

Authority Monitoring Report

1st April 2016 - 31st March 2017

March 2018

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Map of Article 4 Directions in Bromley Town Centre

1. Introduction and Context

1.1 The Purpose of the Authority Monitoring Report

This Authority Monitoring Report (AMR) sets out key information about the planning system in the London Borough of Bromley (“the Borough”) for the period 1st April 2016 to 31st March 2017 (2016/17), and the extent to which the Council’s planning policies are being implemented. The AMR assesses whether development, both approved and implemented, contributes to achieving the spatial strategy of the Borough, and targets set out within the Unitary Development Plan (UDP) and London Plan. It also reports on the progress of Local Plan preparation, the Borough’s Duty to Cooperate, and monitors signed s106 agreements for the 2016/17 financial year.

Data published in this AMR has been taken from two main sources; the London Development Database (LDD) which is maintained by the Greater London Authority (GLA), and from Bromley’s internal records relating to planning applications. Where other data sources have been used, acknowledgements can be found underneath the relevant information.

The AMR is no longer submitted to the Secretary of State, but is made publically available by the Council in line with the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 The Planning Framework

Under Regulation 35 (Part 2) of the Planning and Compulsory Purchase Act 2004 (as amended), local planning authorities are required to monitor and review:

- The implementation of the Local Development Scheme (LDS); and
- The extent to which policies set out in the Local Development Documents are being achieved.

The introduction of the Localism Act 2011 means that local authorities are no longer required to submit this information to the Secretary of State. However, they are encouraged to provide this information to the public at the earliest opportunities and to ensure that such information is kept up to date.

Regulation 34 (Part 8) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that a local authority’s AMR must contain the following information:

- The timetable specified in the local planning authority’s Local Development Scheme for the document’s preparation (**Appendix 3**);
- The stage the document has reached in its preparation (**Section 1.3**);

- Relevant numbers relating to net additional dwellings or net additional affordable dwellings, or any relevant numbers where specifically mentioned in a policy (**Chapter 2**); and
- Details of actions taken as a result of Duty to Cooperate (**Section 1.5**).

1.3 Changes in Legislation

Since the 2014/16 AMR was published, new planning legislation has been introduced.

The Housing and Planning Act 2016

This Act received Royal Assent on 12th May 2016. The Act contains provisions on new homes (including starter homes), landlords and property agents, abandoned premises, social housing (including extending the Right to Buy to housing association tenants; sale of local authority assets; pay to stay; secure tenancies), planning, compulsory purchase, and public land (duty to dispose).

Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

In this Act, self-build and custom housebuilding means the building or completions by:

- Individuals;
- Associations or individuals; or
- Persons working with or for individuals or associations or individuals.

It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

The Act requires each relevant Council to keep a register of those individuals or associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom house building, and to grant planning permission for enough suitable serviced plots of land to meet demand.

Bromley's Register was published opened on 31st October 2016. Further information can be found on pg17.

Brownfield Land Register Regulations 2017 and Permission in Principle Order 2017

The Town and Country Planning (Brownfield Land Register) Regulations 2017 ('the register') place a duty on each local planning authority responsible for determining applications for housing development to prepare, maintain and

publish a register of previously developed land (commonly known as brownfield land) which is suitable for residential development. The regulations consist of two parts:

Part 1 all sites which are 'suitable', 'available', and 'achievable' for residential development which could be delivered within 15 years; and

Part 2 any sites which are given 'permission in principle'. Inclusion on part 2 would grant permission in principle for residential development (the scale to be determined by the council) and the land owner/developer would have to apply for 'technical details consent' before any development could commence.

There is no requirement to place any sites on Part 2 of the Register.

Bromley's Brownfield Register Part 1 was published in December 2017 and will be reviewed annually.

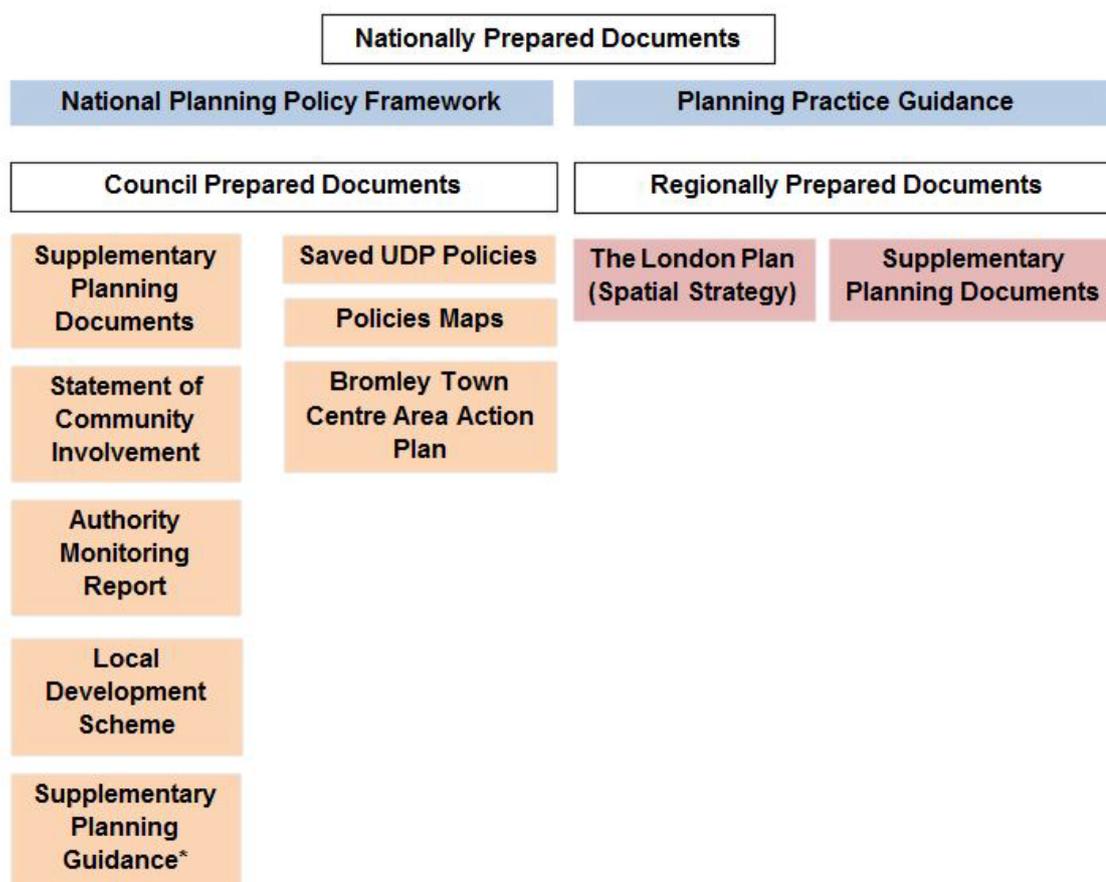
Neighbourhood Planning Act 2017

This Act received Royal Assent on 27th April 2017 and brings into force wide-ranging changes to neighbourhood planning, local development documents, compulsory purchase and planning conditions. It intends to strengthen neighbourhood planning by ensuring that planning decision-makers take account of well-advanced neighbourhood development plans and by giving these plans full legal effect at an earlier stage.

1.4 Local Policy Framework

The Council decided to prepare a Local Plan in line with the National Planning Policy Framework, rather than a Local Development Framework which had started to be prepared. Bromley's current Development Plan is outlined in Figure 1 below.

Figure 1: Bromley's Current Development Plan



*The Council's existing supplementary planning guidance (SPG) can only remain in force while the relevant UDP policies are operational.

The London Borough of Bromley is in the process of replacing the saved policies from its adopted Unitary Development Plan (UDP) (Saved Policies) (2006) with a new Local Plan. The Local Plan will incorporate parts of the Bromley Town Centre Area Action Plan (AAP) and Supplementary Planning Documents (SPDs).

On Friday 11 August 2017, Bromley Council submitted the Bromley Local Plan for independent examination in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the Town and Country Planning Local Planning (Local Planning) (England) Regulations 2012, to the Secretary of State for Communities and Local Government for independent examination.

The programme for the preparation of the Local Plan is set out in the Local Development Scheme (LDS). The latest LDS was published in August 2017, reflecting the scale of response to relevant consultations, and the work in preparing the Local Plan. The Local Development Scheme Revised Provisional Timetable can be found in Appendix 3.

1.5 Duty to Cooperate

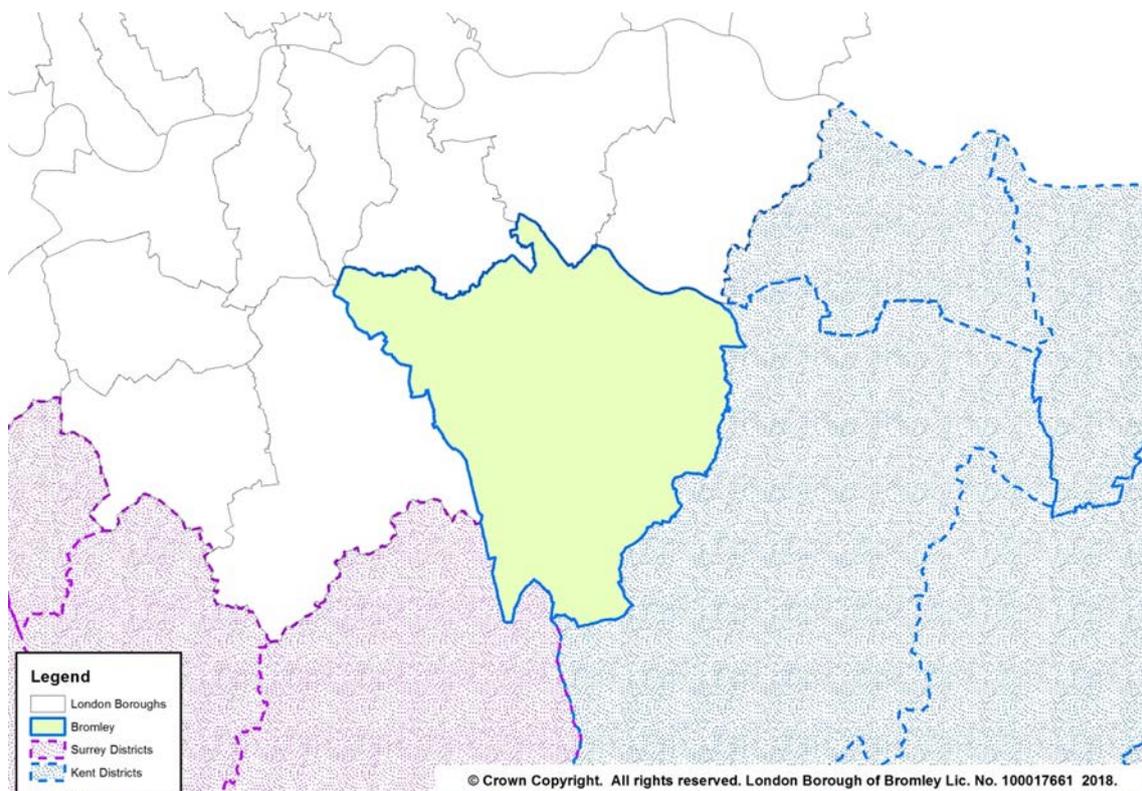
The ‘duty to co-operate’ is a statutory duty for local authorities, which requires local planning authorities to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed when planning for sustainable development. The duty requires on-going, constructive collaboration and active engagement. The prescribed bodies include, but are not limited to, the Environment Agency, Natural England, the Mayor of London (as represented by the Greater London Authority), Transport for London, Highways England and the Homes and Communities Agency.

Throughout the preparation of the Bromley Local Plan and other planning policy documents the Council had been undertaking, and will continue to undertake, a collaborative approach to plan-making that considers a range of issues, including strategic matters.

