



THE LONDON BOROUGH  
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## **Authority Monitoring Report**

**1<sup>st</sup> April 2017 - 31<sup>st</sup> March 2018**

April 2020

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## 1.0 Introduction

### 1.1 The Purpose of the Authority Monitoring Report

The Authority Monitoring Report (AMR) sets out key information about the implementation of planning policies in the London Borough of Bromley (“the Borough”) for the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 (2017/18). The AMR assesses whether development, both approved and implemented, contributes to achieving the spatial strategy of the Council, and targets set out within the Unitary Development Plan (UDP) and London Plan. It also reports on the progress of Local Plan preparation, the Council’s duty to cooperate, and monitors signed s106 agreements for the 2017/18 financial year.

Data published in this AMR has been taken from two main sources; the London Development Database (LDD)<sup>1</sup> which is maintained by the Greater London Authority (GLA), and from the Council’s internal records relating to planning applications. Where other data sources have been used, acknowledgements can be found underneath the relevant information.

### 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.

Local authorities are no longer required to submit this information, but 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 outlines the required content of AMRs including:

- The timetable specified in the local planning authority’s Local Development Scheme for the preparation of Local Plan and Supplementary Planning Documents (**Appendix 3**); and
- Relevant numbers relating to net additional dwellings or net additional affordable dwellings, or any relevant numbers which specifically mentioned in a policy (**Chapter 2**).

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<sup>1</sup> LDD is populated using data from local authorities, collated on an annual basis.

### 1.3 Changes in Legislation

Since the previous AMR (covering 2016/17) was published in April 2018, the following national and London-specific planning legislation, policy, and guidance has been introduced.

#### The Draft London Plan 2017

A draft London Plan was published for consultation in December 2017. The Draft London Plan 2017 was submitted for examination along with received representations in July 2018. In August 2018, a revised version of the draft London Plan was published that included minor suggested changes, clarifications, corrections and factual updates that was prepared following a review of consultation responses. The Examination in Public (EiP) on the London Plan was held between January and May 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor in October 2019. The Mayor considered the Panel report and recommendations and prepared an Intend to Publish version of the London Plan along with a statement of reasons for any recommendations that the Mayor chose not to accept. This was published on 9th December 2019.

#### The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018

An extension of permitted development rights covering: the distribution use to residential use; increase of the size limits that apply to permitted development on agricultural land; and the existing right to change use of agricultural buildings to residential use being amended to allow up to a total of five dwelling houses, subject to limitations and conditions. This came into force on 6<sup>th</sup> April 2018.

#### Revised National Policy Planning Framework 2019

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England how these should be applied, as well as providing a framework within which locally-prepared plans for housing and other development can be produced. The current version of the NPPF was published in February 2019.

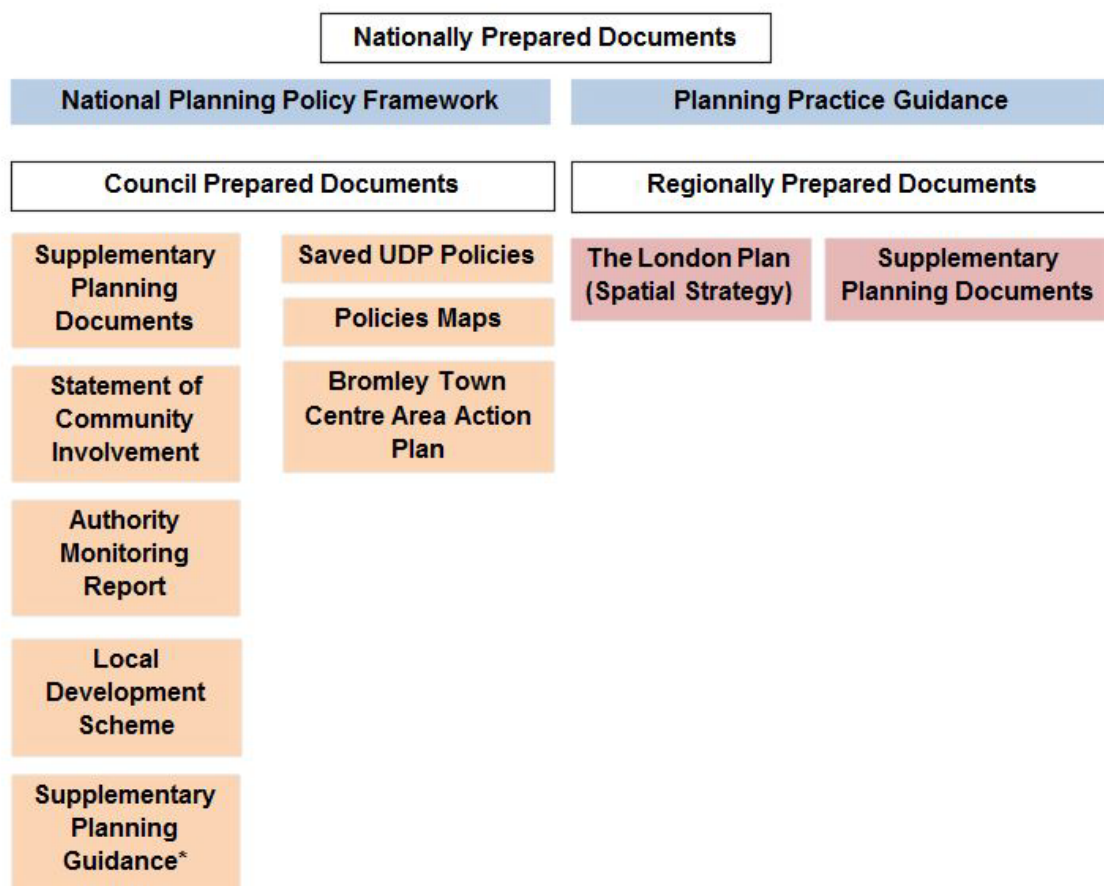
#### The Housing Delivery Test (HDT) 2018

The HDT was introduced in the revised NPPF and PPG. It is a calculation which measures the number homes delivered against the number of homes required, over a rolling three-year period. The test results will be published annually in November and punitive measures will be applied to authorities that are not delivering, depending on the scale of under-delivery.

## 1.4 Local Policy Framework

Bromley's policy framework for this AMR, including Development Plan documents, is outlined in Figure 1 below.

Figure 1: Bromley's Policy Framework for the 2017/18 AMR



\* The Council's existing supplementary planning guidance (SPG) remained in force while the relevant UDP policies are operational. UDP policies were superseded by the Local Plan upon its adoption in January 2019. This will be discussed in the 2018/19 AMR.

Bromley Council submitted the Bromley Local Plan for independent examination during the monitoring period, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

In light of comments raised in the examination hearings and advice from the independent Planning Inspector, the Council prepared a number of suggested Main Modifications which it considered would help make the plan sound. The Main Modifications were approved for consultation by Bromley's Executive on 28 March 2018 and published for consultation between 22 June and 10 August 2018.

The Bromley Local Plan was adopted on 16 January 2019. The Local Plan incorporates parts of the Bromley Town Centre Area Action Plan (AAP) and various Supplementary Planning Documents (SPDs).

The programme for the preparation of the Local Plan was set out in the Local Development Scheme (LDS) published in August 2017. The Local Development Scheme Revised Provisional Timetable can be found in Appendix 3. This reflects the position during the monitoring period, but it is noted that there has been some slippage in these timescales at the time of writing. A revised LDS will be published in 2020 and will be referred to in future AMRs.

