

London Borough of

BROMLEY

LOCAL DEVELOPMENT SCHEME

September 2017



Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to prepare and maintain a Local Development Scheme. This document is the revised Local Development Scheme for Bromley, (also referred to as the LDS). It replaces the November 2016 version. This version has been prepared with regard to the Act and its associated Regulations which set out what is required of an LDS.
- 1.2 This LDS takes into account the changes in legislation and policy at a national and regional level and the resources available to the Council. It reflects the impact of continued planning reforms, and the London Plan, (as amended in 2016) with which the Local Plan will be required to be in general conformity. The Mayor has publicised his intentions to complete a full review of the London Plan during 2017-2019, with a view to publishing the revised London Plan in Autumn 2019.
- 1.3 The primary purpose of the LDS is to inform the public about local development plan documents for Bromley and the timescale for their preparation. Planning Practice Guidance (2014) states that local authorities should publish the timescale on its website and keep this up to date.
- 1.4 Bromley adopted its UDP in 2006, and 'saved' many of its policies in 2009. The Council subsequently worked on its Local Development Framework, and under this system adopted the Bromley Town Centre Area Action Plan and Supplementary Planning Documents for Affordable Housing, and for Planning Obligations. The Council is now preparing Bromley's borough-wide 'Local Plan'.
- 1.5 There are six different types of planning documents that could potentially be prepared. Their content varies from policies for the use of land, policies for involving the public in planning, guidance and information to procedural documents.
 - Development Plan Documents (DPDs)
 - Neighbourhood Plans
 - Supplementary Planning Documents (SPDs)
 - Community Infrastructure Levy (CIL) Charging Schedule
 - Statement of Community Involvement (SCI)
 - Authority Monitoring Report (AMR)

Development Plan Documents (DPDs) form the Local Plan for the Borough.

- 1.6 The Bromley Local Plan will be the borough-wide DPD which sets out the overarching strategy for the future development of the Borough to 2030 and detailed policies to manage new developments and incorporates strategic site allocations supporting its delivery. The Bromley Town Centre Area Action Plan (BTCAAP) is an existing adopted DPD (2010) covering a specific part of the Borough, and will therefore be reviewed once the Local Plan is adopted. When reviewed it will form part of the Borough's Local Plan.

- 1.7 The statutory **Development Plan** for Bromley currently comprises the London Plan (2016), the 'saved' policies of the 2006 UDP, and the Bromley Town Centre Area Action Plan, and is set out in Diagram 1.
- 1.8 Local Development Documents must be in 'general conformity' with the London Plan, (the Mayor's Spatial Development Strategy).

Neighbourhood Plans

- 1.9 The Localism Act 2011 makes provision for Neighbourhood Plans to be prepared. Neighbourhood Plans are community-led documents which would be initiated through a Neighbourhood Forum and ultimately adopted by the Council as part of its development plan. Neighbourhood Plans have to be in 'general conformity' with strategic policies in the Local Plan for an area, and are subject to independent examination and a referendum.
- 1.10 There are currently no Neighbourhood Forums within the Borough and no proposals for Neighbourhood Plans.

Supplementary Planning Documents

- 1.11 Supplementary Planning Documents are used to amplify planning policy within development plan documents. There is no legal requirement for these to be included within the LDS, and this enables local planning authorities to respond as circumstances change. They do not form part of the 'Development Plan' for the Borough. However, they are 'material considerations' and provide additional detail to existing policy in the development plan or national policy.
- 1.12 DPDs and SPDs are subject to public consultation. In addition, DPDs are subject to Sustainability Appraisals in their preparation to assess the economic, social and environmental effects of the plans. DPDs are submitted to the Secretary of State for an Independent Examination by a Planning Inspector.
- 1.13 The Town and Country Planning (Local Planning) England 2012 Regulations sets out the revised procedure for the preparation and review of Local Plans.