Bromley is one of the five authorities forming the South East London sub-region. The other four authorities comprise Bexley, Greenwich, Lewisham and Southwark. The group of authorities hold regular meetings to discuss cross borough planning matters and also form the South East London Housing Partnership (SELHP).

Bromley also actively engages with the Greater London Authority through regular duty to co-operate meetings to help achieve a full assessment of issues of cross-borough and London-wide relevance and alignment of strategic objectives and policies. A schedule of key meetings with neighbouring boroughs/groupings can be found in Appendix 4.

1.6 Borough Context



Bromley is geographically the largest of the 32 London Boroughs, which, together with the City of London, make up the 33 local planning authorities in London. Covering 64 square miles, Bromley has borders with the London Boroughs of Bexley, Croydon, Greenwich, Lambeth, Lewisham and Southwark; the Surrey district of Tandridge; and the Kent districts of Sevenoaks and Dartford.

The Borough occupies a strategic position in the South East of London and the South East with rail connections to Central London and easy access to the M25, the National Rail Network and major South East airports.

Bromley is a distinctive part of London's suburbs, closely connected to London's economy. It also has one of the largest economies south of the River 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 have many characteristics in common with the rural parts of Kent and Surrey.

The 2016 GLA population estimate for the borough of Bromley is 329,000. Table 1 below shows the change in population since 2001.

Table 1: Bromley's Population

Estimated Population	London Borough of Bromley
Census Data 2001	295,532
Census Data 2011	309,392
GLA Data 2016	329,000
Change 2001-2016	33,468
% Change 2001-2016	10%

The Borough's population will continue to grow. It is anticipated that by 2031 Bromley's population will rise to 370,369, a 13% increase over fifteen years. The anticipated population increase in the Borough will vary by ward. The GLA ward-led projections most notably estimate that there will be a 39% increase in Bromley Town Centre, 21% increase in Petts Wood and Knoll, and a 17% increase in Kelsey and Eden Park.

The GLA household estimate for Bromley in 2016 was 137,971. This signifies a growth of 5% since the 2011 Census. By 2031, it is anticipated that there will be 160,117 households in the Borough, an increase of 16%.

2. Policy Monitoring

2.1 Core Output Indicators

This section summarises the monitoring results of planning policies from the Unitary Development Plan (saved policies) (2008). The following tables set out the indicators that have used to assess policy performance during 2016/17.

Table 2: Output indicators

Indicator Number	Indicator	UDP Policy
Housing		
H1	Progress towards the plan period housing target	H1 Housing Supply
H3	Progress towards the plan period affordable housing target	H2 Affordable Housing
H2	Number of Gypsy and Traveller pitches	H6 Gypsies and Travelling Show People
Community Facilities		
C1	Number of applications safeguarding or achieving the provision of services/ facilities of the community	C1 Community Facilities
IMP1	Number of permissions involving the successful negotiation of planning obligations	IMP1 Planning Obligations
Business Development and Town Centres		
BD1	Total amount of employment floorspace on previously developed land by type	
BD3	Vacancy rates in business areas	EMP9 Business Support
BD4	Vacancy rates in town centres	EMP9 Business Support
BD5	Number of permissions for new/improved small business premises	EMP7 Business Support
Environmental Resources		
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	ER12 Controlling Development in Flood Risk Areas
W1	Capacity of new waste management facilities by waste planning authority	ER2 Waste Management Facilities
W2	Amount of municipal waste arising and managed by waste planning authority	ER2 Waste Management Facilities
Local Indicators		
H4	Self/Custom Build Register	
BD2	Office to Residential under Permitted Development Rights	
BD8	Number of A1 uses in primary frontages	

2.2 Housing

H1: Plan Period Housing Targets

Housing Completions

In 2016/17 an additional 973 new dwellings were completed. Together with the loss of 115 existing dwellings, there has been a net increase of 858 dwellings in the borough.

Two completed schemes relate to non-conventional dwellings, where a 75 bedroom care home was constructed in Grays Farm Road (14/00809/FULL1) and a 46 bedroom care home was demolished in Glebe House Drive (14/01873/FULL1). Together, there has been a net increase of 29 non-conventional bedrooms. In light of the fact that Isard House Glebe House Drive has been vacant since 2011 the net loss of any bedrooms would be lost in previous years.

Although the overall net gain from self-contained units and non-self-contained units is 933 units, for the purpose of the AMR indicators H1 and H2 are based on the housing completion figure of 858 from 2016/17.

Figure 1: Net new dwellings 2012/13 to 2016/17

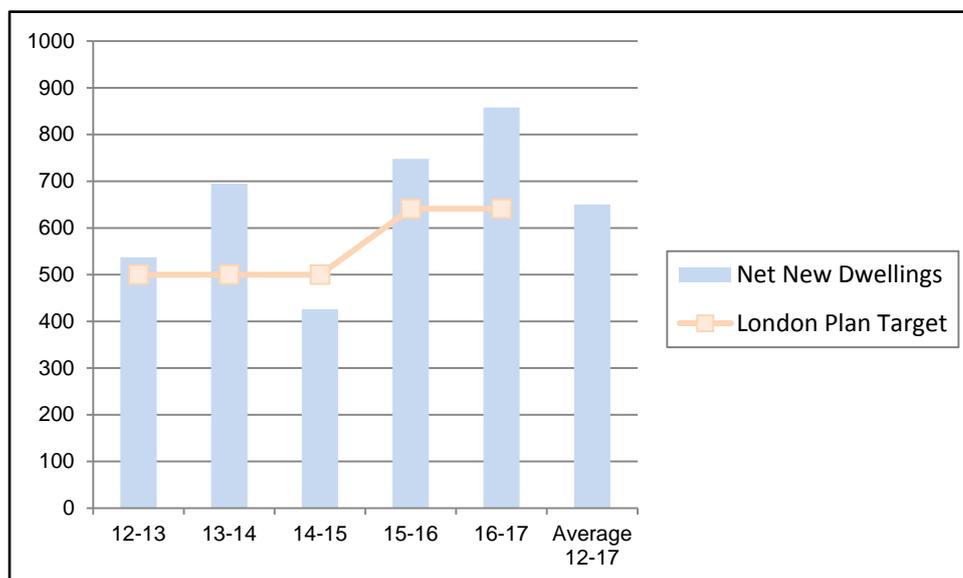


Figure 1 shows the housing completions in the Borough and the London Plan housing targets over the last five years. The net total of 858 housing completions during 2016/17 is the highest experienced in the last five years, with 110 more units completed than the previous year. This level of completions exceeded the London Plan's target of 641 by 217 (33%).

Small and Large Sites

The distribution of housing sites across the Borough has been broken down into small and large sites.

Small Sites: Sites less than 0.25 hectares in size.

Large Sites: Sites over 0.25 hectares in size.

Figure 2: Housing completions by size of site 2016/17

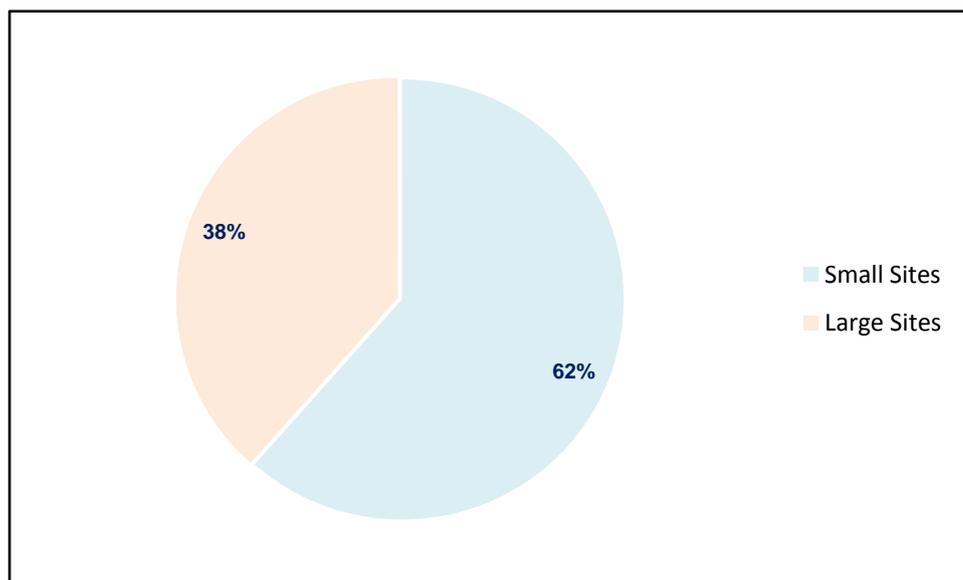


Figure 2 shows that 62% (528 units) of the net housing completions were concentrated on small sites. The remaining 38% (330 units) were distributed across large sites.

Prior Approvals

During 2016/17, approximately 41% (349 units) of the housing completions relate to Prior Approvals. Prior Approvals allow for the conversion of office or retail floorspace to residential use.

Distribution of New Housing

Figure 3: Distribution of housing completions by ward 2016/17

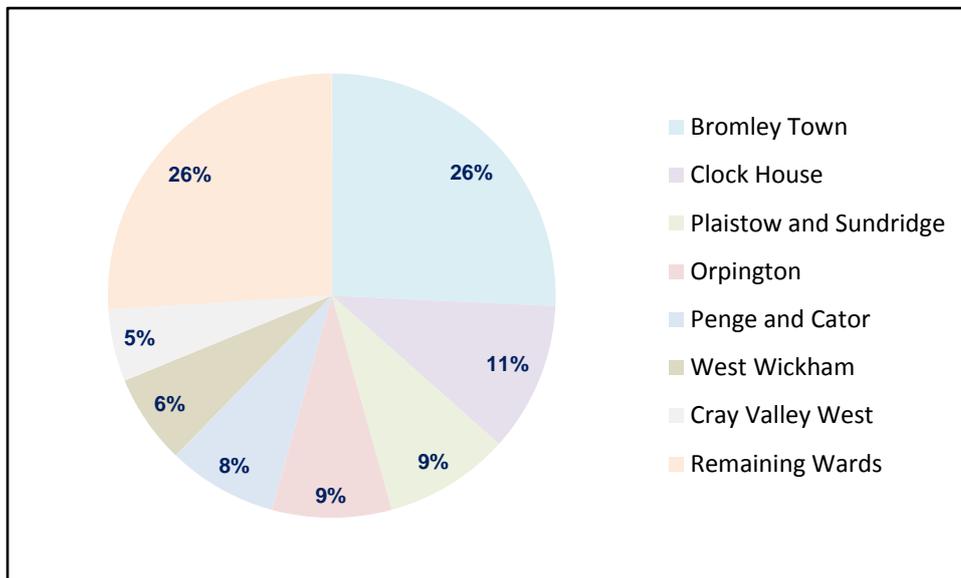


Figure 3 shows that 55% of the total net dwellings for the Borough were built in four wards. In comparison to 2015/16 (shown below in Table 3), there are obvious disparities in terms of spatial distribution. Bromley Town remains the biggest contributor, with Bromley Common and Keston and Copers Cope providing significantly less housing in 2016/17 than the previous year (35% and 30% respectively).

Table 3: Comparison on housing completions by ward 2015/16-2016/17

Ward	2015/16	2016/17
Bickley	35	28
Biggin Hill	6	10
Bromley Common & Keston	110	39
Bromley Town	141	221
Chelsfield and Pratts Bottom	11	3
Chislehurst	51	15
Clock House	13	93
Copers Cope	102	31
Cray Valley East	66	19
Cray Valley West	1	45
Crystal Palace	27	17
Darwin	2	0
Farnborough and Crofton	2	9
Hayes and Coney Hall	29	12
Kelsey and Eden Park	17	17
Mottingham and Chislehurst North	2	10

Orpington	18	74
Penge and Cator	12	68
Petts Wood and Knoll	3	11
Plaistow and Sundridge	74	78
Shortlands	0	2
West Wickham	26	56
Total	748	858

Types of New Housing

The provision of new housing should provide a variety in choice of accommodation in order to reflect local need as set out in the South East London Strategic Housing Market Assessment (SHMA) (2014). It was found that Bromley has a “significant under-supply of one-bedroomed units against demand, and an over-supply of larger (3/4 bedroom) units.

