

LONDON BOROUGH OF BROMLEY

LOCAL DEVELOPMENT FRAMEWORK

AUTHORITY MONITORING REPORT
1ST APRIL 2012 – 31ST MARCH 2013

MARCH 2014



THE LONDON BOROUGH
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 ninth Local Development Framework Annual Monitoring Report which has been renamed and is now called the Local plan - Authority 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) . Previously the Government has announced the withdrawal of a number of pieces of guidance, including the requirement for monitoring of Core Output Indicators, as of 30th March 2011. Further changes to monitoring guidance are contained within the 2012 Local Planning Regulations.
- 1.6 This AMR covers the period 1st April 2012 to 31st March 2013.

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.

Bromley’s Population

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 National Planning Policy Framework (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 new Local Plan, incorporating Bromley Town Centre Area Action Plan (AAP) and Supplementary Planning Documents (SPD’s).

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.
- A substantial programme of public consultation took place in March 2013 on the 'Options and Preferred Strategy' and February 2014 'Draft Policies and Designations' as part of the preparation of the new Local Plan scheduled for adoption in 2015.

2.3 Key findings of the Policy Progress Section:

- There is a continuing loss of employment land to other uses (-3,300m²). 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 2012-2013 was 627 units which exceeded the previous London Plan figure of 500 units.

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 Local Development Framework'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 Updates on the timescales for the Local Plan have been made available on the Council's website outlining the LDS. The LDS has been updated in October 2013, outside of the formal monitoring period for this AMR.

Progress since April 2012

- 3.4 During 2012/13 further evidence supporting the preparation of the Local Plan was produced including the Affordable Housing Viability Assessment & the Draft Infrastructure Delivery Plan. LDFAP and DCC have received regular reports in the Local Plan Preparation with the Executive agreeing the consultation on the Options and Preferred Strategy in February 2013. Subsequently, the responses to the Options and Preferred Strategy have been analysed, reported and further work led to consultation on the Draft Policy and Designations in Feb/March 2014. The detail of the consultation will be updated in the 2013/14 AMR.

Bromley Town Centre Area Action Plan

- 3.5 In accordance with the adopted Bromley Town Centre Area Action Plan the Council's Town Centre Development Programme has progressed towards the delivery of the various specified opportunity sites.
- 3.6 Site K (St Mark's Square) is due for completion by Autumn 2015, while the Bromley North Village Improvement programme is expected to be implemented by November 2014. The Council is also currently working with a preferred development partner Muse, to agree a viable scheme proposal and partnering arrangements that will deliver the Council's objectives for Site G (Churchill Palace). This work should be completed by the end of March 2014. Contracts were exchanged with the Cathedral Group in December 2013 for Site C (The Old Town Hall) and a planning application will be submitted with the aim of opening a hotel and conference centre in the Spring of 2016.

Summary of performance indicators

- 3.7 The following tables summarise the core and local indicators which have been assessed in terms of their policy performance during the period 2012-13.

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

Local indicators

Local Policy Objective 1:	Vacancy rates in town centres
Local Policy Objective 2:	Number of A1 uses in Primary Frontages
Local Policy Objective 3:	To encourage energy efficiency and promote environmentally acceptable energy generation and use.
Local Policy Objective 4:	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.

Indicator	Core BD1: Total amount of additional floorspace – by type
Current Position	B1(c)/B2 = -3,300m ²

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

Indicator	Core BD3: Employment land supply by type
Current Position	Total land designated Business use = 902,818.6 sqm (land allocated with the UDP as Business Area).

- 4.4 There has been no change in the total land allocated as Business Use.
- 4.5 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.
- 4.6 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.
- 4.7 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. The new owner is seeking to implement a comprehensive improvement programme for the Walnuts Shopping Centre which will see Crown Buildings redeveloped for additional retail floor-space and a cinema. Authority has been obtained to sell the Council's freehold interest in an area adjoining Crown Buildings which is required for the scheme. The Crown Buildings have been demolished and the developer is currently progressing negotiations for the pre-letting of the new units.

