

LONDON BOROUGH OF  
BROMLEY

LOCAL  
DEVELOPMENT  
FRAMEWORK

ANNUAL  
MONITORING REPORT  
1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010

December 2010

# **LONDON BOROUGH OF BROMLEY ANNUAL MONITORING REPORT 2010**

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# ANNUAL MONITORING REPORT

## 1.0 Introduction

- 1.1 This is the sixth Annual Monitoring Report (AMR) prepared by Bromley Council as required under the Planning & Compulsory Purchase Act 2004. The first Annual Monitoring Report was submitted in December 2005.
- 1.2 This report focuses on monitoring the implementation of the saved policies within the UDP which continue to serve as the Development Plan for the Borough (together with the London Plan) and progress in preparing the Local Development Framework.

## 2.0 Report Highlights

- 2.1 The highlights of the report are set out in two key sections, progress against the preparation of the Local Development Framework as outlined in the Local Development Scheme and the monitoring results from the saved policies within Bromley's UDP and other core indicators where data is available.

### Key aspects of the Local Development Scheme:

- Bromley Town Centre Area Action Plan and its accompanying Sustainability Appraisal were submitted to the Secretary of State in November 2009 and the Examination in Public held in April 2010. Subsequently the AAP was formally adopted by full Council on 25<sup>th</sup> October 2010.
- The preparation of evidence for the Core Strategy has continued. This included workshops with Members early in the year to develop the approach to the borough and forms the basis of much of the further work.
- A timetable for the preparation of the Core Strategy was approved by the Development Control Committee and the Executive in 2009. This is being revised in light of work with Members, in particular, the LDF Advisory Panel and the impact of the recent change of Government to ensure that the process is as efficient and effective as possible.
- Consultation on the Draft Supplementary Planning Document for Planning Obligations took place in March 2009 and was considered by Development Control Committee in November and formally adopted on 8th December 2010 by the Executive.
- Phase 1 of the environmental improvements in Orpington High Street have been completed in line with the Masterplan for Orpington.
- The Annual Monitoring Report has been prepared for April 2009 – March 2010 to be submitted to the Secretary of State by 31<sup>st</sup> December 2010.

### Key findings of the Policy Progress Section:

- Housing Completion rates are still significantly lower than the level of units being permitted year on year. This is leading to issues with delivering housing

targets without compromising local housing densities and environmental standards.

- During 2009/2010 224 units were completed.
- There is continuing awareness of the loss of existing employment land to other uses. The loss of employment land will require careful consideration and need to be set against a healthy supply of housing land. The Bromley Local Implementation Plan (January 2007) sets local indicators in line with the Mayor of London's transport strategy and will inform future AMRs,

### **3.0 The Local Development Scheme**

3.1 The Council's Local Development Scheme (LDS), illustrates how the preparation of the LDF will be managed. The latest formally approved LDS (Version 3) was adopted by full Council on 10 September 2007 (and approved by the Secretary of State) and extended the LDF programme to 2012. In April and May 2009, respectively, the Development Control Committee and the Executive approved a revised timescale with an Examination in Public expected late in 2011 and adoption of the Core Strategy in 2012.

3.2 The intention is to continue to meet this overall timescale, however, officers in consultation with Members, in particular through the Local Development Framework Advisory Panel (LDFAP) are reviewing the process to ensure it focuses on Council priorities and is as efficient as possible and is 'light touch', minimising bureaucracy and focusing on outcomes. However, the scope for revising the approach to the document with a greater focus on local issues, in light of the developing localism agenda is being explored.

3.3 Due to the factors outlined above and the greater resources required than anticipated to finalise the Bromley Area Action Plan the LDS is not being formally updated again but information relating to progress for each key element will be provided. This approach is taken by many authorities. Information is available on the Council's website and this is seen as an efficient use of resources.

3.4 For the purpose of providing an up-to-date description of the current situation, the schedule of LDDs has been updated for the AMR and forms Appendix 1.