Figure 4: Housing completions by type of dwelling 2016/17

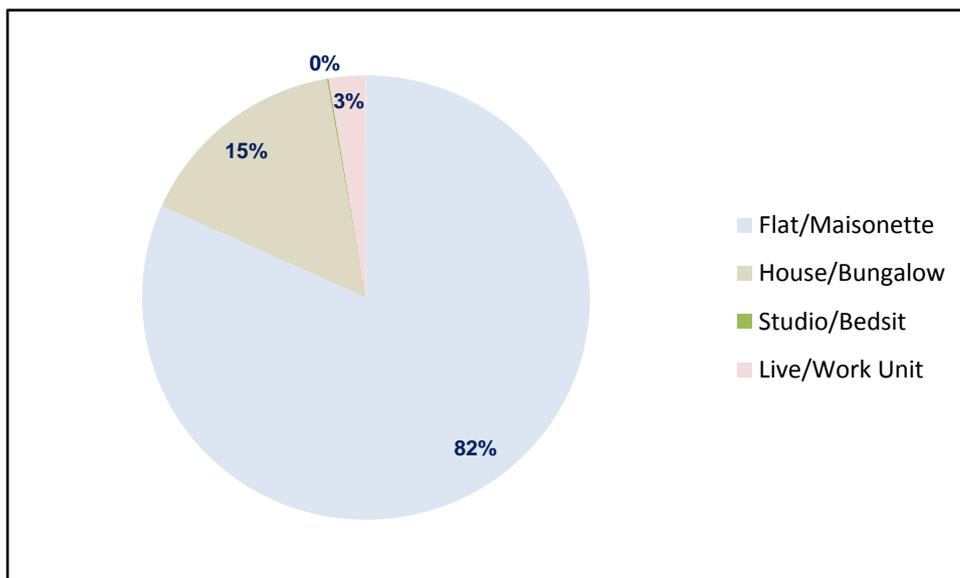


Figure 4 shows that housing completions are predominately (82%) in the form of flats and maisonettes, although houses and bungalows have also made a significant contribution (12%). This reflects local need and continues the trend from 2015/16 whereby 79% of housing completions were flats and 21% were houses. However, 2016/17 has seen a decrease in the percentage of flats being built, and an increase in houses compared to last year.

Figure 5: Sources of new Housing 2016/17

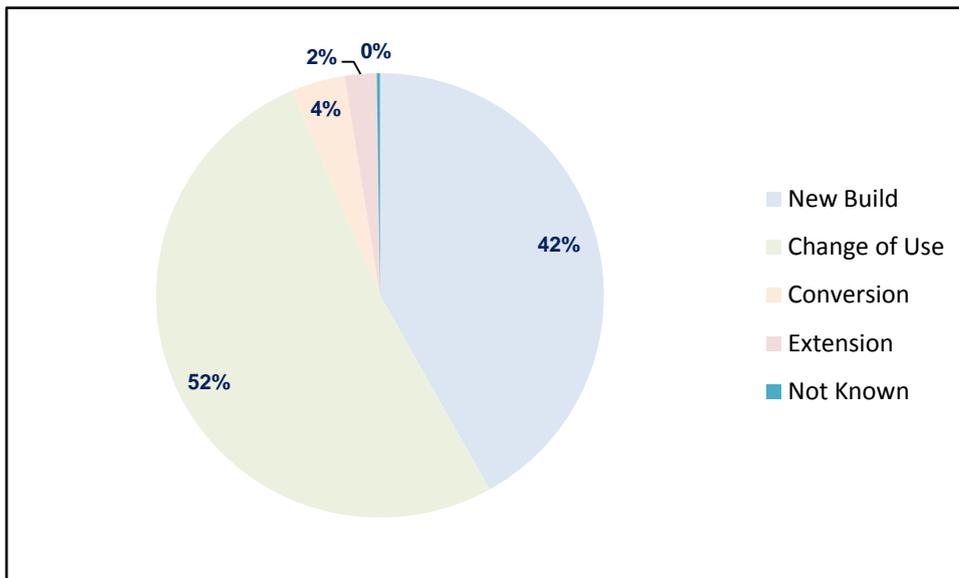


Figure 5 shows that over 50% of housing completions in 2016/17 were as a result of a change of use, which is significantly higher than 2015/16's 19%. Of all changes of use to housing in 2016/17, 78% (349 units) can be attributed to Prior Approvals. 2016/17 has also seen a reduction in new builds, with 200 units less than 2015/16.

Figure 6: Housing completions by number of bedrooms 2016/17

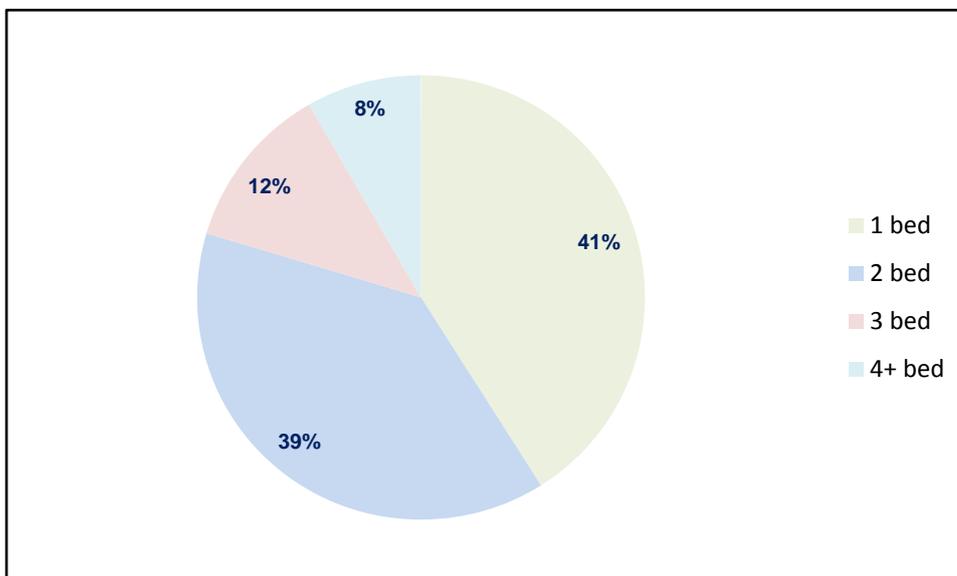


Figure 6 shows the number of housing completions by number of bedrooms in 2016/17. It shows that there has been a variety in unit size. 80% of housing completions have come in the form of 1 and 2 bedroom units, compared to last year's 74%. The provision of 1 bedroom units has increased by 8%, whereas the completion of 2 bed units in the Borough has decreased

marginally by 2%. The provision of 3 bed units remains the same as the previous year, and there are 6% more 4+ bed units than 2015/16.

H3: Gross Affordable Housing Completions

Affordable Housing Completions

Table 4: Number of gross affordable homes built, by type

Table 4 provides an overview by showing the number of gross affordable housing completions, by type, over the last five years. In 2016/17, the affordable/social rent: intermediate rent ration equates to 73:27 which differs marginally from the target ratio outlined in the Unitary Development Plan (UDP).

Table 5: Net affordable housing delivery in Bromley

Year	Net Affordable Housing Completions	Total Net Unit Completion	Affordable % of Total Units	London Plan Target Total	Total Dwelling Completions as % of Target
2012/2013	-68	527	-12%	500	105%
2013/2014	140	695	20%	500	139%
2014/2015	-62	426	-14%	500	85%
2015/2016	10	748	1%	641	116%
2016/2017	45	858	5%	641	133%
Total	65	3254	2%	2782	116%
Average per Annum	13	650	0%	n/a	n/a
UDP Policy Requirement:			35%		

In 2016/17, 45 net new affordable dwellings were completed. This is higher than the previous two years. Monitoring of affordable housing takes place against the original permission. In practice, the amount and type of affordable housing that is delivered on-site may differ.

Year	Number Units Built	Affordable/Social Rented		Intermediate	
		Number	%	Number	%
2012/2013	144	130	90	14	10
2013/2014	140	110	79	30	21
2014/2015	51	28	55	23	45
2015/2016	20	7	35	13	65
2016/2017	91	50	55	41	45
Total	446	325	73	121	27
5 Year Average	89	65	73	24	27
UDP Policy Requirement:			70%		30%
London Plan Policy Requirement:			60%		40%

Figure 7: Distribution of new affordable housing 2016/17

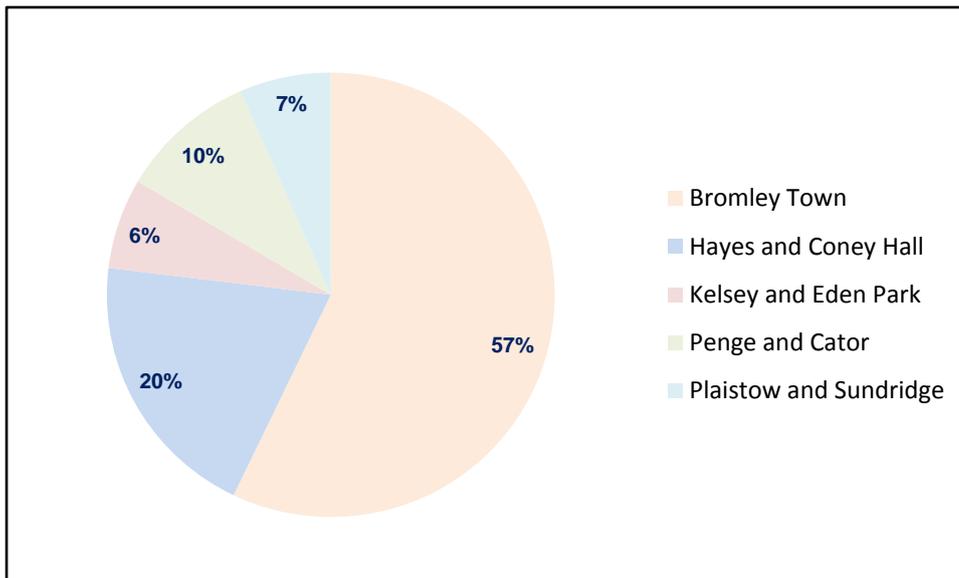


Figure 7 shows that the distribution of affordable housing in the Borough is very limited. Out of 22 wards, new affordable housing was completed in just five. The majority (57%) was completed in Bromley Town, and the wards of Hayes and Coney Hall (20%), Penge and Cator (10%), Plaistow and Sundridge (7%) and Kelsey and Eden Park (6%).

Figure 8: Affordable housing by bedroom size 2016/17

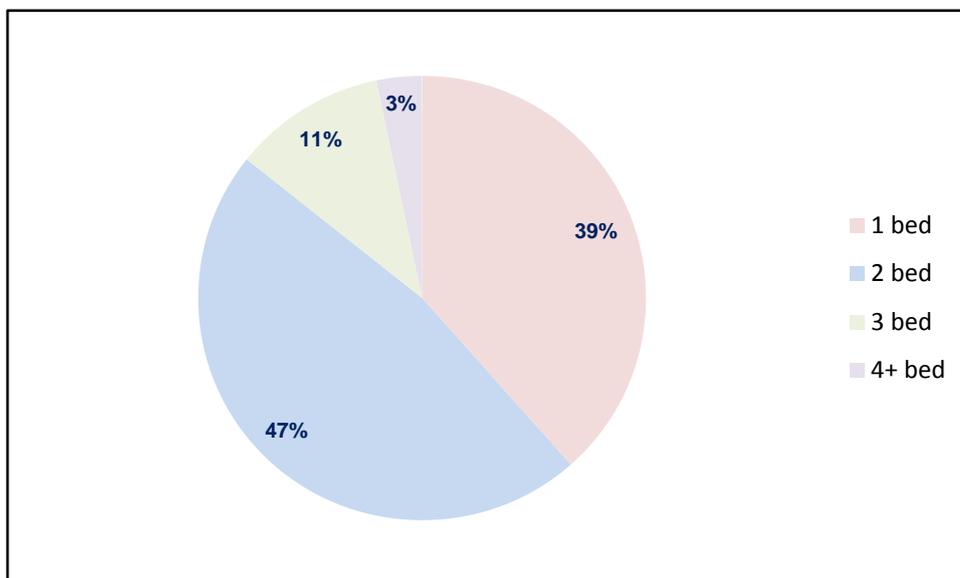


Figure 8 shows that there is reasonable variety in the size of affordable housing units. 47% were completed as 1 bedroom units, and 39% as 2 bedroom units. The remaining 14% are made up of larger, 3 and 4 bed properties.