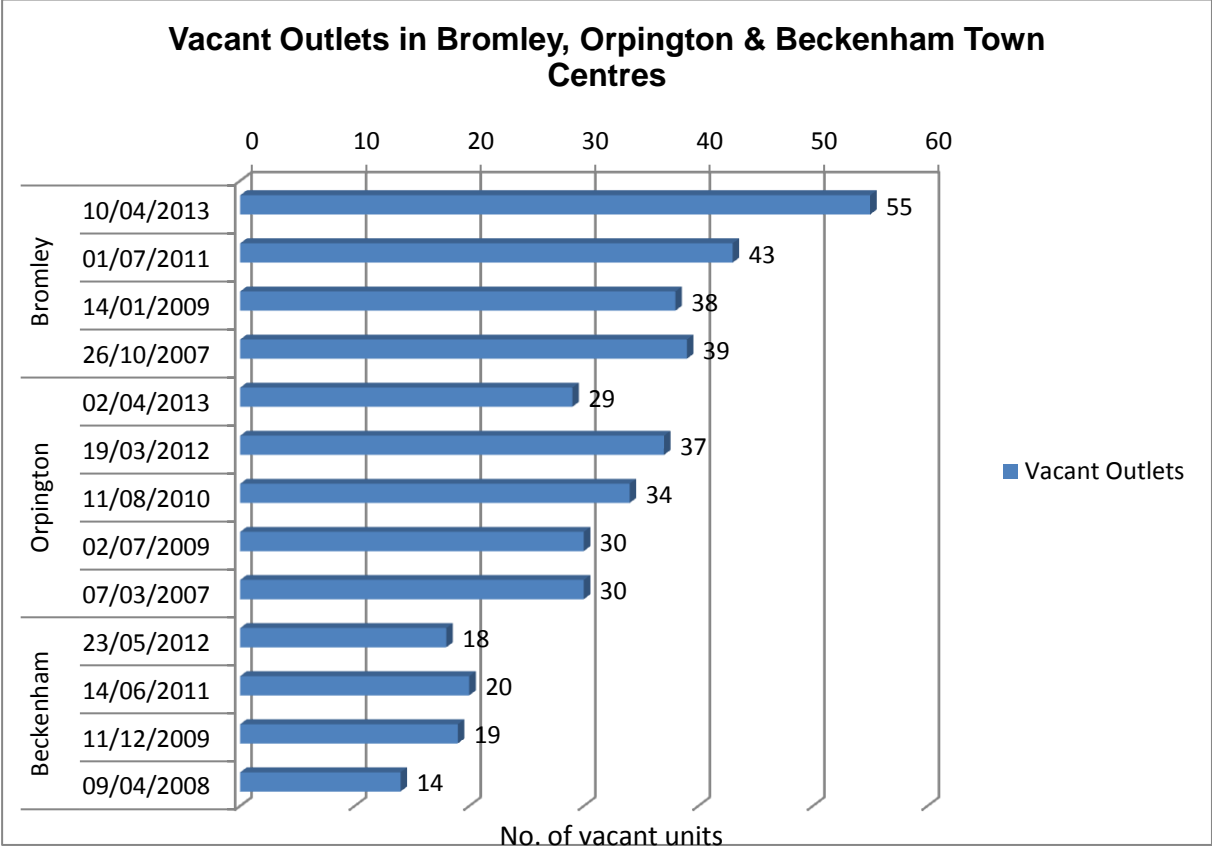
- 4.8 Beckenham is the biggest of the five District Centres having a mixture of shops, restaurants, supermarkets, night-club and bars. The London Plan also identifies Beckenham has having a strong evening economy.

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

- 4.9 A network of smaller Local Centres and Neighbourhood Parades primarily offer convenience and 'top up' shopping and services to their localities.
- 4.10 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

- 4.11 The Goad centre reports show all three centres are still performing robustly in terms of vacant outlets compared to the national average.
- 4.12 The Borough’s Town Centre Managers own recording of vacant units (which measures vacant upper as well as lower units). The data for Bromley Town Centre shows an increase in the number of vacant units since 2011, however, the rebranding of The Glades shopping centre in summer 2013 has shown investment in the centre has brought about new retailers including The White Company & the Apple store.
- 4.13 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

- 4.14 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 Data
Orpington - December**