#### **Progress since April 2009.**

3.5 There are central elements of the Local Development Scheme and Local Development Framework that have been progressed this year, with key documents, in particular the Bromley Area Action Plan, having been formally adopted. The scale of the work involved has been significantly greater than originally anticipated and this contributes to the review of the overall LDF process, in particular the Core Strategy, to ensure that it is delivered effectively within the current environment of major public spending cuts impacting on the Council and other key partners.

3.6 A Local Development Framework Advisory Panel (LDFAP) has been set up. Chaired by the Leader of the Council, the panel comprises representatives

from Development Control Committee, key portfolios, and the Chairman of Executive and Resources PDS. The LDFAP 's role is to advise officers, the Development Control Committee and the Executive on developing the Local Development Framework in accordance with national guidance and legislation and local priorities. This focus on how the LDF can be used to reflect the emerging localism agenda will be increasingly important over the coming year.

- 3.7 Table 1 of the LDS (as provisionally updated - see Appendix 1) shows the documents that the Council has completed, is preparing or intending to prepare. This includes the Bromley Town Centre Area Action Plan, the Affordable Housing SPD and three Supplementary Planning Documents (Planning Obligations, Improvement plan for Orpington Town Centre, and Character Areas) together with the Core Strategy, Site Allocations and Development Standards documents.

### **Bromley Unitary Development Plan**

- 3.8 A small number of policies in the UDP expired on 20th July 2009. The remaining policies continue to be saved as part of the development plan following the Direction issued by the Secretary of State for Communities and Local Government. Only those policies that have been specified as part of the direction now form part of the UDP and all other UDP policies cease to be relevant for development control purposes.
- 3.9 Appendix 2 sets out the policies that have been saved and list separately those which have now expired and cease to be relevant for development control purposes.

### **Development Plan Documents**

#### **Bromley Town Centre Area Action Plan**

- 3.10 The Bromley Area Action Plan was submitted to the Secretary of State in November 2009 following a formal period of consultation. The Examination in Public took place in April 2010. Subsequently, the Council received the Inspector's Report on the 12<sup>th</sup> August 2010. The Inspector's report is a result of an examination into the legal compliance and soundness of the plan. The Inspector found the Area Action Plan sound and concluded that the Council's plans for strengthening Bromley Town Centre, through the promotion of a range of mixed use developments, are justified. Furthermore, he has been satisfied that the land use allocations on the Opportunity Sites, provide appropriate opportunities for a range of new developments including shops, offices, dwellings and hotels.
- 3.11 This concludes that none of the changes alter the fundamental approach that the Council is proposing but help to build a stronger consensus about how the centre of Bromley should be improved. The Inspector concludes that "the Council's proposals are essentially sound and provide a good basis for the future planning of the Bromley Town Centre".

- 3.12 The Bromley Area Action Plan was approved by Development Control Committee on the 31<sup>st</sup> August the Executive in September and formally adopted by Full Council 25<sup>th</sup> October 2010. Following formal Adoption the BAAP is a statutory Local Development Framework Development Plan Document. The plan will be used for the purposes of informing any future proposals for redevelopment in the area and will be a material consideration for the purposes of determining future planning applications, in conjunction with other relevant saved policies in the UDP.

### **Core Strategy, Site Allocations and Development Standards**

- 3.13 The Core Strategy is the central part of the Local Development Framework and will set out the key elements of the planning framework for the Borough reflecting spatial choices about where development should go in broad terms. Government guidance emphasises that core strategy preparation should be based on robust local evidence. In this context, more time than originally anticipated has been required to ensure that the Council has a sound base within which to inform discussions on significant emerging issues and options. A series of workshops with Councillors between autumn 2009 and spring 2010 identified different geographies within the borough and discussed emerging issues.
- 3.14 Substantial data is held across Council departments and by a number of external organisations. This is being brought together and assessed for its usefulness and analysed at both the borough and local level. Gaps in information is being augmented by studies, undertaken by consultants where essential.
- 3.15 The Site Allocations and Development Standards DPDs will be developed alongside the Core Strategy. The timetable indicates that submission of these documents would be later than the Core Strategy itself (as advised by Government guidance).