Current Five Year Housing Supply Position

The Council's Five Year Housing Land Supply Paper was agreed by the Council in November 2017. The paper was based on the London Plan period 2015/16-2024/25 to which an annual housing requirement target of 641 units relates.

During the five year housing supply period of 2016/17-2020/21, the Council's paper shows that the Borough will need to deliver 3,205 units to reflect the annual target of 641 units. The NPPF requires Boroughs to demonstrate an additional 5% buffer in their five year supply documents (where applicable), which would increase the existing figure of 3,205 to 3,365 units. The paper concluded that there are 3,657 deliverable units in the pipeline, which exceeds the target (plus 5%) by 292 units and demonstrates that Bromley is able to meet its five year housing supply target.

The Council's Five Year Housing Land Supply paper will be formally updated on an annual basis and represents the most recent position in relation to housing supply for the Borough.

H2: Gypsy and Traveller Pitches

The London Plan 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, and in coordination with neighbouring Boroughs and districts as appropriate.

In 2016/17 there were a total of 48 Gypsy and Traveller Pitches and 29 Travelling Showman Plots in the Borough.

H4: Self/Custom Build Register

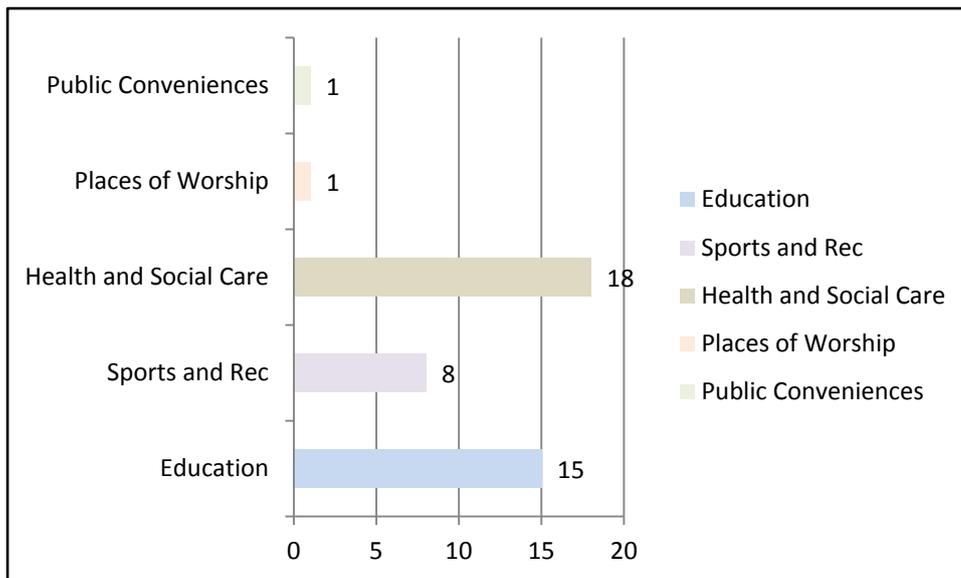
Bromley's self/custom build register was opened on 31st October 2016. From this date up to 31st March 2017 (the reporting period of this AMR) the Council received 31 enquiries. 13 of these applicants provided information about their eligibility and were entered onto the register.

2.3 Community Facilities

C1: Number of Applications Safeguarding or Achieving the Provision of Services/ Facilities of the Community

In 2016/17, 43 planning applications were submitted relating to development proposals regarding community facilities. For the purpose of this AMR, community facilities have been broken down into five categories.

Figure 9: Number of applications per community facility category



Health and Social Care

41% of all community facility planning applications relate to D Use Classes, and fall within the remit of health and social care. 18 applications were submitted in 2016/17, but only 8 were granted permission.

The breakdown of permissions by type has been outlined below:

Health Clinic		3
Training/Resource Centre		2
Children’s Day Nursery		1
Vet		1
Dental Practice		1

Education

15 applications were submitted related to educational use. The continued expansion in education reflecting the increasing demand seen over recent years for primary provision which is now being felt in the secondary sector.

Seven applications were granted planning permission, including notably, permission (outline) for an 8 form entry plus 6th form secondary school (Eden Park High School Other permissions include single storey extensions and the fitting of external canopies.

Secondary School applications were also received for a 6 FE secondary boys school at St Hugh’s Playing Field, which was refused and taken to appeal during the AMR period, and for a part 4/part 10 storey building for education use at 1 Westmoreland Road.

Sports and Recreation

8 applications were submitted in relation to sports and recreation, 6 of which were granted permission. The breakdown of recreation use is outlined below:

Gymnasium	2
Yoga Studio	1
Skate Park	1
Extension to Sports Hall	1
Wheelchair Access to Sport Facilities	1

Places of Worship

1 application was submitted to the Council to allow for a change of use for part of a building from a workshop/storage building to include Class D1 use to allow use as a place of worship. The application was refused.

IMP1: Number of Permissions Involving the Successful Negotiation of Planning Obligations

An extract from the Council's s106 register outlining agreements signed between April 2016 and March 2017 can be found at Appendix 1.

2.4 Business Development and Town Centres

BD1: Employment Floorspace on Previously Developed Land by Type

Employment in the Borough is forecast to increase by 22% from 116,000 jobs in 2011 to 141,000 jobs in 2031 (GLA 2016 Labour Market Projections).

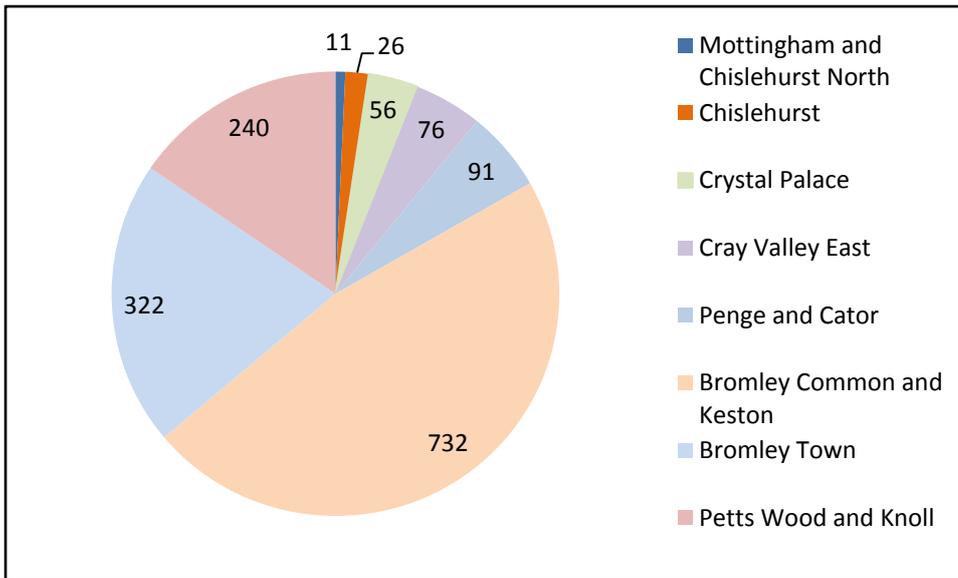
Despite some decline of manufacturing employment in the Borough, industry and warehousing remaining important elements of the local economy. There are approximately 120 hectares of land in industrial or warehousing use, the majority being concentrated within the Cray Business Corridor, Lower Sydenham, Elmers End, and Biggin Hill.

Table 6: Floorspace Granted Permission on Previously Developed Land

Employment Use Class	Floorspace Granted Permission (+-) (sqm) on Previously Developed Land	Floorspace Change (+-) (sqm) on Previously Developed Land (Net)
B1 (Business)	1,554	-18,579
B2 (General Industrial)	0	-795
B8 (Storage/Warehousing)	0	-2,612

In 2016/17 no planning permissions were granted permission for Use Classes B2 or B8. The floorspace granted for permission is distributed widely across the Borough. The breakdown of B1 floorspace by ward has been outlined below

Figure 10: Approved B1 Floorspace by Ward (sqm)



There has also been a net loss of floorspace across all employment Use Classes. Whilst the loss of a substantial amount of B1 floorspace can be attributed to the conversion of office to residential use under permitted development rights, one scheme approved at the Old Town Hall (16/01175/FULL1) proposes a net loss of 6,881sqm of B1 floorspace.

In relation to the loss of B8 floorspace in the Borough, an approval on Lagoon Road (16/04100/FULL1) contributes to almost 50% of the total proposed net loss (approximately 1,260sqm).

It should also be noted that in 2016/17, 100% of employment floorspace approved was on previously developed land. A more detailed overview of changes to employment use has been outlined below.

BD2: Office to Residential under Permitted Development Rights

Permitted Development Rights (PDR) introduced in May 2013, for a temporary three year period, allowed premises in Use Class B1(a) office use to change to Use Class C3 residential use, subject to prior approval covering flooding, highways and transport issues, noise, and contamination. The Town and County Planning (General Permitted Development) (England) (Amendment) Order 2016 Article 7 made the PDR change permanent.

Table 7: Prior Approvals for a change of use from Office to Residential

Granted Approval	9,231sqm
Commenced	2,991sqm

In total, approximately 52,500sqm of office floorspace has been granted approval since May 2013, proposing a total of 1,035 residential units.

Article 4 Directions

Covering a small proportion of the Bromley Town Centre, Article 4 Directions to remove the permitted development rights came into effect on 1st August 2015 thereby requiring planning permission for change of use from office to residential use. The relevant areas of Bromley South, Bromley North, and London Road are shown on the map in Appendix 5.

Employment Centres

Bromley Town Ward is the main location for the Borough's office-based businesses, with approximately 132,000sqm of floorspace, almost half of the total office floorspace in the Borough. Along with its surroundings, it is by far the largest centre of employment in the Borough, with nearly 26,000 jobs based in this area (about 25% of all jobs Borough-wide).

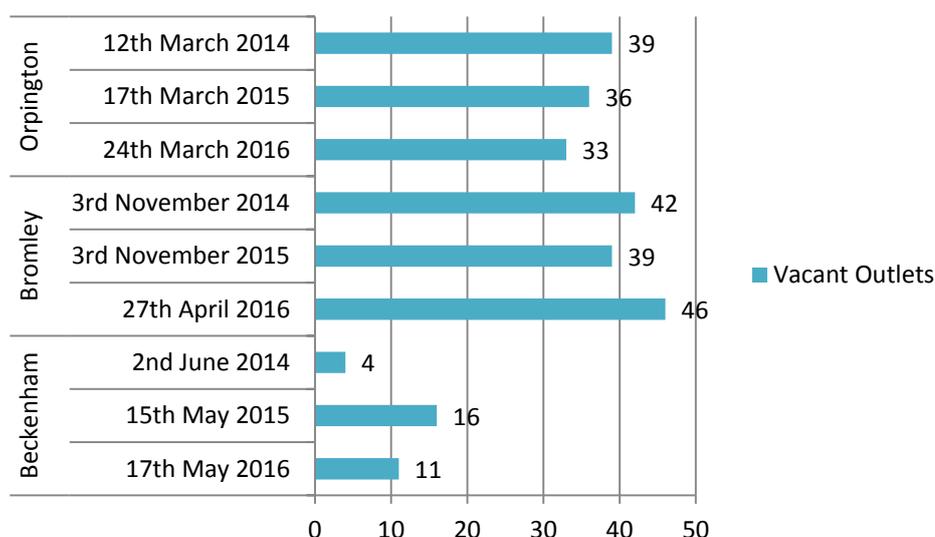
Orpington is also a significant employment and office location, with approximately 22,000sqm of floorspace. It also serves as the Borough's second largest retail centre. Strong and vibrant, it offers a good range of shopping, leisure and public amenities.