Year	Footfall - December
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**

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

- 4.15 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.
- 4.16 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

Percentage of A1 (retail use) in Bromley Town Centre Primary Retail Frontages (High St only)	
Target:	Retain over 50% of A1 units in primary retail frontage
Current Position:	72.63 % of units in core frontages A1 use

Percentage of A1 (retail use) in Orpington Town Centre	
Target:	Retain over 50% of A1 units in primary retail frontage
Current Position:	67.47 % of units in core frontages A1 use

Percentage of A1 (retail use) in Beckenham Town Centre	
Target	Retain over 50% of A1 units in primary retail frontage
Current Position:	73.83 % of units in core frontages A1 use

- 4.17 The above figures show that Bromley, Orpington & Beckenham retained over 50% of shops A1 use class within primary retail frontages.

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.

Indicator	Core H1: Plan period and housing targets
Target	500 units per annum 2011/12-2021/22 = 500 units (London Plan 2011).
Progress/Target met	627 net units completed in 2012/13

Five year supply position

5.2 The Council's five year housing supply paper was updated by the Council in June 2013. 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 2012/13 completions of 500 units was included in the paper. Actual net completions have exceeded this estimate by 127 units. In comparison 547 units were completed in 2011/12 and 672 units in 2010/11.

5.3 During the five year supply period of 2013/14 – 2017/18 the Council's five year housing supply paper (June 2013) showed that the Borough needs to deliver 2471 units. The NPPF requires boroughs to demonstrate an additional 5% buffer in their five year supply documents that would increase the figure from 2471 to 2594 units. The Paper showed that there are over 2700 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 is updated 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 2012/13 was 161 units, this compares with 213 units in 2011/12 and 224 units in 2010/11.

Indicator	Core H4: Net additional pitches (Gypsy and Traveller)
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"> • 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). • The Planning Inspectorate upheld the Council's decision to refuse a retrospective planning application July 2011 in Cudham Lane (Archie's Stables)

6.0 The Natural Environment

Indicator	Core E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
Current Position	None

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

Indicator	Core E3 – Renewable energy generation
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

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

Indicator	Core W2: Amount of municipal waste arising and managed by type by waste planning authority
Current Position	<p><u>2012-2013 figures</u></p> <p>Total municipal waste = 139,360 Household waste = 121,146 Landfill= 34,540 Incineration (waste to energy) 44,469 Dry recycling = 36,415 Composting = 24,154 Inert waste = 600.26 Recycling rate = 50%</p>

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 2012-2013, 526 applications were considered within conservation areas and 41 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.
- 7.4 288 applications were submitted in 2012/13 in respect of Green Belt, Metropolitan Open Land and Urban Open Space. All of the applications related to householder extensions, certificates of lawful development, advertisement and change of use applications.
- 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.
- 7.6 The Government announced on 24 January 2013 that regulations would be introduced in the spring of 2013 to amend Permitted development rights to allow a change from office to residential use without the need for planning permission. Between June 2013 and March 2014 the Council has received 45 prior approval applications for change of use from office to residential. This will be analysed in further detail in the 2013/2014 AMR.

8.0 Community Facilities

- 8.1 79 applications relating community facilities were on determined for a range of development proposals in 70 community facility locations. Of these 18 applications were refused. All but 5 of the 30 less complex applications (amendments, variations of conditions, listed buildings consents, tree preservation orders, demolition consents and a certificate of lawfulness) were permitted, consented or allowed.
- 8.2 A further 6 applications were submitted but subsequently withdrawn and 10 pre application cases were addressed.
- 8.3 Trends in respect of the more significant applications are set out below. Although there were fewer applications relating to community facilities during the period, than in the previous year, the continuing pressure for school expansions bucks that trend.