## **1.5 Duty to Cooperate**

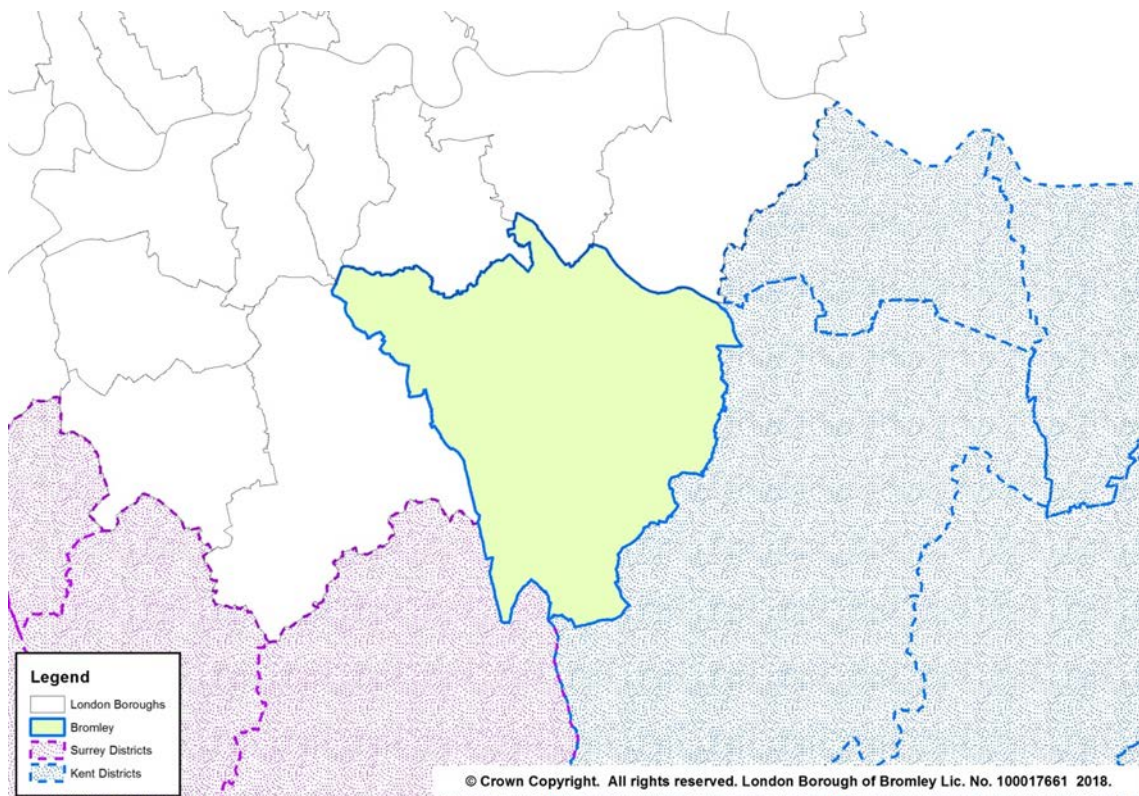
The 'duty to co-operate' is a statutory duty for local authorities, which requires local planning authorities to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed when planning for sustainable development. The duty requires on-going, constructive 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 and Highways England.

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) and South East London Joint Waste Planning Group. The Council also engages with other adjacent boroughs on a regular basis.

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.

## 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 wider South East England region, 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-based GLA population estimate<sup>2</sup> for the London Borough of Bromley is 329,000. Table 1 below shows the change in population since 2001.

Table 1: Bromley's Population

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

These population estimates show that 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<sup>3</sup> 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%.

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<sup>2</sup> Greater London Authority, Housing-led population projection (2016-based) Available from: <https://data.london.gov.uk/dataset/projections/>

<sup>3</sup> Greater London Authority, Housing-led population projection (2016-based) Available from: <https://data.london.gov.uk/dataset/projections/>

## 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) and several additional local indicators. The following table sets out the indicators that have been used to assess policy performance during 2017/18.

Table 2: Output Indicators

Indicator Number	Indicator	UDP Policy
<b>Housing</b>		
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
<b>Community Facilities</b>		
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
<b>Business Development and Town Centres</b>		
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
<b>Environmental Resources</b>		
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
<b>Local Indicators</b>		
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 2017/18, 647 new self-contained dwellings were completed, against a loss of 74 existing self-contained dwellings; this gives a total net increase of 588 self-contained dwellings in the Borough in 2017/18.

In addition, one completed non-self-contained scheme<sup>4</sup> involves a rear extension to an existing nursing home to provide 20 additional beds. Although the overall net gain from self-contained units and non-self-contained units is 608 units, only self-contained units are counted for the purpose of the AMR indicators H1 and H2. Therefore, the overall housing completion figure for 2017/18 is 588 units

Figure 1: Net new dwellings 2013/14 to 2017/18

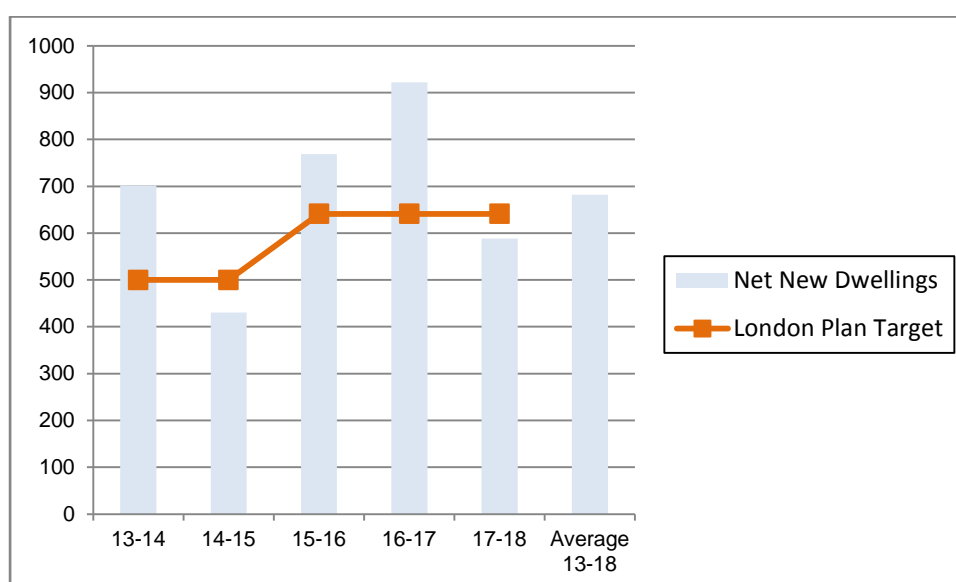


Figure 1 shows the housing completion in the Borough and the London Plan housing targets over the last five years. The net total of 588 housing completions during 2017/18 is the lowest experienced in the last three years, with 285 less units completed than the previous year. However, the five year average figure of 660 units exceeds both the current London Plan target of 641 units per annum and the London Plan average annual target for this period of 585 units per annum.

