 car parking spaces, bicycle parking, refuse/recycling storage and electricity substation	Apex Orpington Limited And Asprey Homes Limited	30th June 2011	Affordable housing contribution £175,000. Not to permit occupation of any dwelling until one third of the affordable housing contribution shall have been paid to the Council. To pay the remainder of affordable housing contribution within 28 days of the revaluation date or on 1st anniversary of the first payment, if earlier. To undertake a revaluation of the development within 28 days of the date on which the final dwellings is sold. If the valuation shows an excess margin, additional funds to be sought; if there is no excess margin no further payment is due	Affordable housing contribution £175,000  REST

							(see S106 for details) (5 years from date of receipt plus interest)	
266	10/02308	Sundridge Park Management Centre Ltd Plaiستow Lane Bromley BR1 3TP	Millgate Developments Limited	Four/ five storey building comprising 20 two bedroom, 41 three bedroom and 6 four bedroom dwellings and including basement car parking, garage block for 5 cars and single storey building comprising health spa for residents' use with tennis court on roof  (former Butten Building)	Apex Orpington Limited And Asprey Homes Limited	2nd September 2011	Affordable housing contribution £2,021,000 The owner covenants to pay one third of the affordable housing contribution within 14 days of the implementation date. To pay one third of the affordable housing contribution either 18 months after the implementation date or when 50% of the units are occupied –whichever is the earliest. To pay one third of the affordable housing contribution either 24 months after the implementation date or when all of the units are occupied – whichever is the earliest. Education contribution £75,000. The owner covenants to pay half of the education contribution either 18 months after the implementation date or when 50% of the units are occupied – whichever is the earliest. To pay half of the education contribution either 24 months after the implementation date or when all the units are occupied. The Council covenants to repay any unspent funds and interest 5 years after the date of the final payment. Within 14 days of the implementation date to realign part of the picket fence and remove the conference centre sign board.	Affordable housing contribution £2,021,000  Education contribution £75,000.

265 (see also 102 and 138)	02/02736	Site Known As Quilter Gardens Orpington Kent BR5 4NA	Broomleigh Housing Association	Mixed two, three and four storey redevelopment comprising erection of 103 dwellings (including 4 four bedroom, 1 three bedroom and 3 two bedroom houses between 77 and 91 Tintagel road; 8 two bedroom houses, 10 three bedroom houses, 8 four bedroom houses, 12 one bedroom flats and 24 two bedroom flats on site of 3 to 49 Quilter Gardens; 9 one bedroom flats and 24 two bedroom flats on site of 1,2 and 43 Quilter Gardens and 64 - 66 Tintagel Road (Buster's); 89 associated car parking spaces, formation of new road between Rye Crescent and Tintagel road, play area, and community centre adjacent to Hart Dyke Road and Birchington Close PART OUTLINE (Phase One) (Indicative Master Plan for estate included for information)	Broomleigh Housing Association Limited	10th August 2011	£333,000 to be paid by the owner to the Priory School Project towards the construction of the approved community centre at the priory school project. The remaining sums up to the total agreed contribution will be paid by the owner directly to the Priory school project DEED OF VARIATION  Note – no application received but money secured by Deed of Variation to implement community centre approved under 08/02270 at Priory School. Site left by non-implementation of community centre on this application vacant (Nov 2011)	None
264	10/02031	Cannock House Day Nursery Hawstead Lane Orpington BR6 7PH	Child Base Ltd	Demolition of existing nursery buildings and erection of detached single storey nursery building with associated play areas, car parking, cycle parking and refuse store.	James Edward Hummerson and Janic Muraille And Childbase Limited	1st July 2011	Within six months of the first occupation of the building, the existing nursery buildings shall be demolished by the developer, identified on the plan. The developer will repair to a reasonable standard the existing wall between points A and B on the plan within 6 months of the demolition of the existing nursery buildings.	REST
263	10/03011	195 - 199 High Street Bromley BR1 1NN	Mr Fadil Adil	Part first and second storey extension with mansard roof to provide 4 two bedroom on first floor and 2 two bedroom and 2 one bedroom flats on second floor with rear terraces facing Walters Yard.	Mustafa Adil And Fadil Adil And Bank of Cyprus Public Company Limited	31st May 2011	The owners will not be able to apply for a parking permit	REST

## Annex 2

### 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

## 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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