Education

- 8.4 Of the 85 applications lodged, over half, 45, relate to school provision and five relate to day nurseries. These proposals reflect the population trends which continue to impact on early years and the primary school sector, and which became apparent in the previous AMR. They also reflect a response to the changes in secondary provision resulting from the increase in the school leaving age.
- 8.5 Significant developments include additional new teaching space at Raglan Primary, Green Street Green Primary, Pickhurst Junior and expansion in the secondary sector at The Ravensbourne School, Darrick Wood Secondary School and Ravens Wood School as well the provision or retention of temporary classrooms on a further 5 school sites.
- 8.6 Four school applications were refused and whilst two proposals relating to trees and signage were dismissed the other two which enhanced facilities sports pitches at Bishop Justus school and the retention of workshop buildings at The Ravensbourne School were allowed on appeal.
- 8.7 A number of pre application cases (3) and withdrawn applications (3) related to expansions of teaching space on six school sites and point to future developments which may come forward to address pressures within the system.

Health

- 8.8 Applications were received and refused and dismissed at appeal for enhancements to facilities at two GP surgeries.

Older Persons Accommodation and Care

- 8.9 An application for the extension of a nursing home was refused then subsequently allowed on appeal, and a proposal for 50 sheltered apartments was refused on parking grounds and also subsequently allowed on appeal.

Sports and Recreation

- 8.10 In addition to the enhancement of pitches allowed at Bishop Justus mentioned above a further 12 applications were determined relating to sports facilities. Whilst the majority did not increase the capacity of the facilities, relating to trees, signage, telecoms etc) the applications included the enlargement of the pavilion and new changing facilities at Park Langley Sports and Social Club and the provision of temporary facilities at Beaverwood Lodge Sports and Leisure Club whilst the previously permitted redevelopment of the site is undertaken.
- 8.11 The remodelling and enhancement of a Golf Course and facilities were dismissed and subsequently allowed on appeal
- 8.12 An appeal was allowed for the conversion of a redundant snooker club to flats. The appeal did not relate to the loss of facilities.

Places of Worship

- 8.13 Four applications and two pre-application cases related to the sites of places of worship. The enlargement of the burial ground at St Martin of Tours, Chelsfield was permitted whilst a proposal for a memorial wall at a church in Farnborough was withdrawn. Additionally a previously refused cemetery was dismissed at appeal.
- 8.14 A former place of worship was granted a certificate of lawfulness for use as a day nursery, (the same use class) and a pre-application case for a mixed use redevelopment (including D1) illustrates a continuing trend for cross subsidising the enhancement of facilities through residential development.

Public Conveniences

- 8.15 Further to the sale of a number of public conveniences applications were received and granted for the demolition of toilets at Bromley North and St Pauls Cray whilst pre application cases relating to three others were addressed.

Appendices

Annex 1 shows a list of all the S106 agreements agreed in 2012-13.

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

Annex 1 – S106 agreements 2012-2013

App No.	Address	Applicant	Application	Date	Legal Agreement
03/02319	Blue Circle Sports Ground Crown Lane Bromley BR2 9PQ	Asprey Homes	Mixed use development comprising erection of new medical centre/ nursing home/ affordable housing and open market housing at a density of between 50-80 dwellings per hectare/ children's playground/ consolidation of allotments/ bus interchange/ associated public open space/ access roads and car parking (OUTLINE)	27 th February 2013	Requires the applicant to pay £250,000 to the Council as an education contribution and provides the framework for a mediation process to determine any further education contribution or refund due (£250k paid 27.02.13. Total education contribution £500k subject to reassessment if necessary) SUPPLEMENTAL AGREEMENT
12/01843	20 - 22 Main Road Biggin Hill TN16 3EB	Cedar Rydal Limited	Residential scheme consisting of 9 dwellings (8x4 bed houses and 1x3 bed house), together with associated car parking, landscaping and ancillary development.	28 th February 2013	No affordable housing and no financial contributions On the commencement of development the owner and developer will pay the Major of London Cil Payment of £38,290 UNILATERAL UNDERTAKING
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.	8 th March 2013	To amend the definition of Affordable Housing . Replace the numbers 23 and 7 with 24 and 8 in the definition of affordable rented units also add addition wording "quoted wording". In the definition of Intermediate Housing units replace the numbers 23 and 13 with 22 and 12 in line 1. To add the definition of "Protected Tenant". To add an additional Affordable Housing clause (10.10) which clarifies existing clauses and adds 2 new clauses DEED OF VARIATION
06/00749	Ravensbourne College Of Design & Communication Walden Road Chislehurst Kent BR7 5SN	Ravensbourne College Of Design & Communication	Demolition of existing college building and students residential accommodation. Erection of Residential Development comprising 251 dwellings with amended vehicular access landscaping and open space OUTLINE APPLICATION	8 th March 2013	The application site shall be permanently subject to the restrictions and requirements of the 2006 section 106 agreements. To amend the definition of "Affordable Housing Tenure". To delete and replace clause 4.4(a) And clause 4.4(b) of the original 2006 agreement by clause 3 and 4 of the new agreement respectively DEED OF VARIATION