<sup>4</sup> Planning ref: 14/04851/FULL1

### 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 2017/18

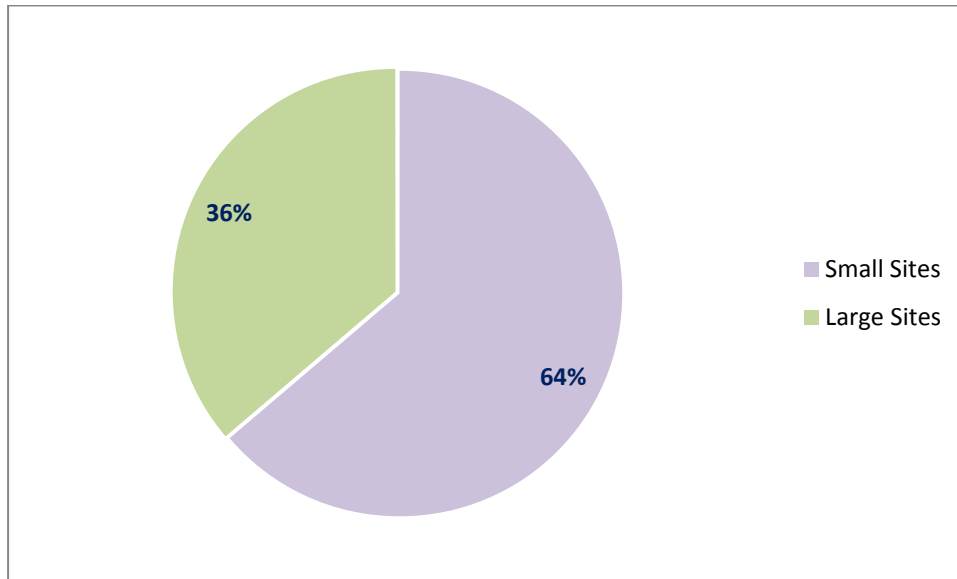


Figure 2 shows that 64% (375 units) of the net housing completions were concentrated on small sites. The remaining 36% (213 units) were distributed across large sites.

### Prior Approvals

During 2017/18, approximately 23% (135 units) of the housing completions relate to Prior Approvals. Prior Approvals allow for the conversion of office or retail floorspace to residential use.

### 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 3: Housing completions by type of dwelling 2017/18

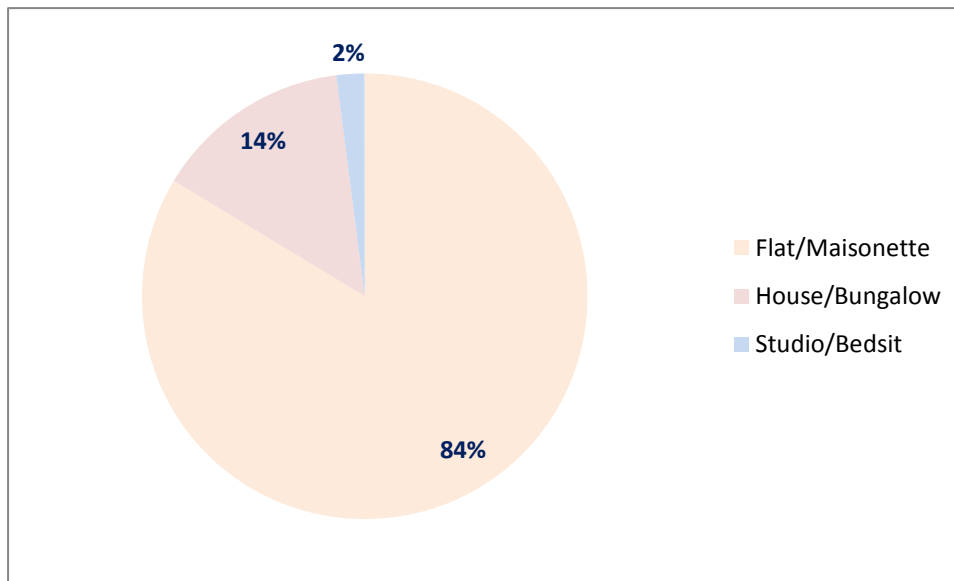


Figure 3 shows that housing completions are predominately (84%) in the form of flats and maisonettes, although houses and bungalows have also made a significant contribution (14%). This reflects local need and continues the trend from 2016/17 whereby 82% of housing completions were flats and 15% were houses. However, 2017/18 has seen an increase in the percentage of flats being built, and a decrease in studio/bedsit accommodation.

Figure 4: Sources of new housing 2017/18

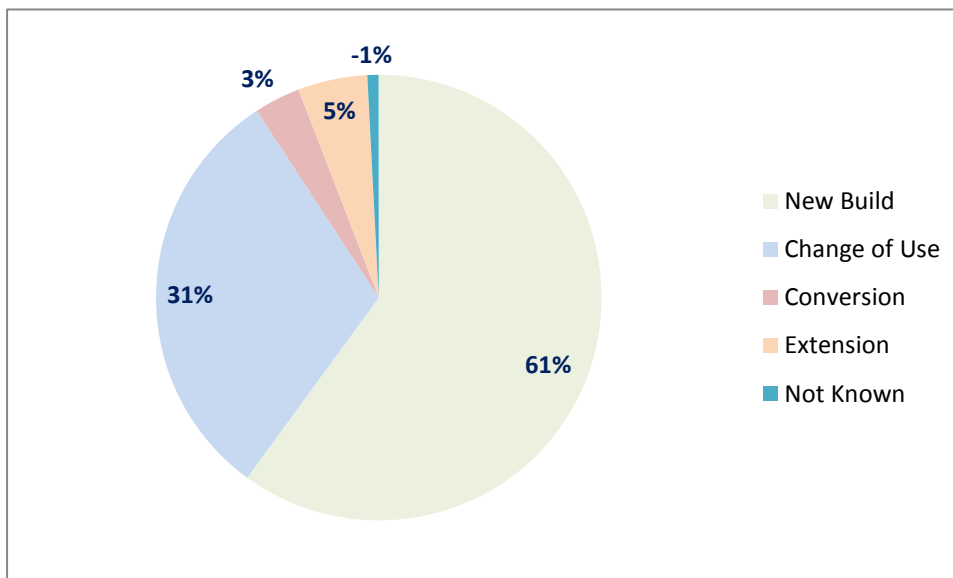


Figure 4 shows that the majority of housing completions (359 units, 61%) came in the form of new builds. This is a reduction of 26 units from the previous monitoring year. There has been a significant decrease in housing

completions as a result of a change of use. In 2016/17, this accounted for 53% of completions (487units), but only 184 units were recorded in 2017/18.

**Figure 5: Housing completions by number of bedrooms 2017/18**

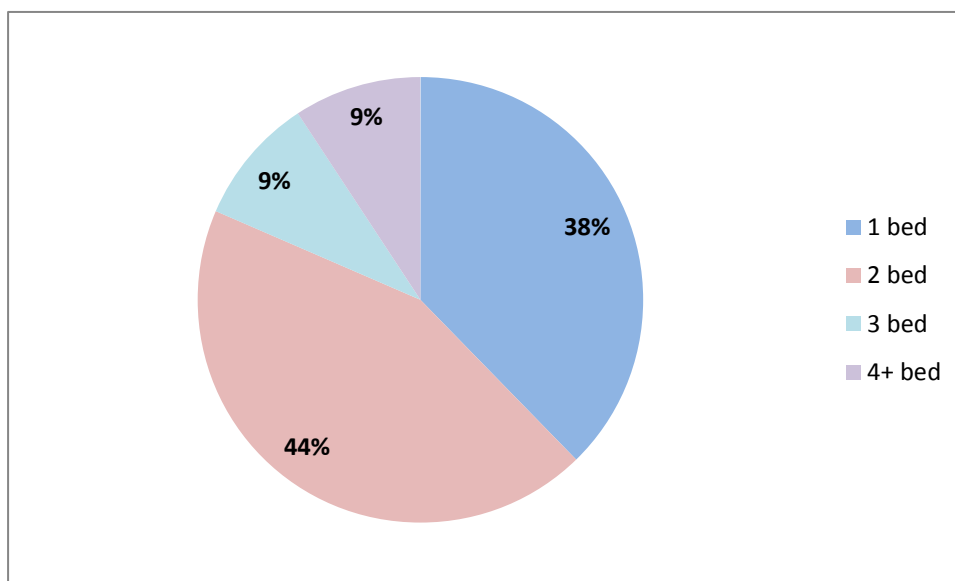


Figure 5 shows the number of housing completions by number of bedrooms in 2017/18. It shows that there has been a variety in unit size. 82% of housing completions have come in the form of 1 and 2 bedroom units, compared to last year's 80%.