### **Planning Obligations Supplementary Planning Document**

- 3.16 Public consultation on the Draft Supplementary Planning Document on Planning Obligations took place in February and March 2010. The final document was prepared in light of responses received, and considered by the Development Control Committee in November 2010 and formerly adopted by the Executive on the 8<sup>th</sup> December 2010.

### **Annual Monitoring Report**

- 3.17 This document forms the Annual Monitoring Report required to be submitted to the Secretary of State by December 31<sup>st</sup> 2010 . This has been submitted subject to the endorsement of the Council's Development Control Committee in January 2011.

## Performance Indicators and measuring progress

- 3.18 The monitoring of the UDP/LDD policies requires a set of targets and indicators to be developed to assess whether the Plan's objectives are being met. In Bromley the approach comprises:
- 3.19 Contextual indicators devised with the aim of understanding the major demographic, economic, environmental or social 'spatial' characteristics of Bromley. Changes in these characteristics will be monitored and flagged up as early as possible to indicate where Policy may need to be amended appropriately through the LDF process.
- 3.20 **Local** indicators set out in the Sustainable Communities section of the UDP. These are limited in number and focus on priority areas for the Council which can be measured and monitored.
- 3.21 Mandatory **Core** Indicators developed by the former ODPM and set out in the 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008'. These indicators are considered to provide the basis for all 'policy monitoring', which all local authorities are expected to monitor. Of particular importance is the Housing Trajectory.

## Data Availability

- 3.22 Although the Council holds much data that has been used in this AMR, there remain a number of significant gaps. Some, may only effectively be filled when the data from the 2011 Census is available. Other data required for measuring the core indicators is only available at national/regional level, e.g. climate change and biodiversity.
- 3.23 The AMR focuses on those indicators which are either central to monitoring the delivery of Council priorities or if not, are relatively easy to collect and present.
- 3.24 Within the Policy Assessment section of the AMR, the intention is to provide a commentary on any significant policy effects under the headings of the UDP objectives.

## **4.0 PROGRESS TOWARDS TARGETS AND INDICATORS**

4.1 The following pages summarise the progress that has been made in meeting the Government and locally derived objectives and indicators:

- All Core and Local indicators are included, even where the data is not available.
- Tables and charts are used, where appropriate, to enhance clarity.
- Brief commentary is provided where this helps the understanding of the information presented.



## 5.0 BUSINESS DEVELOPMENT & TOWN CENTRES

- 5.1 This section of the AMR reports on indicators in relation to employment land, retail and town centres and transport.
- 5.2 The Borough's main employment centres are Bromley Town Centre, the Major Town Centre of Orpington; the District Centres of Beckenham, Penge, Petts Wood and West Wickham; and the Business Areas in St. Mary Cray, Lower Sydenham, Elmers End and Biggin Hill.
- 5.3 Bromley Town Centre is the main location for the Borough's office-based businesses.

Indicator	Core BD1: Total amount of additional floorspace – by type Local Policy Objective I: Vacancy rates in town centres (see para 5.10)
Current Position	B1 = -3924m <sup>2</sup> B2 = 1916 m <sup>2</sup> B8 = 1132 m <sup>2</sup>

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

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

- 5.4 The contextual indicators' data show a relatively high economic activity rate amongst the Borough's residents, largely in the banking/finance and public administration occupants. The economic activity rate in 2009 for people of working age for Bromley was 79.8% (source: ONS). Unemployment for the monitoring period was lower than last year and consistently lower than that of London. Many residents travel to work locations outside the Borough, particularly central London.

5.5 The following network of centres is identified in the UDP:

- Bromley town centre – metropolitan centre
- Orpington – major town centre
- Beckenham, Penge, Petts Wood and West Wickham – district centres
- Biggin Hill, Chislehurst, Hayes, Locksbottom and Mottingham – local centres

5.6 The retail sector is of major importance to the Borough, employing 13,600 people. Bromley town centre is identified as a Metropolitan Centre in the Local Plan and is the largest town centre in the Borough with a retail floorspace of 170,000 sqm (figure as quoted in the London Plan sub regional framework 2006) and a total of 450 available outlets of which 38 are vacant (Goad Centre Study Jan 09). Bromley Town Centre benefits from a wide range of shopping, leisure and business opportunities. In accordance with the Council priority of having ‘vibrant, safe and thriving town centres’ work is progressing on the preparation of the Area Action Plan proposed in the Local Development Scheme, which will provide a long-term framework for development and change.