The Borough's town centres continue to be important for attracting a wide range of residents and visitors for shopping, leisure, and dining. The shopping hierarchy for the Borough's established centres has evolved over a considerable period of time and is recognised in the London Plan. The centres are classified according to their existing role and function and each performs a different but complementary role. The hierarchy is important in providing a range of services and facilities across the Borough.

Table 8: Bromley's Retail Hierarchy

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

Figure 11: Vacant Outlets in Bromley, Orpington and Beckenham



Source: GOAD

The GOAD ‘Centre Reports’ show how Bromley’s Town Centres have fared in recent years in relation to vacant retail outlets. Orpington has consistently seen a steady decrease in vacant units, in contrast to both Bromley and Beckenham, which do not abide by a particular trend. 2016/17 saw Bromley Town Centre’s vacant retail unit figure reach a two year high.

Combining this data with recent trends in footfall in Bromley, Orpington, and Beckenham Town Centres may give a better indication of activity on the Borough’s High Streets. Pedestrian flows, or ‘footfall,’ are key indicators of the vitality of town centres. The Council carries out footfall counts annually.

Table 9: Footfall Counts in Bromley, Orpington and Beckenham

Bromley	
Financial Year	Footfall (December)
2011/12	204,750
2012/13	198,852
2013/14	188,094
2014/15	204,216
2015/16	234,654
2016/17	78,540*

Orpington	
Financial Year	Footfall (December)
2011/12	33,084
2012/13	42,468
2013/14	42,216
2014/15	35,382
2015/16	36,726

2016/17	33,426
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Beckenham	
Financial Year	Footfall (December)
2011/12	22,746
2012/13	25,158
2013/14	20,730
2014/15	28,836
2015/16	38,700
2016/17	25,698

*carried out over a one day period instead of a two day period as in previous AMRs.

The amount of footfall in all of the Town Centres has steadily declined between December 2016 and December 2017.

Table 10: Retail Floorspace Lost in 2016/17

Use Class	Floorspace Lost (sqm)
A1	1,334

2.5 Natural Environment and Environmental Resources

Approximately 9000 hectares of the Borough is Green Belt, Metropolitan Open Land or Urban Open Space. It is estimated that there is about 4 hectares of publically accessible open space per 1000 people.

Planning permissions on designated land have been calculated excluding permissions for the following:

- Details Pursuant, Adverts, Conversions (with no new buildings), CA Consents, Windows, Changes of Use, Telecoms, Temp uses or CV/Mob Homes, Fences & Gates, Trees, Lawful Development, Temp use as carpark, EIA Screening, Minor Alts to development permitted already, Conditions.

Green Belt

32 planning permissions were in the Green Belt. They mostly relate to side/rear extensions on existing buildings or replacement buildings that do not exceed the existing footprint.

Metropolitan Open Land

11 applications on Metropolitan Open Land were given permission:

Single Storey Side/Rear Extension	3
Outbuildings	2
Storey Extension to Allocate Additional Pupils	1
All Weather Multi Used Sports Facility	1
Construction of Pergola	1
Conversion of Hotel to Residential Flats	1
Skate Park	1
External Alterations to Training Ground	1

Urban Open Space

14 applications on Urban Open Space were given permission. Of these, 12 are on education sites for extensions to form additional classrooms, sports halls, timber pavilions and external alterations. The remaining two relate to the erection of a prefabricated storage unit in an Allotment Garden and a single storey front extension to a café in Kelsey Park.

Waste Facilities

E1: The number of planning permissions granted contrary to Environment Agency advice

No applications have been granted contrary to EA advice on flooding.

W1: Capacity of new waste management facilities by waste planning authority

No new facilities have been granted or completed within the reporting period.

W2: Amount of municipal waste arising and managed by waste planning authority

Amount of Municipal Waste	
Total municipal waste	149,118
Household waste	128,218
Landfill	37,295
Incineration (waste to energy)	45,078
Dry recycling	32,868
Composting	27,825
Inert waste	162
Recycling rate	47.33%

Appendix 1: Signed s106 Agreements 2016/17

Appendix 1, which sets out the completed section 106 (s106) agreements for the period 1st April 2016 - 31st March 2017, demonstrates the scale and range of developments granted planning permission.