App No.	Address	Applicant	Application	Date	Legal Agreement
11/03616	Down House Estate Lusted Road Downe Orpington	English Heritage	Temporary overflow visitor car park for up to 50 days per year for period of 2 years	1 st August 2012	To ensure a member of English Heritage staff will be present at the access gate to the site at all times when it is in use as a public car park for visitors to Down House. Turf reinforced mesh will be laid at the positions indicated on the plan attached to the legal agreement. No cars will be allowed to park within 2 metres of the Public Footpath. The Owner will endeavour to ensure no destruction is caused to the Public Footpath by the use of the site. The Owner will ensure that any damage caused to the Public Footpath by the use of the Site will be repaired promptly and to the Council's satisfaction UNILATERAL UNDERTAKING
12/03634	2 Betts Way Penge London SE20 8TZ	Town & Country Housing Group With Stonechart Property Ltd	Demolition of existing building and erection of 4 storey building comprising 22 flats and 2 semi-detached wheelchair bungalows with 24 car parking spaces	1 st March 2013	Education contribution of £83,825.77 and health contribution of £24,871 to be paid to the Council prior to first occupation and use in the vicinity of the site. Repayment 10 years from date of payment. 35% habitable rooms to be constructed as affordable housing 5 affordable rented 3 intermediate 2 wheelchair homes designed
12/02658	Day Centre Chipperfield Road Orpington BR5 2PY	Croudace Partnerships Ltd	Demolition of the existing Leasons Centre and erection of 4 x 2 bed houses, 24 x 3 bed houses, 11 x 2 bed flats (including 2 suitable for wheelchairs) and 2 x 3 bed flats (total 41 units), together with a new vehicular access to Chipperfield Road, 76 car parking spaces, cycle parking, and associated landscaping	8 th Feb 2013	35% affordable housing units (60% rented/ 40% intermediate and 2 wheelchair units) Education contribution of £34,895.58 prior to first occupation towards pre-school education. Education contribution of £131,751.57 prior to first occupation towards primary school education. Education contribution of £116,044.42 prior to first occupation towards secondary education. Education contribution of £52,819.91 prior to first occupation towards 16+ further education. Repayment 10 years from date of receipt of contribution.

App No.	Address	Applicant	Application	Date	Legal Agreement
12/01838	47 Homesdale Road Bromley BR2 9TN	McCullochs	Change of use of existing building together with erection of an extension at rooftop level and elevational alterations to provide 14 two bed flats and 2 one bed flats, 18 car parking spaces, refuse and recycling store and cycle store	8 th Feb 2013	6 affordable units Education contribution £53,590.45 on the first occupation of the development. To be repaid 10 years after date of payment. Health contribution of £16,000.00 on the first occupation of the development. To be repaid 10 years after date of payment.
12/00304	76 High Street Orpington BR6 0JQ	Churchill Retirement Living	Three/ four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/ recycling storage and bicycle/ electric buggy parking, with 16 car parking spaces	22 nd Jan 2013	Affordable housing contribution of £211,500 and additional amount payable on the commencement of the development. Spend within 5 years of receipt of payment. Health contribution of £44,000 to pay to the Council prior to occupation of 50% of the dwellings. Spend within 5 years of receipt of payment.
12/01935	Stephen James Bromley BMW Garage Bickley Road Bickley Bromley BR1 2NH	Mr Ben Collins	Single storey building to rear to be used as smart bay including valeting and minor vehicle repairs. (PART RETROSPECTIVE APPLICATION)	22 nd Feb 2013	The proposal granted under appeal, ref. 11/02561 will not be implemented. UNILATERAL UNDERTAKING
93/02064	Angas Convalescent Home Church Approach Cudham Sevenoaks TN14 7QF	RAVENSBORNE NHS TRUST	CHANGE OF USE OF STABLE BLOCK TO RESIDENTIAL ACCOMMODATION	12 th Sept 2012	Discharge of all obligations in the 93/02064 Section 106 agreement
12/02443 12/02913 12/02966	Holy Trinity Convent School 81 Plaistow Lane Bromley BR1 3LL	Bellway Homes (Thames Gateway)	Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping	18 th January 2013	The PIL paid under the terms of the previous agreement shall be used to meet the Affordable housing requirements that would have arisen from this development. No further financial contribution for this purpose is required from the Owner. The Owner shall carry out the school land works on the school land prior to 1 st September 2013. No dwellings can be occupied until the owner has been made a written offer to the school to transfer the school land. No more than 90% of the dwellings to be occupied until transfer of land to school is completed, if school accept the