5.7 Historically Bromley town centre has been recognised as a significant retail destination – including both a retail function for residents of the Borough and visitors from outside of Bromley (GVA Grimley Economic Development and Employment Land Study, 2008).

5.8 Orpington town centre is the second largest centre within the borough. It is defined as a major town centre in the UDP and in the London Plan, Orpington has a floorspace of 56,169 sqm with 252 outlets, 30 of which were vacant in July 09 (Goad Centre Study).

5.9 Beckenham is identified as a district centre in the UDP and also in the London Plan, with 199 outlets of which 19 were vacant (Dec 09, Goad Centre Study).

5.10 The district centres function as convenience shopping destinations and neighbourhood and local centres, which provide services to meet the day-to-day needs of the local population.

<b><u>Town Centre</u></b>	<b><u>Vacant units (%)</u></b>
<b>Bromley</b>	<b>8.4</b>
<b>Orpington</b>	<b>11.9</b>
<b>Beckenham</b>	<b>9.5</b>
<b>West Wickham</b>	<b>4.1</b>
<b>Petts Wood</b>	<b>9.2</b>
<b>Penge</b>	<b>3.9</b>

(Source: Goad Centre Studies 2009/10 and LBB TCM’s data 2009/10)

## 6.0 HOUSING

- 6.1 The UDP operates within the context of the national requirements to find more land for housing. The London Plan states that there were 3.15-3.20 million households in London 2006. London's population could increase by 0.79 million to 1.14 million between 2006 and 2026 – the balance of evidence suggests that the top end of this range is more likely than the bottom. Such a range could lead to an increase of 540,000 to 728,000 households over the next 20 years – a total of around 3.70 to 3.92 million.
- 6.2 Between 1 April 2009 and 31<sup>st</sup> March 2010 planning permission was granted for a total of 228 dwellings in the borough compared with 280 in the year 2008/09 and 298 in 2007/08.

Indicator	Core H1: Plan period and housing targets
Target	485 units per annum 2007/08 -2016/17 = 10570 units
Progress/ Target met	1760     3 year target (485 x 3) = 1455

### Housing completions, Land supply and the Housing Trajectory

- 6.3 The housing trajectory for Bromley is attached as Appendix 4. The trajectory sets out Bromley's housing supply position from 1996/97 – 2015/2016. The trajectory includes the following information:
- Completions by ward 2004/5 - 2009/10;
  - Unit Completion 2004/05 – 2009/10
  - Large sites (10 units and above) aggregated by ward that have planning permission (01/04/02-31/03/10) or where development has commenced on site and has not been completed;
  - UDP Proposal Sites aggregated by ward that have not got planning permission;
  - For the purposes of the trajectory a borough small sites target of 223 per annum is projected across the time period.
- 6.4 The draft replacement London Plan proposes to update the housing target to 500 units per annum. However, at the Examination in Public the Council argued that the target could only be achieved by a reduction in the quality of the Borough's existing character areas. The Inspector's report on the EIP is expected in April 2011.
- 6.5 The trajectory represents the borough's position at a single point in time (31/03/10) and does not incorporate a projection for additional large windfall sites coming forward over the whole of the time period. This situation is common across London where it is often difficult for boroughs to allocate housing land for the whole of the Plan period. Windfall sites will come forward

over the time period and contribute to the borough's housing provision figure.