Community Infrastructure Levy (CIL) Charging Schedule

- 1.14 The Community Infrastructure Levy is a charge that local planning authorities may choose to levy on new development to fund infrastructure required to support growth and the delivery of the Development Plan for the area. To date, LB Bromley has used S106 agreements negotiated with developers to secure funding where needed as appropriate. However, restrictions to the pooling of S106 agreements

came into effect from April 2015 to avoid the use of S106 and CIL monies to pay for the same piece of infrastructure. No more than five S106 contributions can be pooled to fund the same type of infrastructure. The CIL Charging Schedule will set out the rates at which CIL will be charged for specific types of development.

Bromley's Current Position

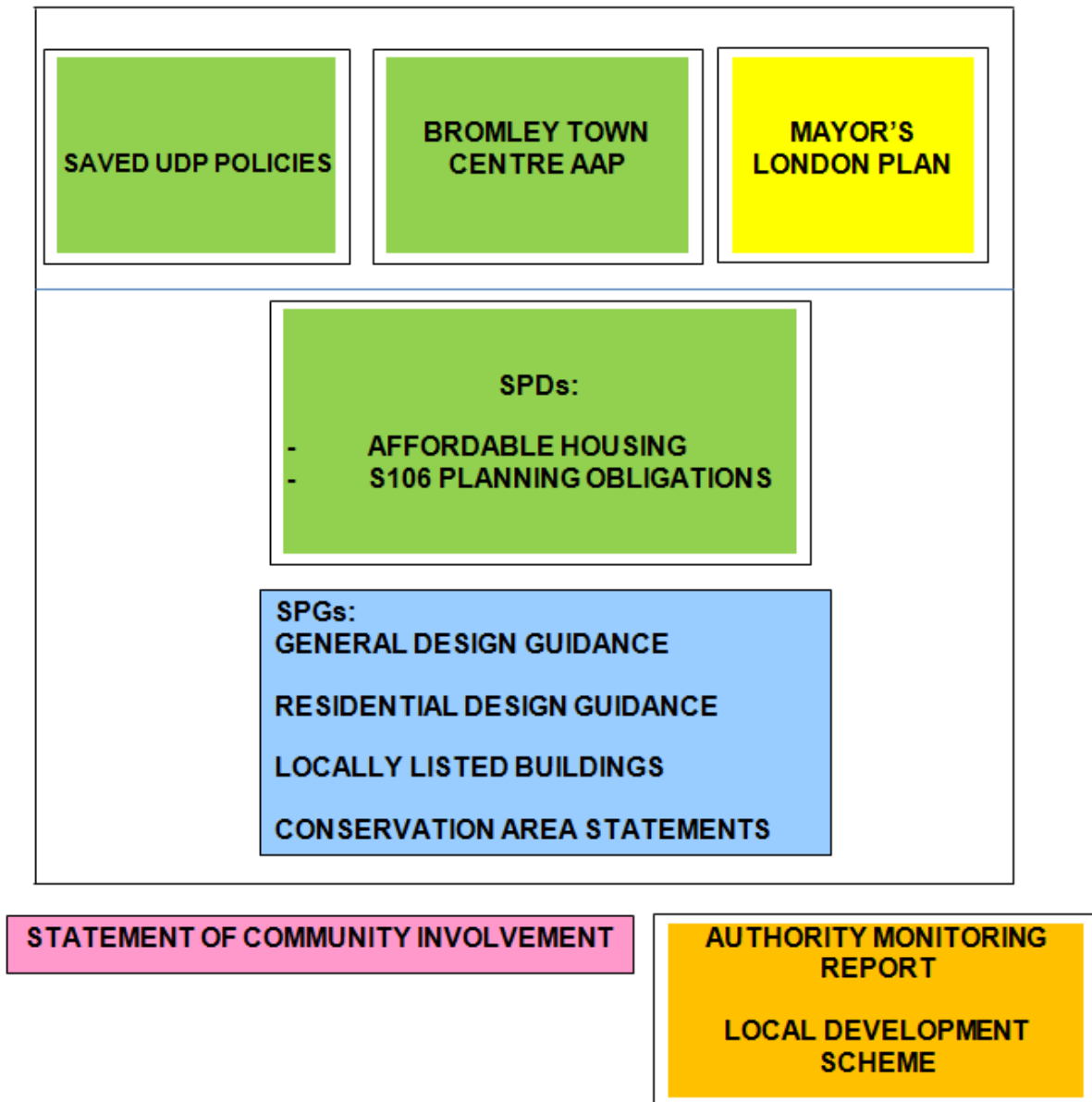
- 2.1 The Council decided to move to preparing a Local Plan in line with the National Planning Policy Framework rather than a Local Development Framework which it started to prepare and adopted some documents.
- 2.2 The current Development Plan for the Borough comprises:
 - 'saved' policies from the 2006 UDP
 - Bromley Town Centre Area Action Plan (2010)
 - Affordable Housing SPD (2010)
 - Planning Obligations SPD (2010)
 - Supplementary Planning Guidance linked to the saved UDP policies
 - The London Plan (2016)
- 2.3 Diagram 1 illustrates this position.