### H3: Net Affordable Housing Completions

#### Affordable Housing Completions

**Table 3: Number of net affordable homes built, net completions by type, 2013/14 to 2017/18<sup>5</sup>**

Year	Total self-contained units completed <sup>6</sup>	Number of affordable Units completed	Affordable/Soci al		Intermediate		Affordable units as % of total completions
			Number	%	Number	%	
2013/14	702	54	33	61	21	39	8
2014/15	430	204	139	68	65	32	47
2015/16	769	86	73	85	13	15	11
2016/17	922	74	38	51	36	49	8
2017/18	588	88	4	5	84	95	15
<b>Total</b>	3,411	506	287	57	219	43	15
<b>5-year average</b>	682	101	57	56	44	44	

<sup>5</sup> Greater London Authority, Affordable Housing Starts on Site and Completions (to end of Sept 2019), available from <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

<sup>6</sup> Taken from Figure 1

Table 3 provides an overview by showing the number of net affordable housing completions, by type, over the last five years.

This data has not been extracted from the LDD, which is the source of most other completions data referenced in this AMR. The GLA have published additional data on affordable housing starts and completions for housing programmes that they are responsible for, from 2012/13 onwards<sup>7</sup>. The data sets out annually the number of starts and completions by borough for units providing Affordable Rent, Social Rent, Intermediate and London Living Rent / Shared Ownership units. The data included only relates to affordable units and records a higher affordable delivery compared to LDD data from the same period. The following sets out potential reasons for differences between the datasets:

- The LDD includes data about schemes in the Borough where planning permission was granted based on securing affordable housing by way of a Section 106 obligation / Unilateral Undertaking. It is based on the information available to the Council on affordable housing provision at the grant of planning permission and therefore may not reflect changes post permission.
- Units recorded as being market units, at the point of granting permission, could later be acquired by registered providers and built out as affordable units. In addition, previously completed market units acquired by registered providers for the GLA housing programme that would not need planning consent for any form of development. This information would not be recorded by the LDD, but as this process would lead to the delivery of an additional affordable unit that contributes to meeting affordable housing need, it is legitimate to include as a source of completions data.

### Current Five Year Housing Supply Position

The Council agreed a five year housing land supply paper in April 2019<sup>8</sup>.

An allowed planning appeal at the former Dylon International Premises, Station Approach, Lower Sydenham (decision dated June 2019)<sup>9</sup> has implications for the current agreed five year housing land supply. The Appeal Inspector concluded that the Local Planning Authority cannot demonstrate a five year housing land supply, having given his view on the deliverability of some Local Plan allocations and large outline planning permissions. The Appeal Inspector's assessment reduced the five year housing land supply to 4.25 years, which is acknowledged as a significant level of undersupply.

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<sup>7</sup> Op cit, see footnote 3

<sup>8</sup> Available here:

[https://www.bromley.gov.uk/download/downloads/id/4952/five\\_year\\_supply\\_of\\_deliverable\\_land\\_for\\_housing\\_april\\_2019.pdf](https://www.bromley.gov.uk/download/downloads/id/4952/five_year_supply_of_deliverable_land_for_housing_april_2019.pdf)

<sup>9</sup> Available here: <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=33031530>

In accordance with paragraph 11(d) and footnote 7 of the NPPF (February 2019), in the absence of a five year housing land supply the Council should regard Development Plan policies relating to the supply of housing – which would include Local Plan Policy 1: Housing Supply - as being ‘out of date’. Therefore, the ‘presumption in favour of sustainable development’ will apply to applications proposing housing, in accordance with paragraph 11(d) of the NPPF.

The Council is preparing an updated five year housing land supply position, which will consider the Dylon appeal decision referred to above and the revised housing target set out in the draft London Plan.

## **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 2017/18 there were a total of 50 Gypsy and Traveller Pitches and 31 Travelling Showman Plots with permission in the Borough.

## **H4: Self/Custom Build Register**

Bromley’s self/custom build register was opened on 31st October 2016. The Council should provide permissions for serviced plots to meet demand arising from the register. Demand is measured by the number of entries on the register in specific base periods, which run from 31st October to 30th October each year. The council has three years from the end of each base period to provide permissions. Between the base period from October 2017 to October 2018 (base period 2), there were 22 self and custom housebuilding registrations.

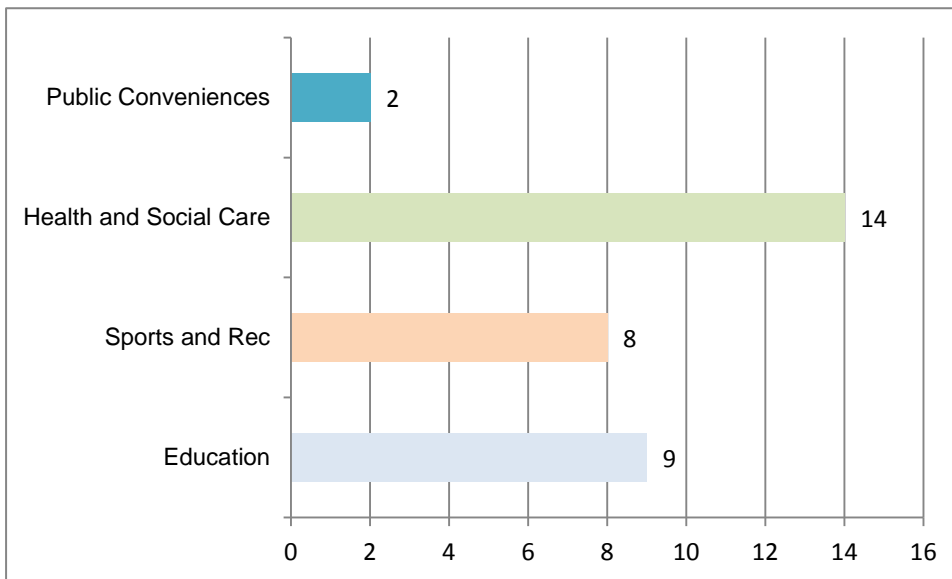


## 2.3 Community Facilities

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

In 2017/18, 33 planning applications involved community facilities. For the purpose of this AMR, community facilities have been broken down into five categories.

Figure 6: Number of applications per community facility category



#### Health and Social Care

42% of all community facility planning applications relate to D Use Classes, and fall within the remit of health and social care. 13 applications were submitted in 2017/18, but only 7 were granted permission.

Main reasons for refusal include: highway safety, the living conditions of neighbouring residents with particular regard to noise and disturbance, the character and appearance of an area, and the application not meeting the identified community need in a way that would outweigh harm caused by loss of residential housing stock.

The breakdown of permissions by type has been outlined below:

Training/Resource Centre	3
Children's Day Nursery	1
Vet	2
Dental Practice	2

## Education

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

## Sports and Recreation

8 applications were submitted in relation to sports and recreation, 6 of which were granted permission.

The reasons for refusal include inappropriate development in the Green Belt and failure to comply with specific conditions, limitations and restrictions specified by Schedule 2, Part 3, Class J and Part W Procedures for Prior Approval of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

The breakdown of recreation use is outlined below:

Gymnasium	3
Wellbeing Studio	1
Museum	1
Dance Academy	1

## Public Conveniences

2 applications were submitted in relation to public conveniences, both of which were refused. These were refused due to being out of character with neighbouring development by reason of its height, massing and site coverage, and there being an unacceptable degree of overlooking and loss of privacy and amenity.