App No	Address	Applicant	Application	Date	Legal Agreement
15/02007/FULL1	1 Church Road Biggin Hill TN16 3LB	McCarthy & Stone Retirement Lifestyles Ltd	Demolition of No's 1 - 9 Church Road and replacement three storey block comprising 32 one and two bedroom sheltered housing apartments with associated communal facilities, car parking, landscaping and electricity sub-station with access from Church Road.	5 th April 2016	<p>Affordable Housing - £145,000.00 towards projects and initiatives which facilitate the increased provision of affordable housing within Biggin Hill. Contribution due on first occupation of any dwelling.</p> <p>Healthcare Contribution - £31,296.00 towards the improvement of healthcare facilities at Orpington Health Centre. Contribution due on first occupation of any dwelling.</p> <p>The owners covenant that they will not cause or permit the commencement of development of the land until either the Santander legal charge as been discharged or the Council has been supplied with a supplemental deed executed by Santander. No time limit on spend.</p>
16/01544/RESPA 16/02441/RESPA	12 Elmfield Road Bromley BR1 1LR	Thornbury House Developments and Investments Ltd	Change of use of second and third floor from Class B1(a) office to Class C3 dwellinghouses to form 3 studio and 10 one bedroom flats at 12- 16 Elmfield Road (56 day application for prior approval in respect of transport and highways, contamination, flooding risks and noise impacts under Class O Part 3 of the GPDO)	11 th April 2016 27 th May 2016	<p>Car Club – The Owner covenants to pay for the cost of membership for two years to one of the Car Clubs within the London Borough of Bromley for each of the first occupiers of the development.</p> <p>Cycle Parking Plan – The Owner covenants to provide the cycle parking spaces as outlined on the Cycle Parking Plan and to retain this number at any time when the development is occupied.</p> <p>Resident's Parking Permits – No occupier of any residential unit is able to obtain a residential parking permit unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.</p> <p>Transport Contribution – £5,000 towards the Council's management of on-street parking within the</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					London Borough of Bromley to be paid prior to Occupation of the Development.
15/05003/RECON	Orpington Police Station The Walnuts Orpington BR6 0TW	Berkeley Homes Eastern Counties	S73 Minor Material Amendment application for external alterations to the elevations and terraces in respect of application 14/03316/FULL1: Demolition of existing buildings and erection of part 4 rising to part 9 storey building for use as a health and wellbeing centre on the ground and first floors plus a retail (Class A1/A3) unit on the ground floor together with 34 x 1 bedroom flats and 49 x 2 bedroom flats (total 83 flats) on the upper floors with ramp to basement and 46 basement car parking spaces (including 4 disabled spaces) together with refuse and recycling facilities, cycle storage and landscaping proposals	20 th April 2016	<p>Car club contribution of £8,300 to be paid before 1st occupation of a residential property to be paid to the Car Club Operator (not to Lb Bromley) solely for the car club contribution purpose.</p> <p>CPZ deposit contribution means the sum of £12,000 to be used to implement a controlled parking zone to be paid before occupation of the 1st residential property.</p> <p>Disabled parking bay contribution of £2,000 to be paid on or before the commencement of development.</p> <p>Education contribution means the sum of £160,491.61. The Owner will pay 50% of the contribution to the Council on or before 1st occupation of the first residential property. The Owner will pay the remaining 50% to the Council on or before occupation of the 63rd residential property For preschool facilities at St Pauls Cray Primary School</p> <p>Public realm contribution of £326,050 to be paid in 4 instalments of £85,512.50 for specified public realm works (see s106 for details) First - before commencement of development Second - on or before occupation of the 1st residential property Third - on or before occupation of the 42nd residential property Fourth - on or before occupation of the 63rd residential property</p> <p>To design and construct 8 of the residential properties as wheelchair Housing. Upon written request any part of the contributions that have not been expended within 8 years of receipt will be repaid to the Owner. The Owner will reserve and set aside the Healthcare Facility Area for a Healthcare Facility in accordance</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					with the terms of Schedule 2 of the agreement. The Council to hold contributions in an interest bearing account.
16/01091/FULL1	45 Ancaster Road Beckenham BR3 4DZ	William Willoughby (Estates) Ltd	Demolition of existing bungalow and the construction of a two storey building in order to provide 4no. 2 bedroom flats, together with four off road parking spaces, cycle and refuse storage (amendment to application ref:15/05399)	27 th April 2016	Tree Removal - £576.67 to be paid as compensation for the value of the tree, the removal costs to be incurred by the Council in its removal and the construction of a replacement tree pit. Contribution is due on or before the commencement date.
15/04324/FULL1	Oxford House 11 London Road Bromley BR1 1BY	Deco Design & Build Ltd	Extension to construct a third floor to provide three 2- bedroom residential units and associated roof terraces. Infill and single storey rear extension to provide office storage. Elevational alterations to existing building to include reconfiguration and replacement of existing windows and new render facade with elements of grey banding and yellow. PART RETROSPECTIVE	17 th May 2016	<p>CPZ contribution of £3,000 to be paid, prior to first occupation, towards cost of the CPZ within the vicinity of the Proposed Development. Any unspent or uncommitted contributions to be refunded to the owner after 5 years plus accrued interest.</p> <p>Residents will not be entitled to a parking permit unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.</p> <p>Owners and occupiers of each Residential Unit to be provided with cycle parking facilities in accordance with the London Plan. Two years free membership to the Car Club for the first occupier of a residential unit.</p>
15/00508/FULL1	Land Adjacent 2 (demolished) Main Road Biggin Hill	Taylor Wimpey South West Thames	Erection of 16 dwellings (4 x 2 bed flats, 3 x 3 bed houses and 9 x 4 bed houses) with access from Moxey Close and Barwell Crescent together with 43 car parking spaces, cycle storage and landscaping, to include the stopping up of an existing access onto the A223.	15th July 2016	<p>Affordable Housing – 2 x 3 bedroom houses and 4 x 2 bedroom flats. No more than 4 of the market housing units shall be occupied until the shared ownership units have been constructed in accordance with the permission and made ready for residential occupation. No more than 6 of the market housing units shall be occupied until the shared ownership units have been transferred to a registered provider.</p> <p>Education Contribution – £122,157.00 to be paid prior to occupation for the provision of new facilities and/or improvements of existing facilities at Oaklands Primary Academy, Oaklands Lane or Bishop Justus CE School, Magpie Lane.</p> <p>Further Heritage Centre Contribution - £313,073 to be paid prior to occupation for the provision of a visitor centre for the display of information and memorabilia</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>relating to the wartime history of Biggin Hill airfield and surroundings.</p> <p>Health Contribution - £28,032.00 to be paid prior to occupation for the provision of new facilities and/or the improvement of existing facilities at the facility to be built and known as the Orpington Health and Wellbeing Centre, Homefield Rise.</p> <p>The development is not to be occupied until all of the contributions have been paid. Any amount not expended or entered into a contract to be expended within 5 years of the date of receipt including accrued interest is to be repaid to the owner.</p>
15/00508/FULL1 (Second Supplemental Deed)	Land Adjacent 2 (demolished) Main Road Biggin Hill	Taylor Wimpey South West Thames	Erection of 16 dwellings (4 x 2 bed flats, 3 x 3 bed houses and 9 x 4 bed houses) with access from Moxey Close and Barwell Crescent together with 43 car parking spaces, cycle storage and landscaping, to include the stopping up of an existing access onto the A223.	15th July 2016	<p>Second Supplemental Deed -</p> <p>Insertion of following definition under Clause 1:</p> <p>'Additional Residential Development': means the erection of 16 dwellings (4 x 2 bed flats, 3 x 3 bed houses and 9 x 4 bed houses) on the Heritage Centre Land with access from Moxey Close and Barwell Crescent together with 43 car parking spaces, cycle storage and landscaping, to include the stopping up of an existing access onto the A223 pursuant to planning application reference 15/00508/FULL1;</p> <p>Deletion and replacement of following definitions under Clause 1:</p> <p>'Additional Heritage Centre Contribution': means the sum of £654,715.02 that would have been payable pursuant to the Deed prior to amendments made to this Deed under the Second Supplemental Deed dated 15th July 2016;</p> <p>'Commencement Date': means the date on which the Development or the Additional Residential Development (as appropriate) commences by the carrying out of material operations as specified in Section 56 (2) and (4) of the Town and Country Planning Act 1990 save for:</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>a) any survey trial holes or other operations to establish the ground conditions of the land;</p> <p>b) any works of demolition, or removal of underground structures or service media and/or utilities;</p> <p>c) site set up or access works;</p> <p>d) construction of boundary fencing or hoarding;</p> <p>e) any remediation works to the land</p> <p>and 'commence' and 'commenced' will be interpreted in accordance with this definition;</p> <p>Deletion and replacement of following under Clause 8.5 to 8.8:</p> <p>8.5 – Subject to clause 7.6 above the Council and the Owner hereby agree that the Council shall continue to hold the Heritage Centre Contribution in an interest bearing account and shall only draw upon the said account as follows:</p> <p>8.5.1 – to apply such part of the Heritage Centre Contribution up to an amount equal to the amount of the Additional Heritage Centre Contribution payable on the grant and Commencement of any planning permission for the Additional Residential Development towards the purpose of facilitating the Heritage Centre; and</p> <p>8.5.2 – to apply the balance of the Heritage Centre Contribution (including accrued interest) towards the purpose of any financial contributions that may subsequently be agreed pursuant to the Acts in connection with the Additional Heritage Centre Contribution provided always that the parties agree that the application of the balance of the heritage centre contribution towards any such financial contributions shall:</p> <p>i) have the effect of a set-off to an equivalent sum against the obligations to make those financial contributions; and</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>ii) have the effect that the obligations to pay those financial contributions are discharged (either in full or in part as appropriate) on the date of Commencement of the additional residential development; and/or</p> <p>8.5.3 – to repay to the developer any unspent part as provided by paragraph 8.6 hereof.</p> <p>8.6 – At the end of a period of five years from 15th July 2016:</p> <p>8.6.1 – the Council shall, on the request of the Owner provide an account to the Owner to indicate how the Heritage Centre Contribution has been used by the Council and what balance (if any) remains unspent from the Heritage Centre Contribution; and</p> <p>8.6.2 – if all or any part of the Heritage Centre Contribution remains unspent by the Council the Council shall forthwith return such sum to the Owner (and not to any successor in title) if the Owner makes such a request of the Council.</p>
15/04909/FULL3	18 Elmfield Road Bromley BR1 1LR	Henry Boot Developments Ltd	Change of use of part of ground floor and upper floors from retail (Class A1) and offices (Class B1a) to a 59 bedroom hotel, together with fourth storey extension to create third floor and four storey front extension to create entrance foyer at ground floor	25th July 2016	<p>£152,061.50 - Public Realm Contribution. 50% to be paid on commencement and 50% to be paid before any part of the development is first occupied.</p> <p>After 7 years from the date of the final instalment any amount which has not yet been spent together with the interest accrued is to be returned to the developer.</p>
15/01616/VAR	Summit House Glebe Way West Wickham BR4 0RJ	Crest Nicholson Operations Ltd and Lidl UK GMBH	Variation of condition 13 of ref. 14/03324 (granted permission for Demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure) to amend hours of delivery from between 8am - 6pm to between 7am - 6pm Monday to Saturday and 10am - 5pm Sundays and bank holidays	1st August 2016	<p>Education Contribution – £154,431.62</p> <p>First payment of £77,215.81 to be paid on or prior to commencement of development; Second payment of £77,215.81 to be paid on or prior to occupation of the first dwelling;</p> <p>£66,025.95 towards the provision of new facilities and/or improvement of and/or support for existing facilities at Hawes Down Junior School, West Wickham, BR4 0BA;</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>£88,405.67 towards the provision of new facilities and/or the improvement of and/or support for existing facilities at Glebe School, West Wickham, BR4 9AE;</p> <p>Health Contribution – £57,996</p> <p>First payment of £28,998 to be paid on or prior to commencement of development; Second payment of £28,998 to be paid on or prior to occupation of the first dwelling;</p> <p>Towards the provision of new facilities and/or the improvement of and/or the support for existing facilities at the Dysart Surgery, 13 Ravensbourne Road, BR1 1HN;</p> <p>Repayment – Any contribution not expended or ring-fenced within a period of 5 years from the date of receipt to be repaid, with interest accrued, within 30 days of a written request for repayment. Evidence of expenditure to be provided to the owner on request.</p>
15/04941/FULL3	Bassetts Day Care Centre Acorn Way Orpington BR6 7WF	London Square Developments Limited	Demolition of existing buildings except Bassetts House. Redevelopment of site comprising alterations to and change of use of Bassetts House to residential (Class C3) and conversion to form 13 flats (7 x 1 bed, 4 x 2 bed and 2 x 3 bed), erection of 102 dwellings (16 x 1 bed flats, 26 x 2 bed flats, 5 x 3 bed houses, 52 x 4 bed houses and 3 x 5 bed houses); and associated car parking (175 spaces), cycle parking and landscaping (including new boundary treatment) and other associated works.	16 th August 2016	<p>Affordable Housing – 12 residential units comprising 2 x 4 bed houses, 6 x 2 bed flats and 4 x 1 bed flats. 7 of the units to be let as affordable rented housing and 5 of the units to be let or sold as intermediate housing. No more than 50% of market housing to be occupied until all of the affordable housing units have been constructed and made ready for residential occupation.</p> <p>Car Club Contribution – £2,500 index linked towards installation, signage and lining of car club bay to be paid prior to first occupation.</p> <p>Education Contribution - £773,390.76 index linked to provide new facilities and/or the improvement of existing facilities at Farnborough Primary School to be paid prior to first occupation.</p> <p>Health Contribution - £188,255 index linked to provide new facilities and/or the improvement of existing facilities at the facility to be built and known as the</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Orpington Health and Wellbeing Centre to be paid prior to first occupation.</p> <p>Highways Contribution - £5,000 index linked towards the provision of a new controlled parking zone or the future extension of controlled parking zone located within one mile of the Site to be paid prior to first occupation. No time limit on spend of contributions.</p>
15/04319/RECON	The Haven Springfield Road Sydenham London SE26 6HG	Kitewood Estates Ltd	S73 application for a Minor Material Amendment to 14/03991/FULL (46 residential units and associated works) to include changes to house types and slab heights, house type 2 and 7 removed and replaced with type 1 and 6, roof form to house type 1 amended and first floor roof terrace removed, external elevational changes to all dwellings including the addition of Juliet balconies, change to include design and installation of PV panels to roofs, erection of two detached double garages, installation of electric charging point and amendment of front boundary walls to railings, dwarf brick wall and hedges.	16th August 2016	<p>Affordable Housing – 19 units to be provided as affordable housing - 9 to be let as affordable rent dwellings (3 x 1 bed, 2 x 2 bed and 4 x 3 bed) and 10 to be let or sold as intermediate dwellings (4 x 1 bed, 4 x 2 bed and 2 x 3 bed).</p> <p>1 x 1 bed and 2 x 2 bed of the affordable rent dwellings and 2 x 1 bed of the intermediate dwellings shall meet the South East London Housing Partnership Wheelchair Standards 2012 (as amended). No more than 50% of the open market dwellings shall be occupied until the affordable housing dwellings have been built.</p> <p>Education Contribution - £432,915.63 to be used for the provision of education facilities at St John's CE Primary School and Stewart Fleming Primary School. To be paid prior to the occupation of any open market dwelling.</p> <p>Healthcare Contribution - £72,680 to be used for the provision of new healthcare facilities and/or the improvement of and/or support for existing healthcare facilities at Penge Clinic. To be paid prior to the occupation of any open market dwelling.</p> <p>Any part of the contributions not spent or ring fenced 10 years after being paid to the Council are to be returned upon written request.</p>
16/03569/RESPA	515 - 519 Upper Elmers End Road Beckenham BR3 3DE	Alltime Securities Ltd	Change of use of first and second floor from Class B1(a) office to Class C3 dwellinghouses to form 8 flats at 515-519 Upper Elmers End Road (56 day application for prior approval in respect of transport and highways, contamination, flooding risks and	8 th September 2016	Car Club – The Owner covenants to pay for the cost of membership for two years to one of the Car Clubs within the London Borough of Bromley for each of the first occupiers of the development.

App No	Address	Applicant	Application	Date	Legal Agreement
			noise impacts under Class O Part 3 of the GPDO)		<p>Cycle Parking Plan – The Owner covenants to provide the cycle parking spaces as outlined on the Cycle Parking Plan and to retain this number at any time when the development is occupied.</p> <p>Resident's Parking Permits – No occupier of any residential unit is able to obtain a residential parking permit unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.</p> <p>Transport Contribution – £2,000 towards the Council's management of on-street parking within a two mile radius of the site to be paid prior to Occupation of the Development.</p> <p>No time limit for expenditure of Transport Contribution</p>
16/01850/FULL4	1 Chilham Way Hayes Bromley BR2 7PR	Affinity Sutton	Variation of legal agreement attached to planning permission ref. 13/01670/FULL1 to amend the definition of intermediate housing	23 rd September 2016	<p>The Principal Agreement under ref 13/01670 is varied as set out below:</p> <p>The income threshold for the Intermediate Housing shall accord with the latest definitions adopted by the Council. For the avoidance of doubt these are:</p> <p>1 bedroom units £38,800 2 bedroom units £50,500 3 bedroom units £62,500 GLA upper limit applies to 4 bedroom units +</p>
15/04400/OUT	Woodhill Farm Norsted Lane Orpington BR6 7PQ	Lesley, David and Andrew Carter	Outline permission with all matters, except access, reserved for a change of use from the certified permitted use to that sought for a house plot, with attendant permission for a dwelling.	23 rd September 2016	<p>The Owner covenants to cease, no later than commencement of development, the permitted use of the site as a haulage business with associated lorry parking and maintenance building, remove all buildings and hard standing from Site A and Site B and reinstate the said land to its natural level. To return Site B to open agricultural Green Belt Land and to forthwith use Site A as the residential curtilage for the property to be constructed pursuant to this planning permission.</p>