Saved Policies

- 2.4 The Unitary Development Plan (UDP) 2006 was saved for three years after adoption by virtue of the Planning and Compulsory Purchase Act 2004. In 2009 the Council successfully sought a Direction from the Secretary of State to retain specific policies beyond this period. Appendix 1 lists the policies 'saved'.

Diagram 1

BROMLEY'S DEVELOPMENT PLAN (CURRENT)



Supplementary Planning Documents

The Council has two adopted Supplementary Planning Documents: 'Affordable Housing', and 'S106 Obligations'.

Supplementary Planning Guidance

The Council's existing supplementary planning guidance (SPG) can only remain in force while the relevant UDP policies are operational. All are currently linked to 'saved' policies and have been retained as a material

consideration in the determination of planning applications. Table 1 shows the current SPG linkages to 'saved' policies.

Table 1 - Supplementary Planning Guidance

Supplementary Planning Guidance/ Information Leaflets (IL)	Links to saved Unitary Development Plan Policies
General Development Principles	BE1/BE3
Residential Design Extending your homes (IL)	H7/ H8/ H9/ H11
Conservation Area Character appraisals and Guidance	BE9
Shop fronts and security Shutters (IL)	S1/S2/S4/S5/BE9
Archaeology (Fact Sheet)	BE16
Advertisements	BE21