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

An extract from the Council's s106 register outlining agreements signed between April 2017 and March 2018 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 138,000 jobs in 2031<sup>10</sup>.

Despite some decline of manufacturing employment in the Borough, industry and warehousing remain important elements of the local economy. There is 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 4: Floorspace Granted Permission on Previously Developed Land<sup>11</sup>

Employment Use Class	Floorspace Granted Permission (+/-) (sqm) on Previously Developed Land	Floorspace Change (+/-) (sqm) on Previously Developed Land (Net)
B1 (Business)	1,195	-5,012
B2 (General Industrial)	10,354	-3,588
B8 (Storage/Warehousing)	17,121	-1,594

In 2017/18, there were 32 B Use Class permissions (both gains and loss of floorspace). The floorspace granted permission is distributed widely across the Borough.

Based on these permissions, there has been a net loss of floorspace across all B 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 Land at Former Grays Farm Production Village (16/05004/FULL1) involves a net loss of 1,700 sqm of B1 floorspace.

Over 50% of the proposed net loss of B2 floorspace comes from two planning permissions (17/01941/FULL1 and 17/05074/FULL1) which involve the change of use of B2 floorspace to B1(a) office floorspace.

In relation to the loss of B8 floorspace in the Borough, an approval at Hassells Nursery, Jackson Road (16/05353/FULL1) involves the loss of 4,000sqm of B8 floorspace. However, a comprehensive development at Klinger Works, Edgington Way (16/05782/FULL1) provides a net gain of approximately 2,000sqm.

<sup>10</sup> 2017 Employment projections for London by borough, available from: <https://data.london.gov.uk/dataset/long-term-labour-market-projections>

<sup>11</sup> Approximate. Only permissions exceeding 1000sqm floorspace are required to be uploaded onto LDD.

## **BD2: Office to Residential under Permitted Development Rights**

Permitted Development Rights (PDR) introduced in May 2013 allows 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.

Table 5: Prior Approvals for a change of use from Office to Residential

<b>Granted Approval</b>	2,348sqm
<b>Commenced</b>	48sqm

In total, approximately 52,566sqm of office floorspace has been granted approval since May 2013, proposing a total of 1,023 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 4.

### Employment Centres

Bromley Town Centre is the main location for the Borough's office-based businesses, with approximately 98,000sqm of floorspace. Along with its surroundings, it is by far the largest centre of employment in the Borough, with nearly 8000 jobs based in this area.

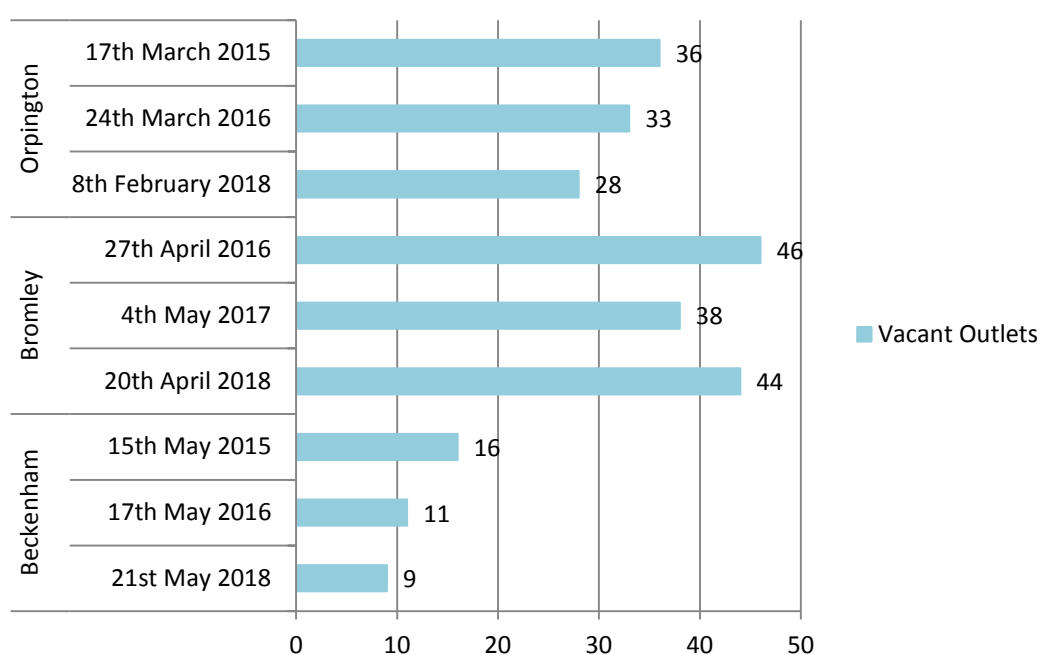
Orpington is also a significant employment and office location, with approximately 19,300sqm of floorspace. It also serves as the Borough's second largest retail centre. Strong and vibrant, it offers a good range of shopping, leisure and public amenities.

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 6: 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 8: 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 and Beckenham have consistently seen a steady decrease in vacant units, in contrast to both Bromley, which has fluctuated between decrease and increase. 2017/18 saw Bromley Town Centre's vacant retail unit figure increase.

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 7: Footfall Counts in Bromley, Orpington and Beckenham (December 2019)

Financial Year	Footfall		
	Bromley	Orpington	Beckenham
2013/14	188,094	42,216	20,730
2014/15	204,216	35,382	28,836
2015/16	234,654	36,726	38,700
2016/17	78,540*	33,426	25,698
2017/18	109,044	24,428	23,478

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

Table 8: Net Retail Floorspace Lost in 2017/18

Use Class	Net Floorspace Lost (sqm)
A1	916

Of 27 applications relating to A1 floorspace, 19 resulted in a net loss. Approximately 620sqm was lost to Change of Use to A3, and 210sqm was lost to Change of Use to B1.

## 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 Certificate;
- Temp use as carpark;
- EIA Screening;

- Minor Alts to development permitted already; and
- Conditions.

### Green Belt

67 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	4
Alterations to Existing Building	2
Installation of Electric Vehicle Charging Points	2
Conversion of Garage to Habitable Room	1
Construction of Building for D1 Use	1
Construction of Portakabins	1

### Urban Open Space

28 applications on Urban Open Space were given permission. Of these, 13 are on education sites for a variety of uses, such as external alterations, single storey extensions, construction of temporary classrooms, and an emergency vehicle access route. 5 are on recreation sites and relate to the construction and extension of buildings for new facilities. The remaining permissions relate mostly to single storey extensions and conversions of garages to habitable rooms.

### Environmental Resources

#### **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**

<b>Amount of Municipal Waste</b>	
Total municipal waste	145,748
Household waste	118,452
Landfill	25,943
Incineration (waste to energy)	45,000
Dry recycling	30,467
Composting	27,104
Inert waste	65
Recycling rate	49%



## Appendix 1: Signed s106 Agreements 2017/18

Appendix 1, which sets out the completed section 106 (s106) agreements for the period 1<sup>st</sup> April 2017 - 31<sup>st</sup> March 2018, demonstrates the scale and range of developments granted planning permission.