App No	Address	Applicant	Application	Date	Legal Agreement
16/00285/FULL4	188 - 194 Croydon Road Penge London SE20 7YU	Devonshires Solicitors LLP	Section 106A application to modify the planning obligation in respect of 07/00086/FULL1 to amend Clause 3.1 of Schedule 2 to insert "any mortgage or charge or receiver appointed by such mortgagee or charge exercising its power of sale in respect of the site against the owner or any successors in title to such mortgagee, charge or receiver."	12 th October 2016	<p>1. Add the following definition of Mortgagee:</p> <p>'any mortgagee or charge of the Registered Social Landlord or the successors in title to such mortgagee or charge or any receiver (including an administrative receiver) appointed by such mortgagee or charge or any other person appointed under any security documentation to enable such mortgagee or charge to realise its security'.</p> <p>2. Delete and substitute clause 3.1 of Schedule 2 as follows:</p> <p>'any mortgagee or charge or receiver appointed by such mortgagee or charge exercising its power of sale in respect of the Site against the owner or any successors in title to such mortgagee, charge or receiver'. DEED OF VARIATION</p>
16/02117/FULL1	Orchard Lodge 107 William Booth Road Penge London SE20 8BG	Fairview Homes Limited	Demolition of existing buildings and erection of two 4-5 storey blocks and one 5-6 storey block of flats comprising 252 residential units (80 x 1 bed, 129 x 2 bed and 43 x 3 bed including affordable housing provision), basement car parking, landscaped podium deck, open space, play space, associated access roads, private and communal landscaping, cycle parking, recycling and refuse stores and associated works including widening of existing vehicular access onto William Booth Road.	25th October 2016	<p>Affordable Housing – 72 affordable housing units of which 43 are affordable rented housing (4 x 1 bed, 3 x 1 bed wheelchair units, 1 x 2 bed wheelchair units, 25 x 2 bed and 10 x 3 bed) and 29 are shared ownership housing (11 x 1 bed, 1 x 1 bed wheelchair units, 15 x 2 bed and 2 x 2 bed wheelchair units). No more than 50% of the market dwellings shall be occupied until the affordable housing dwellings have been transferred to the registered provider.</p> <p>Car Club – 3 car club parking spaces. From occupation of 1st residential unit car club operator to provide 3 vehicles for these spaces and will operate these vehicles for as long as there is demand and it is economically viable to do so. Owner will offer each of the first residents free membership for a period of 3 years for the use of car club with the offer being made no later than 3 months after occupation of each residential property. Car Parking Permits – Residents are restricted from obtaining a car parking permit from</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>the Council with the exception of disabled residents.</p> <p>Community Contribution – £30,000 to be passed to the Crystal Palace Community Development Trust.</p> <p>Education Contribution – £875,142.90 towards St John's CE Primary School.</p> <p>Health Contribution – £284,508.00 towards Beckenham Beacon Clinical Space.</p> <p>Traffic Study Area Contribution – £25,000 towards study to determine whether or not traffic management measures are required and if required towards the funding of any highway works identified as necessary with the traffic study area, prior to occupation of 1st residential unit. Travel</p> <p>Plan – The owner will implement the travel plan following the first residential occupation.</p> <p>Wheelchair Housing – 7 of the market housing dwellings and 7 of the affordable housing dwellings to be designed and constructed as wheelchair housing. The dwellings are to be advertised for a period of 6 months from the commencement of sales in the same manner as the non-wheelchair housing and in specialist publications.</p> <p>The community contribution is due on or before the occupation of the 1st residential property. 50% of the education and health contribution is due on or before occupation of the 1st residential unit and the remaining 50% is due before or after occupation of the 126th residential property.</p> <p>Repayment of contributions is due to the owner on written request if the contributions have not been spent or committed within 8 years of receipt. Payments to be held in interest bearing account. The owner to serve notice on the Council 10 working days after commencement, date of occupation of 50% and</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					final occupation of residential units.
15/04692/RECON and 15/04702/RECON	Dylon International Ltd Worsley Bridge Road London SE26 5BE	Will Banbury	<p>15/04692 - Section 73 application for a minor material amendment to 09/01664/FULL1 (Mixed use development comprising basement car parking and 2 part 5/6/7/8 storey blocks for use as Class B1 office accommodation (6884sqm)/ Class A1 retail (449sqm)/ Class A3 café/restaurant (135qsqm)/ Class D1 crèche (437sqm) and 149 flats (32 one bed/ 78 2 bed/ 39 3 bed) for amendments to the external elevational treatments, materials, fenestration and landscaping, re-configuration of windows, balconies and internal layout of units, core, upper terraces and form of roof, additional windows and balconies, re-configuration of bin stores and refuse, additional substation, reduction of size of the basement, revised elevational details and external materials and samples.</p> <p>15/04702 - Section 73 application for a minor material amendment to 13/01973/FULL1 (amendment to block A03 forming part of pp 09/01664);(to provide a total of 223 residential units, A1 retail unit, A3 café/restaurant unit, D1 crèche and associated works) for amendments to the external elevational treatments, materials, fenestration and landscaping, re-configuration of windows, balconies and internal layout of units, core, upper terraces and form of roof, additional windows and balconies, re-configuration of bin stores and refuse, additional substation and reduction of size of the basement.</p>	25 th October 2016	<p>The planning obligations relating to the 2010 consent and the second consent and all provisions in the principle agreement shall by reference be incorporated into this deed and shall apply to the development carried out on the land pursuant to Section 73 permissions except that:</p> <p>Reference to the employment contribution referred to in the principal agreement will no longer be included in the financial contributions secured by this agreement.</p> <p>The definition of the expenditure objects for the education contribution in column 2 of the payment table incorporated in the principal agreement shall be amended to "Towards the cost of recently permitted extensions and upgrades at Worsley Bridge Primary School".</p> <p>The definition of the expenditure objects for the healthcare contribution in column 2 of the payment table incorporated in the principal agreement shall be amended to "Towards the construction of the Penge Clinic".</p>
16/00859/FULL3	9 London Road Bromley BR1 1BY	MRM Properties (London) Limited	Change of use of first, second and third floors from offices to flats; alterations and extension to existing building to provide increased office space and six x one bed, two person flats; excavation to provide basement office.	28 th October 2016	<p>Traffic Management Contribution - £3,000.00 to be used for the provision of future traffic management within Bromley Town. Amount due prior to the first occupation of the development.</p> <p>Car Club – Owner to make the first owner or occupier of a residential unit aware of the local car club and to offer to reimburse the annual membership cost for a period not exceeding two years.</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Parking Permits – Restriction on the owner/occupier of a residential unit applying to the Council for a car parking permit aside from disabled residents. Residential units are to be marketed as being part of a car free development.</p> <p>Cycle Parking Facilities – To be provided in accordance with the London Plan.</p> <p>Any part of the traffic management contribution that has not been spent or committed within 10 years from the date of receipt shall be refunded to the owner including any accrued interest.</p>
16/01175/FULL1	Old Town Hall 30 Tweedy Road Bromley BR1 3FE	Bromley Town Hall Limited	<p>Application for planning permission and listed building consent to enable partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 99 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with re-configuration of the existing access ramp on Widmore Road and provision of pickup/drop off in Tweedy Road and South Street and</p> <p>Planning Permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1bed, 34 x 2-bed, 1 x 3 bed), with basement parking for 26 cars on the South Street Car Park site, together with associated car parking for the Old Town Hall site, 118 cycle parking spaces across both sites, landscaping and public realm improvements.</p>	8 th November 2016	<p>Car Club Space Contribution – £4,000 towards the costs of making any order to introduce the car club space and for marking out and signage. Payment due before the residential development starts.</p> <p>Education Contribution – £116,368.12 towards new facilities and/or the improvement of existing facilities as follows: i) £51,151.63 at St George’s School, Tylney Road; ii) £38,329.82 at Ravensbourne School, Hayes Land; and iii) £26,886.67 at Beacon House, Holmesdale Road.</p> <p>Health Contribution – £56,062 towards new facilities and/or the improvement of existing facilities at Dystart Surgery, 13 Ravensbourne Road.</p> <p>Highway Works Contribution – £3,000 towards the Councils costs in obtaining all necessary orders to relocate the existing on-street disabled parking bays in Court Street from the west to the east side of the road and for a coach pick-up/drop-off parking bay in South Street. Contribution due on or before the start of the hotel development.</p> <p>Stopping Up Order Contribution – £3,000 towards the Councils costs in obtaining the stopping up order. Contribution due on or before the start of the hotel development.</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Any part of the contributions unspent after 10 years from the date of receipt shall be returned to the owner. Health and Education contribution to be paid prior to occupation of any residential unit.</p> <p>No work to start on the residential development unless and until a binding building contract relating to the construction and completion of the hotel has been entered into, a programme for implementation of the hotel has been approved and works on the hotel have been started as per the contract.</p> <p>No work to start on the hotel development unless and until details of the highway works have been submitted to the Council for approval, details of the TFL highway work have been submitted to TFL for approval and details of the hotel public landscaping scheme have been submitted to TFL and the Council for approval.</p>
15/04574/FULL1	Former Depot Site Church Hill Orpington (Dairy Crest, Barn Hawe)	Purelake Group	Demolition of existing depot buildings and erection of eight 2 storey, 3 bedroom terraced houses, 1 part 3/part 4 storey apartment block (Block B) with 17x2 bed, and 1x3 bed units and 1 part 2/part 3 storey apartment block (Block A) with 2x2 bed flats, together with 38 car parking spaces (including 2 visitor spaces), 66 cycle parking spaces, refuse and recycling facilities and associated landscaping, including pergolas in the car park.	8 th November 2016	<p>Affordable Housing - £210,000 towards the provision of affordable housing.</p> <p>Education Contribution - £120,035.09 towards the provision of education facilities at Poverest Primary School, Tillingbourne Green or for other education projects for residents of the Council's administrative area in receipt of no more than four other such contributions under the Act.</p> <p>Health Contribution - £38,015.00 towards the provision of new healthcare and well-being facilities and/or the improvement of and/or support for existing healthcare and well-being facilities at Knoll Practice, Orpington (within the Orpington Health and Well-Being Centre), or, for other health and well-being projects for residents of the Council's administrative area in receipt of no more than four other such contributions under the Act.</p> <p>Highway Contribution - £3,000.00 towards the provision of highways works to Bruce Grove to create a protected space on the highway to allow for</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>collection of refuse and recycling for the development.</p> <p>Local Employment Contribution - £3,000.00 towards local employment in the London Borough of Bromley.</p> <p>Any contribution not expended or ring fenced within 10 years of the date of payment to be returned together with the interest accrued.</p> <p>All payments are due prior to first occupation of any of the residential units.</p>
15/05237/FULL1	Queen Mary House Manor Park Road Chislehurst BR7 5PY	Your Life Management Services Ltd	Demolition of existing building and erection of three storey building comprising 52 assisted living extra care apartments (37 x 2 bed and 15 x 1 bed) (C2 use) including communal facilities, parking and landscaping.	8 th December 2016	<p>Health Care Contribution - £54,070 due on or before the first occupation of a dwelling. Contribution towards the provision of new healthcare and well-being facilities and/or the improvement of and/or support for existing healthcare and well-being facilities for existing healthcare facilities at 5, Orpington (within the Orpington Health and Well-Being Centre), or for other health and well-being projects for residents of the Council's administrative area in receipt of no more than four other such contributions under the Act.</p> <p>The Owner covenants not to permit occupation of any of the dwellings other than by a residents meeting the definition of 'qualifying person' who has undergone a pre-assessment or a Co-Resident and in accordance with the operational management plan.</p> <p>No dwelling shall be occupied for any use other than a use falling within Class C2 of the Town and Country Planning Act (Use Classes) Order 1987.</p>
16/02685/FULL1	Land Adjacent 2 (demolished) Main Road Biggin Hill	Taylor Wimpey South West Thames	Erection of 16 dwellings (4 x 2 bed flats, 4 x 3 bed houses and 8 x 4 bed houses) with access from Main Road A233 together with 41 car parking spaces (including garages), cycle parking, refuse storage and landscaping.	3 rd Jan 2017	<p>Affordable Housing Contribution - £100,000 to be paid prior to occupation to provide either (i) accommodation to persons who apply to the Council as homeless or (ii) affordable housing.</p> <p>Education Contribution – £131, 884.58 to be paid prior to occupation for the provision of new facilities and/or improvements of existing facilities at Oaklands</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Primary Academy, Oaklands Lane or for other education projects for residents of the Council's administrative area in receipt of no more than four other contributions made pursuant to section 106 of the Act.</p> <p>Health Contribution - £29, 054.00 to be paid prior to occupation for the provision of new facilities and/or the improvement of existing facilities at Clinic Biggin Hill, Church Road, Biggin Hill, Westerham, Kent, TN16 3LB or for other health projects for residents of the Council's administrative area in receipt of no more than four other contributions made pursuant to section 106 of the Act.</p> <p>The development is not to be occupied until all of the contributions have been paid.</p> <p>Any amount not expended or entered into a contract to be expended within 5 years of the date of receipt including accrued interest is to be repaid to the owner.</p>
16/02685/FULL1 (Third Supplemental Deed)	Land Adjacent 2 (demolished) Main Road Biggin Hill	Taylor Wimpey South West Thames	Erection of 16 dwellings (4 x 2 bed flats, 4 x 3 bed houses and 8 x 4 bed houses) with access from Main Road A233 together with 41 car parking spaces (including garages), cycle parking, refuse storage and landscaping.	3 rd Jan 2017	<p>Third Supplemental Deed -</p> <p>Insertion of following definition under Clause 1:</p> <p>'New Residential Development': means the erection of 16 dwellings (4 x 2 bed flats, 4 x 3 bed houses and 8 x 4 bed houses) with access from Main Road A233 together with 41 car parking spaces (including garages), cycle parking, refuse storage and landscaping pursuant to planning application reference 16/02685/FULL1;</p> <p>Deletion and replacement of following definitions under Clause 1:</p> <p>'Additional Heritage Centre Contribution': means the sum of £913,6786 that would have been payable pursuant to this Deed prior to amendments made to this Deed under the Third Supplemental Deed;</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>'Commencement Date': means the date on which the Development or the New Residential Development (as appropriate) commences by the carrying out of material operations as specified in Section 56 (2) and (4) of the Town and Country Planning Act 1990 save for:</p> <ul style="list-style-type: none"> a) any survey trial holes or other operations to establish the ground conditions of the land; b) any works of demolition, or removal of underground structures or service media and/or utilities; c) site set up or access works; d) construction of boundary fencing or hoarding; e) any remediation works to the land <p>and 'commence' and 'commenced' will be interpreted in accordance with this definition;</p> <p>Deletion and replacement of following under Clause 8.5 to 8.8:</p> <p>8.5 – Subject to clause 7.6 above the Council and the Owner hereby agree that the Council shall continue to hold the Heritage Centre Contribution in an interest bearing account and shall only draw upon the said account as follows:</p> <p>8.5.1 – to apply such part of the Heritage Centre Contribution up to an amount equal to the amount of the Additional Heritage Centre Contribution payable on the grant and Commencement of any planning permission for the New Residential Development towards the purpose of facilitating the Heritage Centre provided always that the Parties agree that the application of the balance of the Heritage Centre Contribution towards the Additional Heritage Centre Contribution shall:</p> <ul style="list-style-type: none"> (i) have the effect of a set-off to an equivalent sum against the obligation to pay the Additional Heritage