## Housing Monitoring Figures

Target		96/97 - 03/04	04/05	05/06	06/07	07/08	08/09	monitoring year 09/10	current year 10/11	11/12	12/13	13/14	14/15	15/16
H2a	Net additional dwellings	3110	856	680	890	713	494							
H2b	Net additional dwellings							553						
H2c	a) Net Additions								664	589	594	620	763	472
	b) hectares													
	c)Target		572	572	572	485	485	485	485	485	485	485	485	485
H2d	Managed delivery target		629	608	601	569	551	559	560	539	527	505	298	131

<b>Indicator</b>	<b>Core H3: New and converted dwellings – on previously developed land</b>
Target	100%
Progress/Target met	93.67%

<b>Indicator</b>	<b>Core H4: Net additional pitches (Gypsy and Traveller)</b>
Target	The Draft London Plan (minor amendment Sept 2010) does not set borough targets, indicating that boroughs will be responsible for determining the right level of site provision, reflecting local need and historic demand and for bringing forward land in DPD's.
Progress/Target met	Temporary (5yr) permission was granted on appeal for Hockenden Lane .

<b>Indicator</b>	<b>Core H5: Gross affordable housing completions Local Policy Objective: Progress towards the target for 3012 affordable dwellings</b>
Current Position	224 completed

6.6 Policy H2 of the Unitary Development Plan seeks the provision of affordable housing on sites which are capable of providing 10 or more units or are greater than 0.4 ha in size. In negotiating the level of affordable housing on each site, the Council will seek a provision of 35% of habitable rooms on a site. The tenure split for the affordable provision amounts to 70% social-rented units and 30% intermediate housing. The revised policy will assist in the provision of affordable housing across the borough in line with the housing objectives as set out in the UDP.

6.7 The Unitary Development Plan sets a target of 11,450 (now 10,570) additional homes from 1997 to 2016 of which 3,012 will be affordable. This gives an annual average target of 150 dwellings per year. A total of 224 affordable units have been completed during 09/10.

<b>Indicator</b>	<b>Core H6: Housing Quality – Building for Life Assessment</b>
Target	Number of BfL Assessments completed for housing sites with 10 or more new dwellings
Progress/Target	No data available

## 7.0 THE NATURAL ENVIRONMENT

<b>Indicator</b>	<b>Core E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</b>
Current Position	None

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

<b>Indicator</b>	<b>Core E3 Renewable energy generation</b>
Current Position	A reduction in CO2 emissions of 20% from (on-site) renewable energy is expected from all major developments unless it is proven not to be feasible

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

<b>Indicator</b>	<b>Core W2: Amount of municipal waste arising and managed by type by waste planning authority</b>
Current Position	30% Recycled = tonnes 53,141 (35.24%) 40% Landfill = tonnes 64,654.37 (37.55%) 30% Incinerated = tonnes 40,253 (26.6%) Inert waste to landfill = 788 tonnes (0.52%) Total = 150,807 tonnes

7.1 In terms of core indicator W1, there were no changes in capacity made to the two Civic Amenity sites (Churchfields Road, Penge and Waldo Road, Bromley) in 2009/10. The London Plan (2008) consolidated with alterations since 2004 has set a target (Policy 4A.21) for London to be 85% self-sufficient in dealing with its waste by 2020, and the tonnage allocations required by each borough to reflect this. All boroughs are required to set aside sufficient land to manage this waste. In Bromley, existing waste management sites will be safeguarded through the LDF process, with future provision being dealt with on a sub-regional basis. The five south-east London Boroughs (Bexley, Bromley, Greenwich, Lewisham and Southwark) have prepared a joint Technical paper to support this position and provide a sound evidence base for their emerging Core Strategy documents.

Indicator	<b>Local Policy Objective: Number of permissions, involving planning obligations or conditions securing the creation, enhancement and management of wildlife habitats or landscape features or mitigation measures</b>
Current Position	0

7.2 The Bromley Biodiversity Action Plan (the first produced by a London Borough and has been continuous since 1999) is being reviewed for 2011-15 and actions are placed on the national Biodiversity Action Recording Scheme. A phase 1 biodiversity survey of all species in the borough over 0.25ha was completed and over 100,000 species records have been placed on Geographic Information for Greater London.

7.3 41 (49 in 2008/09, 50 in 2007/2008,) Tree Preservation Orders were made during 2009/10, increasing the total to 2403.