Preparation of the Local Plan

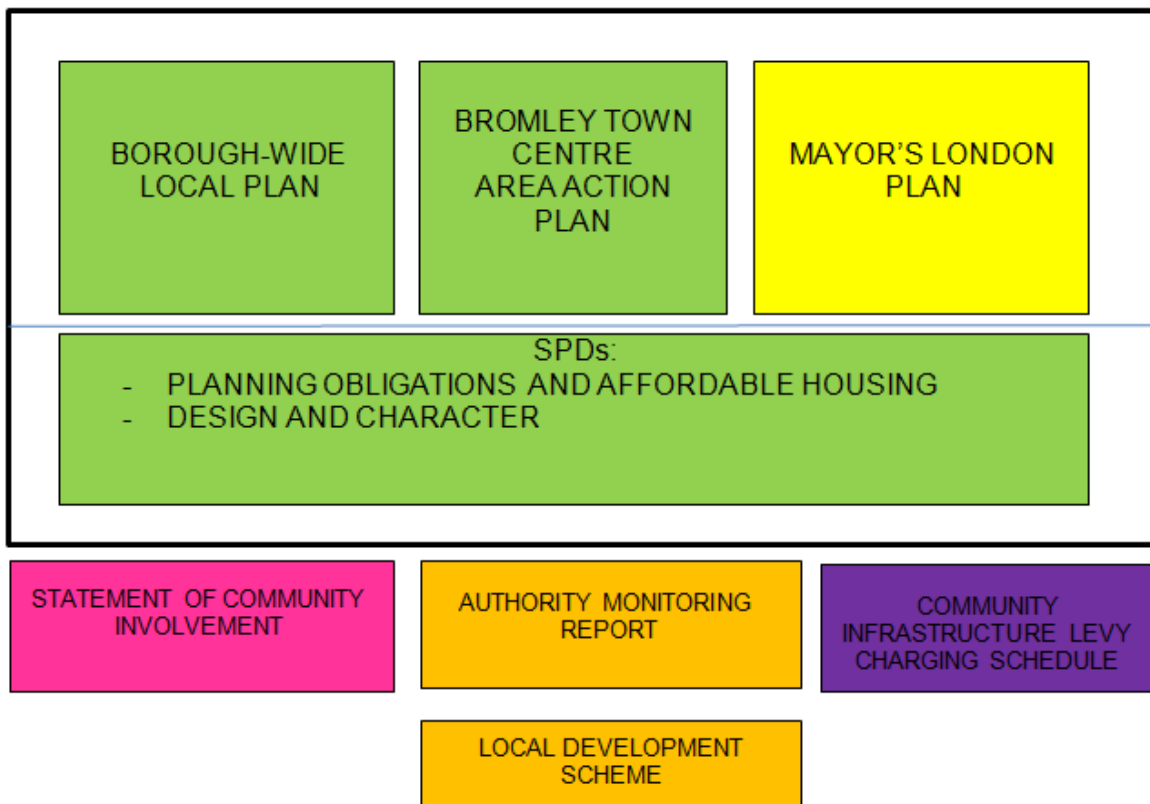
- 3.1 The Council signalled it would move to a Local Plan with the National Planning Policy Framework (2012) and incorporate the work undertaken so far to progress the Local Development Framework. This included the evidence base which continues to be updated as appropriate, and the Core Strategy Issues Document consultation from 2011. With the Bromley Town Centre Area Action (BTCAAP) adopted in 2010 it was agreed that it would be reviewed after the adoption of the Borough-wide Local Plan. The Borough-wide Local Plan would therefore only include those elements which required updating, for instance, the Bromley North site (former Opportunity Site A); originally included in the Bromley Town Centre Area Action Plan, Policy OSA Bromley North was quashed following a judicial review.
- 3.2 In 2012 the Council undertook consultation on its Local Plan 'Options and Preferred Strategy' in 2014 its 'Draft Policies and Designations' Document. The issuing of the Draft Policies and Designations Document overlapped with the Mayor of London consulting on the Further Alterations to the London Plan in early 2014. The FALP were consolidated into the London Plan in March 2015. Following the 2015 London Plan, the Council consulted on its Draft Allocations, Further Policies and Designations. The Mayor's minor alternative to the 2015 Plan were incorporated into the London Plan in March 2016. The Council commenced consultation on its Proposed Submission Draft Local Plan in line with Regulation 19 of the Town Planning Regulations 2012 as amended formally, in November 2016.
- 3.3 There is a period of transition between the old and new systems. The old system is represented by the 'saved policies of the 2006 adopted Bromley Unitary Development Plan (UDP) and currently these together with the Bromley Town Centre Area Action Plan form the Development Plan for the Borough together with the London Plan. Appendix 1 sets out the 'saved' UDP policies. The Government is starting to prepare a new London Plan with the intention to publish in 2019. This will have implications for the Borough and may require a partial review of the Local Plan in 2019/2020 beyond the timescale of this LDS.

Development Plan Documents

- 3.4 Bromley Borough Local Plan – this will set out the spatial vision and strategic objectives, policies for managing development in the Borough, identify the main sites where development or change is anticipated and the proposals map identifying areas designated for protection or where areas where specific policies will apply. It will incorporate some revised site allocations from the Bromley Town Centre Area Action Plan 2010.
- 3.5 While the Bromley Town Centre Area Action Plan forms part of the broader Development Plan, it will be reviewed following the adoption of the Borough-wide Local Plan, and will if required include an appropriate early partial review of the Borough-wide Local Plan.
- 3.6 In addition there will be a Community Infrastructure Levy (CIL) Charging Schedule.
- 3.7 The timetable for the production of these three documents is detailed in Tables 2, 3 and 4 and shown in summary in Appendix 2. Diagram 2 shows the other documents involved as well.

Diagram 2

BROMLEY'S DEVELOPMENT PLAN (PLANNED)



Supplementary Planning Documents

- 3.8 The LDS is only required to set out the timetable for Development Plan Documents which have to be subject to an Examination in Public. However, the Council considers it useful to indicate the programme for the S106 Planning Obligations Supplementary Planning Documents which will be prepared alongside the introduction of a Bromley Community Infrastructure Levy.