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Centre Contribution; and</p> <p>(ii) have the effect that the obligation to pay the</p> <p>Additional Heritage Centre Contribution is discharged (either in full or in part as appropriate) on the date of Commencement of the New Residential Development; and/or</p> <p>8.5.3 – to repay to the developer any unspent part as provided by paragraph 8.7 hereof.</p> <p>8.6 – On the date of Commencement of the New Residential Development, the Developer shall pay to the Council the balance of the Additional Heritage Centre Contribution, being the amount which has not been off-set by the Heritage Centre Contribution.</p> <p>8.7 – At the end of a period of five years from 3rd Jan 2017:</p> <p>8.7.1 the Council shall, on the request of the Owner provide an account to the Owner to indicate 5how the Heritage Centre Contribution and/or the Additional Heritage Centre Contribution has been used by the Council and what balance (if any) remains unspent from the Heritage Centre Contribution and/or the Additional Heritage Centre Contribution; and</p> <p>8.7.2 – if all or any part of the Heritage Centre Contribution and/or the Additional Heritage Centre Contribution remains unspent by the Council the Council shall forthwith return such sum to the Owner (and not to any successor in title) if the Owner makes such a request of the Council.</p>
16/02311/FULL4	Bigsworth Court 2 Betts Way Penge London SE20 8TZ	Devonshires Solicitors LLP	Section 106A application to amend the terms of the legal agreement attached to planning permission ref. 12/03634	7 th March 2017	<p>Part 1 of the Third Schedule shall be amended as follows:</p> <p>(a) The introduction set out at paragraph 1 shall be deleted and replaced with the following:</p> <p>“From the date of first occupation the Affordable</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					<p>Dwellings shall not be used other than for Affordable Housing save that the obligations contained in this Schedule shall not bind or be enforceable against”</p> <p>(b) Paragraph 1(iii) shall be deleted and replaced with the following:</p> <p>“a charge or receiver of an occupant to the extent that such charge or receiver seeks to dispose of an Affordable Dwelling pursuant to its power of sale exercised pursuant to default terms of the mortgage and any successors in title of such charge”.</p> <p>(c) Paragraph 1(i) shall be amended by adding the following words to the end of that paragraph:</p> <p>“and any persons deriving title from them”.</p> <p>(d) Paragraph 1.3 shall be deleted and replaced with the following:</p> <p>‘the Registered Provider shall be enter into a Nominations Agreement with the Council in the form contained in the Fourth Schedule’</p> <p>The definition of ‘Chargee’ shall be deleted and replaced with the following:-</p> <p>“means any mortgagee or charge of the Registered Provider or any receiver (including an administrative receiver) appointed by such mortgagee or charge pursuant to the Law of Property Act 1925”.</p>
16/02314/FULL4	1 Wickets Close, Orpington, BR5 4GX	Devonshires Solicitors LLP	Section 106A application to amend the terms of the legal agreement attached to planning permission ref. 06/03229 as amended by permission ref. 08/04056	7 th March 2017	<p>Paragraph (4) of Schedule 2 shall be deleted and replaced by the following:</p> <p>“Not to let any of the Affordable Housing Units other than by way of rental or shared ownership and....”</p> <p>Paragraph (a) of the proviso of Schedule 2 shall be deleted and replaced by the following:</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					"any mortgagee or charge of the Owner or any receiver (including an administrative receiver) appointed by such mortgagee or charge which mortgagee or charge is exercising its powers of sale in respect of the Site against the Owner or any successors in title to such mortgagee or charge or receiver or administrative receiver".

Appendix 2: Saved and Expired Policies from the Unitary Development Plan

Saved Policies

Housing

H1	Housing Supply
H2 (Not used in this document)	Affordable Housing
H3	Affordable Housing – payment in lieu
H2 (Previously 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

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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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
ER14	Surface and Ground Water Quality
ER15	Conservation of Water Resources

Appendix 3

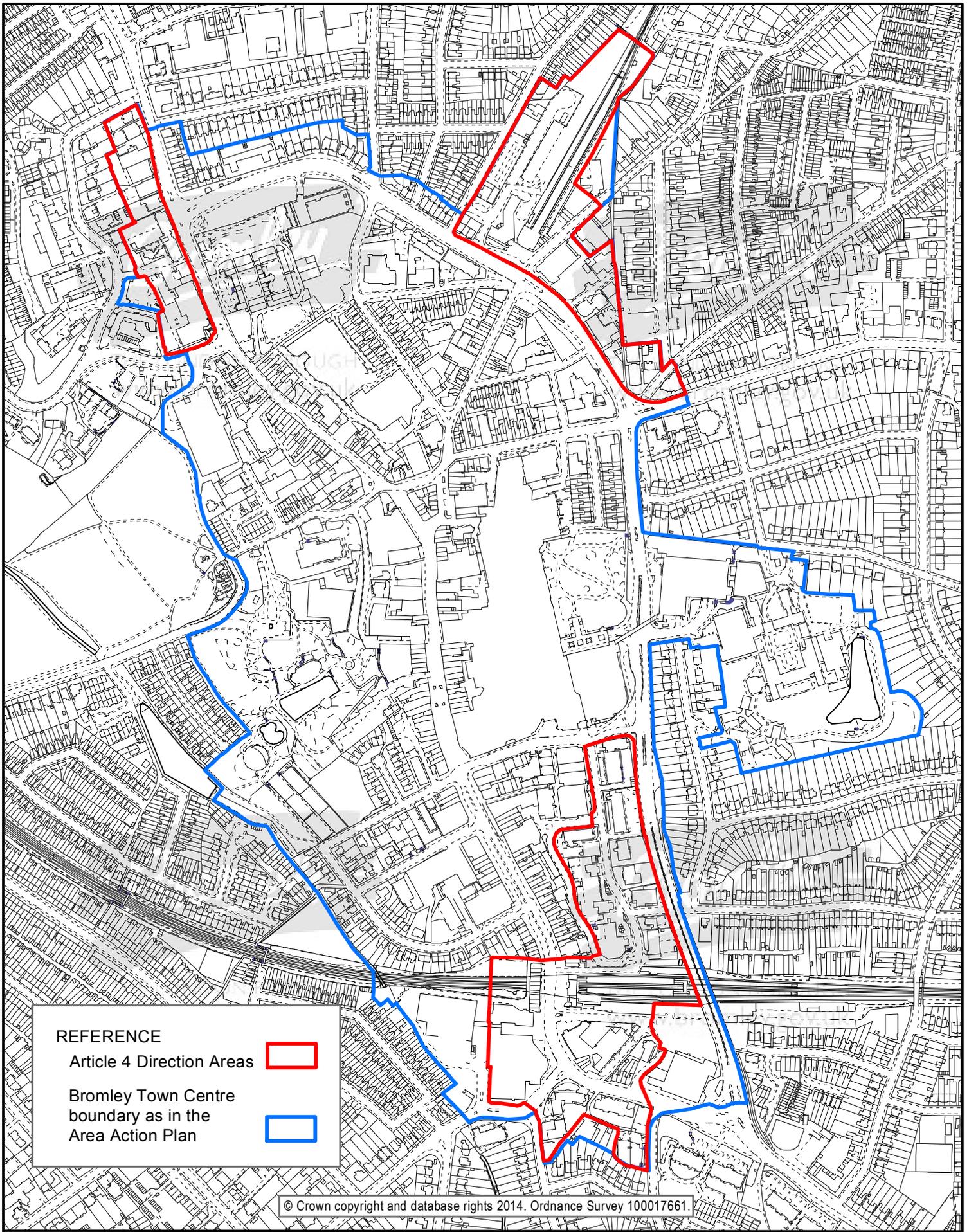
Revised Provisional Table for the Preparation of the Local Plan and Community Infrastructure Levy

	2016												2017												2018												2019														
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July								
Borough-wide local plan including spatial, strategic, and detailed development policies and site allocations		LG Space Consultation																		S																															
Review of Bromley Town Centre Area Action Plan																																																			
Bromley Preparation of Community Infrastructure Levy Charging Schedule																																																			
SPD Planning Obligations & Affordable Housing																																																			

Notes
 S' refers to Submission to the S/S for examination.
 'A' refers to Adoption by the Council.

Appendix 4: Schedule of Meetings with Neighbouring Boroughs/Groupings

Organisation	Dates
South East London Boroughs DTC Group	13 th April, 13 th July, 12 th October 2016 1 st February 2017
Sevenoaks District Council	25 th April 2016 15 th February 2017
Biggin Hill Consultative Committee Including: Greater London Authority London Borough of Bromley London Borough of Croydon Kent County Council Sevenoaks District Council Surrey County Council Tandridge District Council Tatsfield Parish Council	20 th October 2016
Association of London Borough Planning Officers Development Plan Group (ALBPO)	21 st June, 27 th July 2016 14 th March 2017
Greater London Authority	19 th June 2016 25 th January, 14 th February 2017
Transport for London	27 th July 2016
London Borough of Croydon	October and November 2016



TOWN PLANNING

**ARTICLE 4 DIRECTION
 CONCERNING
 LAND AT
 BROMLEY TOWN CENTRE.**



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16/01/14

Plan No. 4825