App No	Address	Applicant	Application	Date	Legal agreement
16/04027	Columbia International Ltd Kangley Bridge Road Lower Sydenham London	Lasticley LTD	Erection of a building comprising 2,323 square metres (Gross Internal Area) for use as a trade only builders merchant with associated parking, servicing, boundary treatment and landscaping.	5 <sup>th</sup> April 2017	£3,412.37 as compensation for the value of 2 street trees.  The financial contribution shall be paid to the Council on or before the commencement date and is Index Linked.  No time limit on spend.
16/04271	25 Scotts Road Bromley BR1 3QD	London And Quadrant Housing Trust	Section 106A application to amend the terms of the legal agreement attached to planning permission ref. 13/00905/OUT	13 <sup>th</sup> April 2017	Deed of Variation to agreement dated 10th June 2014 and attached to application ref. 13/00905/OUT  Deletion and replacement of Clauses 2.2 and 10.1.  Deletion and replacement of the definitions of "Affordable Housing", "Intermediate Housing", "Nominations Agreement", "Chargee", "Protected Tenant", "Shared Ownership Housing", Paragraph 1.3 and Paragraph 2 within Schedule 2.  Deletion of "Chargee's/Mortgagee's Duty" Clauses.  Addition of new Paragraph 9 to Schedule 2.
16/03145	South Suburban Co Op Society Balmoral Avenue Beckenham BR3 3RD	Education for the 21 <sup>st</sup> Century	Outline application for the erection of 2 buildings of two to three storeys comprising 13,508 square metres (Gross External Area) of Class D1 floorspace to provide an 8 form entry plus 6th form school (up to 1,680 pupils) and sports hall, 17,200 square metres for playing fields, 2,190 square metres Multi Use Games Area with community use and associated development including car parking spaces, cycle parking spaces, floodlighting, new pedestrian and	14 <sup>th</sup> June 2017	Traffic Management Scheme Contribution - £20,000 to be used for the carrying out and completion of a scheme to regulate or assist in the reduction of congestion from motor vehicles within a distance of two miles from the site. Contribution due prior to first occupation.  Travel Plan and Travel Plan Co-ordinator – A Travel Plan to be submitted, approved and implemented by the owner to encourage staff and pupils to use alternative means of travel to and from the school prior to first occupation. Travel plan co-ordinator to be approval and appointed prior to occupation of the development.

App No	Address	Applicant	Application	Date	Legal agreement
			vehicular accesses, servicing and storage.		
16/05353	Hasells Nursery Jackson Road Bromley BR2 8NS	Langford Walker Ltd	Demolition of existing commercial buildings and removal of existing parking/hardstanding and construction of 6 x 4 bedroom and 3 x 5 bedroom two storey detached houses with associated widening of the access road, car parking, landscaping, tree and orchard planting.	18 <sup>th</sup> July 2017	<p>Owner covenants: To use reasonable endeavours to procure at least 10% of the jobs to the construction of the Development are offered to residents of the Ward or to companies based in the Ward.</p> <p>For the duration of the priority period each dwelling shall be reserved, set aside, marketed and made available for disposal solely to qualifying purchasers and their dependents and persons living with them.</p> <p>For the duration of the priority period relating to it no dwelling shall be disposed of for residential purposes other than to a person who at the date of disposal is a qualifying purchaser and persons living with a qualifying purchaser and any estate agents' particulars and marketing information shall make this clear.</p> <p>All of the garages within the development shall be equipped with active electric vehicle charging points.</p> <p>Prior to occupation of any dwelling the owners shall demolish the entirety of the brick latrines to the rear of plot 2 and shall landscape that part of the land on which the building previously stood which is outside the application site in accordance with landscaping details to be submitted to the Council for approval.</p>
16/01360	Home Farm Kemnal Road Chislehurst BR7 6LY	Mr E Ertosun	Detached five bedroom house with residential curtilage	25 <sup>th</sup> July 2017	Owner covenants not to construct a detached house on Foxbury Manor Land pursuant to the 2004 Planning Permission.
15/04610	North Orpington Pumping Station East Drive Orpington	Fernham Homes Ltd.	Erection of 35 dwellings incorporating 14x3 bed houses, 10x4 bed houses of 2-2.5 storey in height, an apartment block of 2.5 storeys in height comprising 8x2 bed and 3x1 bed flats with associated car parking, landscaping and vehicular access off	31 <sup>st</sup> August 2017	Education Contribution – Sum of £231,680.22 for the provision of education facilities and/or the improvement of and/or support for existing education facilities at Poverest Primary School 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.

App No	Address	Applicant	Application	Date	Legal agreement
			Lockesley Drive.		<p>Health Contribution – Sum of £60,200 for 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 the Eldred Drive Clinic 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 – Sum of £2,000 for the purpose of consultation, advertisement and implementation of waiting restrictions along Lockesley Drive.</p> <p>Contributions due on or before date of first occupation.</p> <p>Affordable Housing – 12 units (5 intermediate and 7 affordable rented (one of which is wheelchair accessible)). No more than 50% of market units to be occupied until affordable housing units have been built. All affordable wheelchair units to be constructed and fully fitted in accordance with SELHP standards as fully accessible units.</p> <p>If contributions have not been spent after 5 years the Council may apply the contributions towards affordable housing. If not spent or ring fenced within 10 years the remaining amount is to be returned.</p>
17/00302	The Haven Springfield Road Sydenham London SE26 6HG	Kitewood Estates Limited	Variation of Condition 2 of permission ref. 15/04319 (granted for 46 residential units and associated works) to allow addition of lift overruns to flat block and alterations to ground levels (Minor Material Amendment)	22 <sup>nd</sup> September 2017	<p>Deed of Variation to agreement dated 16th Aug 2016 attached to ref. 15/04319/RECON</p> <p>Amendment under clause 1.1 to definition of 'Education Contribution Purpose', 'Healthcare Contribution Purpose', 'Third Application', 'Third Development' and 'Third Permission'. Addition of new sub-clause at clause 10 of the principle agreement.</p>
17/00624	56A Foxgrove Road Beckenham BR3 5DB	McCulloch Homes	Demolition of existing block of 6 flats and garage block and construction of three/four storey block of 18 flats with car parking and landscaping (OUTLINE APPLICATION)	28 <sup>th</sup> September 2017	<p>Carbon Off-Setting Contribution – Sum of £24,210.00 towards the provision of carbon off-setting projects at Stewart Fleming Primary School or for other projects for residents of the Council's administrative area in receipt of no more than four other such contributions under the Act.</p> <p>Education Contribution – Sum of £42,964.60 towards the</p>

App No	Address	Applicant	Application	Date	Legal agreement
					<p>provision of education facilities and/or improvement of and/or support for existing education facilities at Stewart Fleming Primary School or for other education projects for residents of the Councils administrative area in receipt of no more than four other such contributions under the Act.</p> <p>Healthcare Contribution – Sum of £16,956.00 towards the provision of new healthcare and well-being facilities and/or the improvements of and/or support for existing healthcare and well-being facilities at the Beckenham Beacon Clinic 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>Affordable Housing – 6 units (4 affordable rented including 2 wheelchair units and 2 intermediate). No more than 50% of the market units to be occupied until affordable housing are built. All affordable wheelchair units to be constructed and fully fitted in accordance with SELHP standards as fully accessible units.</p> <p>Contributions due on or before date of first occupation. If contributions have not been spent in whole or part within five years of receipt the contribution can be applied to affordable housing.</p> <p>Contribution to be repaid if not spent or ring fenced by 10 years after receipt.</p>
16/05119/ MATAMD	Multistorey Car Park Simpsons Road Shortlands Bromley	Cathedral (Bromley) Limited	Section 73 application for the demolition of existing buildings and redevelopment with mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 units (restaurant and cafe) including 1 unit for flexible Class A1 (retail shop), Class A3 (restaurant and cafe) or Class A4 (drinking establishment), basement car parking, associated access arrangements (including bus parking), public realm works and ancillary development. Minor Material Amendment to application	9 <sup>th</sup> November 2017	<p>See full text of DoV via Public Access under ref 16/05119/MATAMD</p> <ol style="list-style-type: none"> <li>1. Replace the following Definitions in the original agreement with new wording in the DoV Intermediate Housing Units Shared Ownership Units Wheelchair Units Contribution Wheelchair Units Contribution Purpose Education Contribution Education Contribution Purpose Health Contribution Health Contribution Purpose</li> <li>2. Delete Schedule 4, para 2.1</li> <li>3. Replace Schedule of Affordable Housing Accommodation in Sch 5 of the Principal Agreement with the Schedule attached to DoV</li> </ol>