Planning Obligations – The existing SPD will be reviewed in line with the Borough Local Plan and the introduction of the Borough's Community Infrastructure Levy (CIL).

Affordable Housing – It is anticipated that the existing SPD will be reviewed and updated in light of the Borough Local Plan following its adoption.

Character and Design – This would be a new SPD covering in the main the topics covered by the current SPGs regarding General Design and Residential Design and follow on from the Local Plan.

Other Documents

- 3.9 Local Development Scheme This document will be kept under review and progress monitored as part of the Authority Monitoring Report.

Statement of Community Involvement (SCI) Bromley's Statement of Community Involvement (SCI) was reviewed in 2016 following public consultation and agreed by the Council's Executive in July 2016. This reflects the greater public access to, and use of information technology.

Neighbourhood Plans There are no current proposals for Neighbourhood Plans within the borough.

Authority Monitoring Report An annual AMR is reported to Development Control Committee and in addition monitoring information is made available on the Council's website and updated throughout the year.

Local Development Document Profiles

- 3.10 The following tables outline each document proposed to form part of the Bromley Local Plan.

TABLE 2

TITLE	Borough-Wide Local Plan	
Development Plan Document	YES	
ROLE & CONTENT	<p>The Local Plan will establish the Vision, Key Objectives and Spatial Strategy for the Borough, reflect the spatial aspirations of the Community Strategy and contain a number of core policies and a monitoring and implementation framework.</p> <p>It will address levels of growth and the strategic distribution of development and will include policies addressing key issues and policies to aid the development management process including a clear strategy for the delivery of its objectives. The Local Plan will include a key diagram identifying the spatial elements of the strategy.</p>	
GEOGRAPHICAL COVERAGE	Borough-wide	
Responsibility for Production	Lead	Planning Strategy Team
	Resources	Planning Strategy Team with input from other services as required
	Stakeholder & Community Involvement	Consultation and engagement in line with the SCI
KEY MILESTONES	<ul style="list-style-type: none"> ▪ Consultation on sites assessed as part of the site allocation process. ▪ Consultation on new Local Green Space Designations, ▪ Consultation on revised Statement of Community Involvement ▪ Draft Local Plan Proposed Submission Consultation ▪ Submission to the Secretary of State and then Examination ▪ Receipt of Inspector's Report ▪ Adoption of the Local Plan by Full Council 	<p>Sept/Oct 2015</p> <p>February/March</p> <p>February/March 2016</p> <p>November/December 2016</p> <p>August 2017</p> <p>Spring 2018 Spring/Summer 2018</p>
REVIEW	The document will be monitored on an annual basis through the Authority Monitoring Report.	

TABLE 3

TITLE	Community Infrastructure Levy Charging Schedule
Development Plan Document	NO
ROLE & CONTENT	The document will set out the charges to be levied on new development within the Borough.
GEOGRAPHICAL COVERAGE	Borough-wide

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UDP REPLACEMENT	N/A	
Responsibility for Production	Lead	Planning Strategy Team
	Resources	Planning Strategy Team with input from other services as required
	Stakeholder & Community Involvement	Consultation and engagement as required by the CIL Regulations 2010 (as amended) and in line with the SCI
TIMETABLE & KEY MILESTONES	<ul style="list-style-type: none"> ▪ Preliminary Draft Charging Schedule consultation ▪ Publish draft schedule and consults ▪ Submit for examination ▪ Receipt of Inspector's Report ▪ Adopt Charging Schedule 	<p>Winter 2017</p> <p>Spring 2018</p> <p>Summer 2018</p> <p>Autumn 2018</p>
REVIEW	The document will be monitored on an annual basis and will then be the subject of review if the monitoring highlights such a need.	