					<p>offer to transfer.</p> <p>The owners shall carry out the church land works (parking spaces) prior to implementing the development . No swellings to be constructed until written offer to church to transfer church land. No more than 90% dwellings to be occupied until the transfer of church land completed, if church accept the offer to transfer.</p> <p>No more than 50% of the dwellings to be constructed shall be occupied until the listed building works are substantially complete.</p> <p>The Owner will submit a scheme for the MOL to the Council prior to implementation of the development.</p> <p>The owner will submit a woodland management scheme to the Council prior to implementation of the development.</p>
11/02100	Land Rear Of 86 To 94 High Street Beckenham	London & Quadrant Housing Trust	3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access	12th June 2012	15 affordable housing units
12/02099	Arundel Berrys Hill Berrys Green Westerham TN16 3AE	Mr Stephen Bridger	Replacement two storey dwelling	16 th October 2012	Demolition of existing buildings prior to occupation
11/03863	Ruxley Manor Garden Centre Maidstone Road Sidcup DA14 5BQ	H. Evans + Sons Limited	Change of use of part of floorspace permitted under ref. 09/01552 for retail shop use to restaurant, with elevational alterations and formation of terrace outdoor seating area.	15 th November 2012	Cease use of are hatched purple on Plan B for restaurant use and use this area for retail use only. Use area hatched green for restaurant use only.
App No.	Address	Applicant	Application	Date	Legal Agreement

App No.	Address	Applicant	Application	Date	Legal Agreement
12/01355	268 (270) Main Road Biggin Hill TN16 3JG	Ms R Taylor	Addition of first floor to form two storey dwelling house to 268 + 270 Main Road.	13 th November 2012	To submit to the Council a programme of works indicating the contemporaneous construction and completion of the extensions at numbers 268 and 270 Main Road Biggin Hill. Implement in accordance with approved programme. To be read in conjunction with 268 Main Road legal agreement.
12/01355	268 Main Road Biggin Hill TN16 3JG	Ms R Taylor	Addition of first floor to form two storey dwelling house to 268 + 270 Main Road.	13 th November 2012	To submit to the Council a programme of works indicating the contemporaneous construction and completion of the extensions at numbers 268 and 270 Main Road Biggin Hill. Implement in accordance with approved programme. To be read in conjunction with 270 Main Road legal agreement.
09/01664	Dylon International Ltd Worsley Bridge Road London SE26 5BE	Relta Limited	Mixed use redevelopment comprising basement car parking and 2 part five/ six/ seven/ eight storey blocks for use as Class B1 office accommodation (6884 sqm)/ Class A1 retail (449 sqm)/ Class A3 cafe/ restaurant (135 sqm)/ Class D1 creche (437 sqm) and 149 flats (32 one bedroom/ 78 two bedroom/ 39 three bedroom)	4 th July 2012	Affordable housing commuted sum £80,000 payable. £40,000 is due on the occupation of the 15th dwelling , £40,000 due on occupation of 112th dwelling. Pay Council's costs for traffic order within 12 months of occupation of 15th dwelling. Pay back within 5 years of it's receipt. No reference to interest from capital receipt. Deed of <u>(Discharge of UU dated 16 March 2010 and creation of replacement planning obligation dated 4th July 2012)</u>

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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