App No	Address	Applicant	Application	Date	Legal agreement
			13/01094/MATAMD to include elevational changes, reduction in residents car parking, internal layout changes, amendments to facade and roof detailing, re-alignment of (Core A) rear building line, commercial elevation changes, balcony adjustments and treatment of link bridge.		<p>4. Add the following new paragraphs to the Principal Agreement  New Second Schedule, para 7  New Fourth Schedule, para 6 relating to wheelchair contribution  New Fourth Schedule, para 6 relating to using the Education and Health contributions for defined Health and Education Contributions Purposes</p> <p>New sub-clause to clause 1o.11 of the Principal Agreement  5. Amend clause 1.1 of the Principal Agreement in reference to Third Application and Third Development and Third permission</p>
17/00990	57 Albemarle Road Beckenham BR3 5HL	McCarthy & Stone Retirement Lifestyles Ltd	Demolition of 57 and 57B Albemarle Road and erection of a part four/five storey detached building consisting of 16 retirement apartments with 19 parking spaces, bin store, cycle store and associated landscaping to relocate cycle store, relocation and enclosure of air source heat pumps, gates adjacent to western boundary, infill of areas under cantilevers on east and west elevations, alterations to windows and doors on all floors, amendment to design of balconies and glazed roof light to front elevation roof slope. Additional alterations to reposition the building and revised materials. (Variation of condition 2 pursuant to permission 14/01637/FULL1)	29 <sup>th</sup> November 2017	<p>Deed of Variation to agreement dated 28th August 2015 attached to ref. 14/01637/FULL1 replaces several existing clauses including the following:</p> <p>The definition of 'Education Contribution' contained in clause 1.1 of the Original Agreement shall be deleted and replaced with the following –</p> <p>The definition of 'Education Contribution' means the sum of £80,099.95 towards the provision and/or improvement of and/or support for existing education facilities at Clare House School or for other education projects within the Council's administrative area in receipt of no more than four other such contributions under the Act.</p> <p>The definition of 'Health Contribution' contained in clause 1.1 of the Original Agreement shall be deleted and replaced with the following –</p> <p>'Health Contribution' means the sum of £18,670.00 towards the provision of new healthcare and well-being facilities at Eldred Drive Clinic, 25 Eldred Drive, Orpington, BR5 4PE or for other health and well-being projects within the Council's administrative area in receipt of no more than four such contributions under the Act.</p>

App No	Address	Applicant	Application	Date	Legal agreement
16/02613	Land At Junction With South Eden Park Road And Bucknall Way Beckenham	Northern Land Developments Ltd	Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)	19 <sup>th</sup> January 2018	<p>Education contribution - £500,138.05 towards the funding of local schools. 50% on or before commencement date and 50% on or before date of first occupation. SUPERSEDED by agreement dated 12.3.2018</p> <p>Health Contribution- £140,180 towards the provision of coordinated care of patients via integrated health and social care services in the borough. 50%on or before commencement date and 50% on or before date of first occupation. SUPERSEDED by agreement dated 12.3.2018</p> <p>Carbon Offset Contribution – amount of shortfall to be calculated following the approval of reserved matters. 50%on or before commencement date and 50% on or before date of first occupation.</p> <p>Payment of interest on late payment of contributions accrued at daily rate.</p> <p>No repayment date</p>
17/05881	Marqueen House, 215-223 High Street, Beckenham, BR3 1BN	Ironstone UK Ltd	Change of use of first, second and third floors from Class B1 (a) office to Class C3 dwellinghouse to form 18 one bedroom flats (56 day application for prior approval)	7 <sup>th</sup> March 2018	<p>Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space provided that this contribution has not been paid pursuant to either the Provident House Obligation or Ironstone House Obligation</p> <p>CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development provided that this contribution has not been paid pursuant to either the Provident House Obligation or Ironstone House Obligation</p> <p>All contributions to be refunded to the owner if unspent after 5 years.</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>

App No	Address	Applicant	Application	Date	Legal agreement
17/05882	Provident House, 6 - 20 Burrell Row, Beckenham, BR3 1AT	Ironstone UK Ltd	Change of use from Class B1 (a) office to Class C3 dwellinghouses to form 17 one bedroom and 3 two bedroom flats (56 day application for prior approval)	7 <sup>th</sup> March 2018	<p>Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space provided that this contribution has not been paid pursuant to either the Marqueen House Obligation or Ironstone House Obligation</p> <p>CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development provided that this contribution has not been paid pursuant to either the Marqueen House Obligation or Ironstone House Obligation</p> <p>All contributions to be refunded to the owner if unspent after 5 years.</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>
17/05885	Ironstone House, 205 - 213 High Street, Beckenham, BR3 1AH	Ironstone UK Ltd	Change of use of first, second and third floors from Class B1 (a) office to Class C3 dwellinghouses to form 18 one bedroom flats (56 day application for prior approval)	7 <sup>th</sup> March 2018	<p>Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space provided that this contribution has not been paid pursuant to either the Marqueen House Obligation or Provident House Obligation</p> <p>CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development provided that this contribution has not been paid pursuant to either the Marqueen House Obligation or Provident House Obligation</p> <p>All contributions to be refunded to the owner if unspent after 5 years.</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>

App No	Address	Applicant	Application	Date	Legal agreement
17/00757	Land At Junction With South Eden Park Road And Bucknall Way Beckenham	Northern Land Developments Ltd	Residential development comprising 15 four storey townhouses and 52 apartments in three and four storey blocks to provide a total of 67 residential units together with concierges office and basement car parking (OUTLINE APPLICATION).	19 <sup>th</sup> January 2018	<p>Education contribution - £462,811.72 towards the funding of local schools. 50% on or before commencement date and 50% on or before date of first occupation. SUPERSEDED by agreement dated 12.3.2018</p> <p>Health Contribution- £103,998 towards the provision of coordinated care of patients via integrated health and social care services in the Borough. 50%on or before commencement date and 50% on or before date of first occupation. SUPERSEDED by agreement dated 12.3.2018</p> <p>Carbon Offset Contribution – amount of shortfall to be calculated following the approval of reserved matters. 50%on or before commencement date and 50% on or before date of first occupation.</p> <p>Payment of interest on late payment of contributions accrued at daily rate.</p> <p>No repayment date</p>
16/02613	Land At Junction With South Eden Park Road And Bucknall Way Beckenham	Northern Land Developments Ltd	Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)	12 <sup>th</sup> March 2018	<p>Education contribution - £500,138.05 towards the funding of Marian Vine Primary School expansion and Bishop Justus School extension. 50% on or before commencement date and 50% on or before date of first occupation.</p> <p>Health Contribution- £140,180 towards Bromley Health and Wellbeing Centre at 32 Masons Hill and Dysart Surgery. 50%on or before commencement date and 50% on or before date of first occupation.</p> <p>Index link Health and Education contributions if not paid within 12 months of the date of the Agreement</p> <p>Payment of interest on late payment of contributions accrued</p>