Table 4

TITLE	Review of Bromley Town Centre Area Action Plan	
Development Plan Document	YES – part of the Local Plan	
ROLE & CONTENT	The revised BTCAAP will form part of the Development Plan, and set out the ambitions and objectives for Bromley Town Centre within the adopted Local Plan vision and spatial strategy. It will set out the future role of the town centre as an Opportunity Area as defined in the 2016 London Plan and Draft Local Plan. It will address levels of growth of retail, office and residential floorspace, while contributing to an enhancement of the character of the town centre. It will revisit and update site allocations within the town centre, and specific policies to aid the development management process.	
GEOGRAPHICAL COVERAGE	Bromley Town Centre	
Responsibility for Production	Lead	Planning Strategy Team
	Resources	Planning Strategy Team with input from other services as required
	Stakeholder & Community Involvement	Consultation and engagement in line with the SCI
KEY MILESTONES	<ul style="list-style-type: none"> • Commence review of the BTCAAP. • Issues and Options report • Proposed Submission Town Centre AAP 	<p>Summer 2018</p> <p>Winter 2018/19</p> <p>Summer 2019</p>
REVIEW	The document will be monitored on an annual basis through the Authority Monitoring Report.	

Risk Assessment

- 4.1 The Council is required in the LDS to set out a clear timetable for the delivery of the local development documents. Therefore it is important to identify the risks that could affect the work programme shown and to consider how these can be minimised and mitigated. The main issue is the impact the risks could have on the programme, although it is important that the plan progresses in compliance with legislation and regulations and is found 'sound' at its Examination to ensure a robust up to date Local Plan at the end of the process.

Table 4 - Risk Assessment

Risk Identified	Likelihood/Impact	Management Action
New policy guidance being published part way through the plan preparation	Medium/high Conservative Government has continued the extensive reform of the planning system undertaken by the Coalition Government. Further changes are anticipated.	<ul style="list-style-type: none"> High level policy change is monitored. Plan has to be progressed on the best information available at the time. Seek advice from the GLA, DCLG and Planning Inspectorate as appropriate.
Loss of staff/reduction in staff resources/competing work priorities. Reduced ability of other departments and partners to contribute effectively and in a timely manner.	<p>Medium/high</p> <p>The Council is going through a period of transformation. Loss of experienced staff will impact on the production of local development documents and ability to keep to the timescale.</p> <p>Many partner agencies are also experiencing substantial change and a reduction in resources which may impact on their ability to contribute as planned.</p>	<ul style="list-style-type: none"> Staff input from other departments secured at Chief Officer level Recognition of the importance of the Local Plan and its priority over other work. Focus resources on the Local Plan and minimise non statutory work Use work experience, other planning colleagues to contribute Use consultants for specialist work subject to available funding If necessary and other alternatives exhausted timetable will need to be reviewed.
Need to meet Duty to Co-operate and undertake joint working with other authorities/partners	Medium/medium Other authorities and partners have their own priorities and timetables for development plans which	<ul style="list-style-type: none"> Regular Duty to Co-operate meetings with sub-region Liaison with other authorities and bodies through partnership

	will differ. Inspectors' Reports have highlighted the importance and the extent to which co-operation is expected under this Duty.	groups e.g. Borough Officers Group, Partnership Officer Group, South London Partnership, London Councils as well as co-operating with individual authorities/partners
Insufficient budget for preparation of plans or evidence base work and consultation	Low/high sufficient financial resources are required to prepare local development documents including for consultancy, consultation and the examination process	<ul style="list-style-type: none"> • Budget required for known studies and consultation already built in to Council budget, however, Examination Costs can only be estimated at this time. • CIL costs can be set against future CIL income • Ways to add value to work, e.g through joint commissioning as with South East London Housing Partnership • Ensure future likely examination and associated costs are considered within the Council budgeting process and set aside as far as possible.
Capacity of the Planning Inspectorate and other agencies to support the process	Low/high Decisions taken nationally to change the resources of statutory agencies and their capacity to deal with consultations or the programme Examination process could cause delays	<ul style="list-style-type: none"> • Liaise with Planning Inspectorate in revising the LDS and keep PINS up to date if the timetable changes. • Maintain contact with key agencies to minimise prospect of slippage
Consultation fatigue amongst the public	Medium/high Other parts of the Council and other partner agencies undertake consultation and communities can get 'fatigued' of being consulted.	<ul style="list-style-type: none"> • Evidence to suggest good level of involvement, especially for future stages involving site allocations and planning policies • Keep the public informed of the process. • Link with other Council and partner consultation where possible
Delay due to scale of public response	Medium/high Public Interest particularly in site allocations and detailed policies can be high.	<ul style="list-style-type: none"> • Continue to encourage the public to respond on line to enable easier and effective analysis of responses.
A requirement to carry out further studies in light of the	Medium/High New national, regional policy or guidance, change	<ul style="list-style-type: none"> • Review of progress, changing policies, 'needs' assessment, and land availability

site assessment work or changes in national/regional policy or guidance to ensure that Draft Plan is 'sound'.	in market conditions for instance may mean the Council has to undertake new/additional research or evidence.	
Demand on staff and other resources to inform the preparation of a new London Plan and advance Bromley's position or update the Local Plan and supporting documents in light of the London Plan review.	High The GLA have started preparing evidence for a new London Plan, and are requiring information and contributions from Boroughs.	<ul style="list-style-type: none"> • Early and ongoing discussions with the GLA • Scheduling local evidence gathering and research where possible use London wide data and GLA resources where possible

Local Plan Evidence Base

5.1 Local Development Documents are required to be underpinned by up to date evidence. The Council has undertaken, and where necessary commissioned research to support the preparation of the plan and this is available via the 'bromley.gov.uk' website. However, the Council has an obligation to keep its' evidence up to date and will undertake new studies as necessary and review existing evidence in a timely manner. The GLA is commencing the preparation of a new London Plan, and officers will seek to draw on London evidence where possible, and ensure local evidence is used to state and advance the Borough's position within any new London Plan.

Duty to Co-operate

6.1 The Duty to Co-operate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis. The Council has set out its collaborations and outputs required to comply with the Duty in its "Statement of Compliance with the Duty to Cooperate" which accompanies the Local Plan submission.

6.2 The strategic priorities the Government expects joint working includes where appropriate:

- The homes and jobs needed in the area; and
- The provision of retail, leisure and other commercial development.

- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk, and coastal change management, and the provision of mineral and energy (including heat);
 - The provision of health, security, community and cultural infrastructure and other local facilities,; and
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.)
- 6.3 The Duty to Co-operate covers a number of public bodies in addition to councils. These bodies are set out in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and comprise:
- 6.4
- Environment Agency
 - Historic Buildings and Monuments Commission for England (English Heritage)
 - Natural England
 - Mayor of London
 - Civil Aviation Authority
 - Homes and Community Agency
 - Clinical Commissioning Groups
 - National Health Service Commissioning Board
 - Office of the Rail Regulator
 - Highways Agency
 - Transport for London
 - Integrated Transport Authorities
 - Highway Authorities
 - Marine Management Organizations
- 6.5 These bodies are required to co-operate with councils on issues of common concern to developing sound local plans. Local Enterprise Partnerships and Local Nature Partnerships are not covered by the Duty but local planning authorities have to co-operate with LEPs and LNPs having regard to their activities as they relate to Local Plans.
- 6.6 The Council has, and continues to undertake a range of work to ensure the Duty to Co-operate is met. This includes one to one meetings with neighbouring authorities on specific issues, and specific stages in the preparation of respective development plan documents, meeting with groups of authorities, for instance South East London boroughs, boroughs adjoining Crystal Palace, participating in London wide initiatives and Bromley's non-London neighbouring authorities,. These include adjoining parishes, Dartford, Sevenoaks and Tandridge Councils, and Kent and Surrey County Councils.
- 6.7 Specific work is undertaken on a cross borough basis, for instance, the joint Strategic Housing Market Assessment undertaken jointly with Bexley, Southwark, Greenwich and Lewisham, as the five boroughs that make up the established South East London Housing Market Area. Working with authorities and other partners through Biggin Hill Consultative Committee and the Locate Initiative are also examples of the Duty to Co-operate.

Appendix 1

'Saved' policies from the 2006 UDP

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 Obligation