App No	Address	Applicant	Application	Date	Legal agreement
					at daily rate.  No repayment date
17/00757	Land At Junction With South Eden Park Road And Bucknall Way Beckenham	Northern Land Developments Ltd	Residential development comprising 15 four storey townhouses and 52 apartments in three and four storey blocks to provide a total of 67 residential units together with concierges office and basement car parking (OUTLINE APPLICATION).	12 <sup>th</sup> March 2018	Education contribution - £462,811.72 towards the funding of Marian Vine Primary School expansion and Bishop Justus School extension. 50% on or before commencement date and 50% on or before date of first occupation.  Health Contribution- £103,998 towards Bromley Health and Wellbeing Centre at 32 Masons Hill and Dysart Surgery. 50%on or before commencement date and 50% on or before date of first occupation.  Index link Health and Education contributions if not paid within 12 months of the date of the Agreement  Payment of interest on late payment of contributions accrued at daily rate.  No repayment date
17/03127	Queen Mary House Manor Park Road Chislehurst BR7 5PY	Your Life Management Services Ltd.	Variation of condition 2 of planning permission 15/05237 granted on 8.12.2016 for the 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 to amend the internal layout of the building to provide 2 additional flats (total 54) together with elevational alterations, new windows	20 <sup>th</sup> March 2018	Deed of Variation to agreement dated 8th December 2016 attached to ref. 15/05237/FULL1 replaces several existing clauses including the following:  The definition of 'Health Contribution' contained in clause 1.1 of the Original Agreement shall be deleted and replaced with the following –  'Health Contribution' means the sum of £55,340 to be paid to the Council towards the provision of new healthcare and well-being facilities and/or the improvement of and/or support for existing healthcare and well-beings facilities at Eldred Drive

App No	Address	Applicant	Application	Date	Legal agreement
			and amendment to the design of the balconies and 1 additional car parking space plus proposed tree works.		Clinic, 25 Eldred Drive, Orpington, BR5 4PE, or for other well-being projects in the Council's administrative area in receipt of no more than four other such contributions under the Act.
17/02964	All Saints Catholic School Layhams Road West Wickham BR4 9HN	Pope St. Ltd	Amendment to planning permission ref 13/03743 granted for the demolition of all school buildings, with the exception of the Reception building, and part demolition of the North Stable block, and erection of 48 dwellings comprising 24x4 bed houses, 16x1 bed flats and 8x 2 bed flats and conversion of the stable block into 2x2 bed residential units, together with 108 car parking spaces. Associated landscaping, hardstanding areas, cycle stores and bin stores. Conversion of existing Reception building to 799sqm of office floorspace (Class b1A) together with 8 dedicated car parking spaces and the construction of 2 tennis courts, designated car park. Erection of pavilion and amenity area for community use. Amendments to position of apartment blocks on the site, extension of apartment blocks at lower ground and upper ground floor levels, demolition of north stable block and erection of 2 x 2 bed houses, alterations to proposed housing mix to provide 8x1 and 16x2 bed apartments, 24x4 bed houses and 2x2 bed houses, alterations to windows, doors and internal layout of house types B and C, amendments to car parking, maintenance access to Wickham Court School, removal of pavilion and internal landscaping and footpaths. Discharge of condition 16 (layout of wheelchair units) for application ref 13/03743.	28 <sup>th</sup> March 2018	<p>School Travel Plan Incentive of £20,000 to be paid within 20 working days of the occupation of the first residential unit towards the liaison with locals school to devise a programme to create or intensify the use of scoot to school walking buses and cycle trains programme.</p> <p>Appointment of a Travel Plan Champion by the developer in consultation with the Council.</p> <p>Travel Pack relating to public transport services and sustainable means of transport.</p> <p>School Incentive contribution to be repaid on demand from owner if unexpended or committed 5 years after the date of payment of the contribution.</p>

## 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

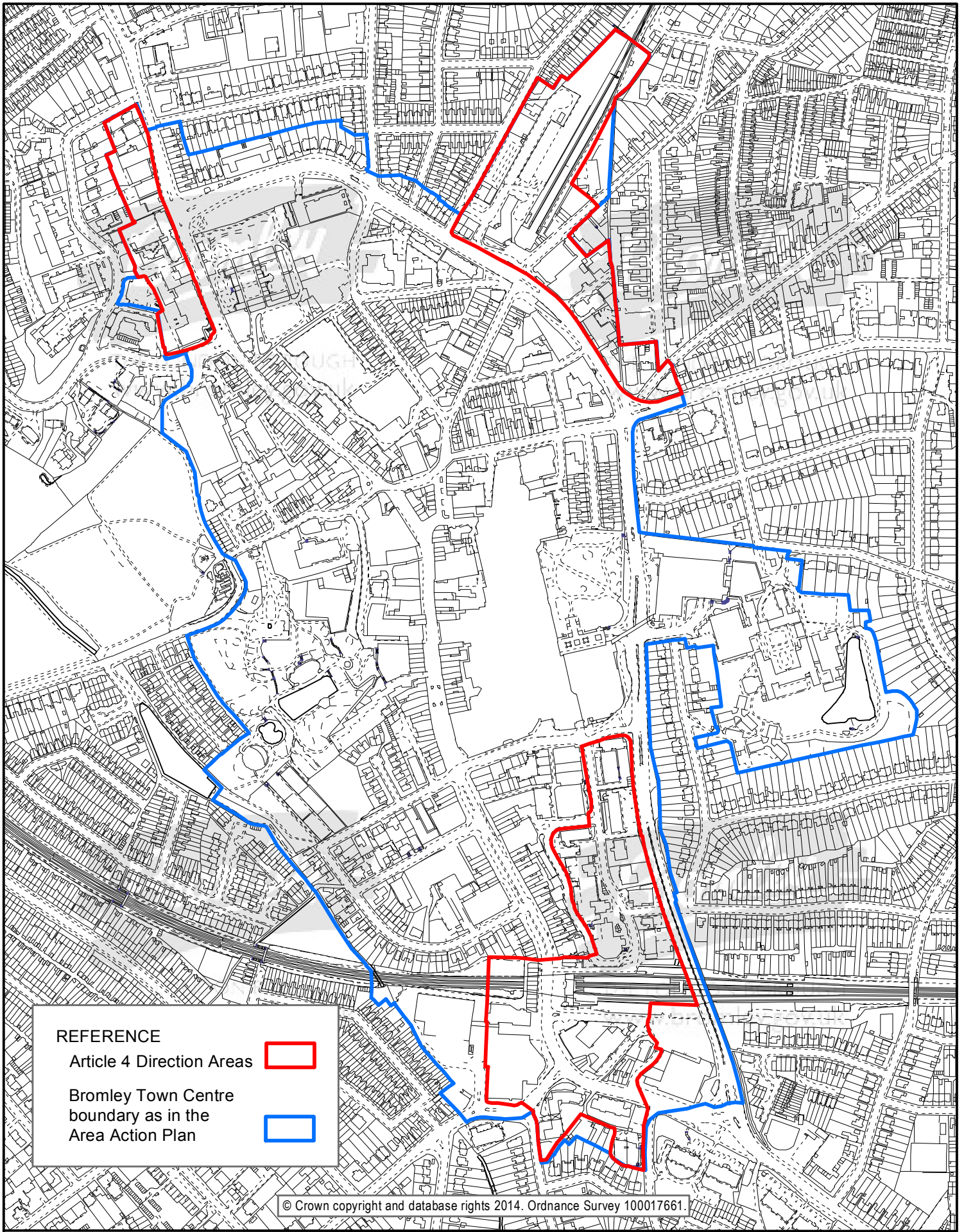
### Appendix 3

### 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.





**TOWN PLANNING**

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



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16/01/14

Plan No. 4825