## 8.0 THE BUILT ENVIRONMENT

<b>Indicator</b>	<b>Local Policy Objective – to protect, promote, enhance and actively manage the natural environment, landscape and biodiversity of the Borough.</b>
Current Position	See appendix 3

- 8.1 Policy BE1 of UDP on the design of new development was the most frequently quoted policy at appeal. In 2009/10, 85 appeals which cited this policy were dismissed and 62 were allowed.
- 8.2 During 2009/10, 989 applications were considered within conservation areas and 43 applications for listed building consent. The Council's Advisory Panel for Conservation Areas (APCA) met on 12 occasions and considered approximately 278 applications. A total of 815 address points are listed on the statutory list with 2155 address points listed on the local list.
- 8.3 There are 45 Conservation Areas in the Borough. Up-to-date Supplementary Planning Guidance or Appraisals exist for 14 conservation areas.
- 8.4 Just over 9000 hectares of the Borough is Green Belt, Metropolitan Open Land or Urban Open Space (59.7 % of the total area). It is estimated that there is about 4 hectares of publicly accessible open space per 1000 population.
- 8.5 Of the 281 (252 in 2008/09, 302 in 2007/2008, 286 in 2006/2007) applications submitted in respect of Green Belt and Metropolitan Open Land sites during 2009/10, 155 (166 in 2007/2008, 177 in 2006/2007) were granted permission/consent, approval etc
- 8.6 Bromley is well served in terms of playing fields and outdoor recreation facilities. An Audit of playing pitches and open spaces (2003) confirmed that the Borough has a total of 488 pitches of which 293 (60%) are secured for community use. At that time, the ratio of adult pitches per 1000 adults was 1:735, which was above that of all other London Boroughs and above the estimated national average of 1:989 people. Based on the situation at that time, the Audit indicated that the Borough had a playing field standard of 0.9ha per 1000 population. As part of the evidence base for the Core Strategy a further audit has been commissioned from consultants PMP and is underway.

Area	Area hectares (approximate)	% of Borough Area
Total Area of the Borough	15,014	100%
Green Belt (GB)	7,728	51.5%
Metropolitan Open Land (MOL)	682	4.5 %
Urban Open Space (UOS)	605	4.0 %
MOL/GB/UOS Sub-total	9,015	60.0%

- 8.7 The South London sub-region has only about 6% of London's supply of visitor accommodation. Bromley has few existing hotels or guesthouses and demand for new hotel facilities has generally been poor. With the exception of Bromley Court Hotel (115 rooms). Extant permissions remain for about 80 bedrooms at two separate locations close to the Airport have remained unimplemented for some years. However, an application was granted (Application Ref:- DC/08/03443) for a 31 bed hotel on the site of the Former Officers' Mess at Biggin Hill (renewal of previous permission) and a further application was granted permission in August 09 namely (DC/09/01194 received May 2009) for a Hotel comprising 76 bedrooms with restaurant, viewing terrace, meeting/ training rooms, administration area, gym/ sauna, function room, pilots lounge and associated facilities together with car parking and service area, and new access road. Two applications by Travelodge have been granted this year, one in Penge and the other in Bromley.

## 9.0 COMMUNITY

Indicator	<b>Local Policy Objective: Number of applications safeguarding or achieving the provision of services/facilities for the community</b>
Current Position	11 new sites providing community facilities, (including 4 dental surgeries and 2 physiotherapy clinics). Additionally, there are 3 major sites involving the wholesale reposition and enhancement of facilities. Langley School for Boys, Orpington Library at The Walnuts and St Josephs RC Church buildings St Mary Cray)

9.1 Over 140 applications related to a range of community facilities were permitted over the period 2009/10. These broke down in the following way

- 14 to health
- 54 related to education early years & childcare settings
- 12 to places of worship
- 22 other community uses
- 26 to sports & recreation
- 6 for provision for the elderly
- 1 learning disability re-provision

9.2 The health permissions involve enhancements to existing facilities and produce 4 additional dental surgeries and a sports physiotherapy clinic.

9.3 The education permissions include the complete redevelopment of Langley Park Schools for Boys (Building Schools for the Future Programme). Permissions also produced extra classrooms & teaching space at a number of schools, a new 6<sup>th</sup> form block at Newstead Wood School for Girls and a range of enhancements including canopies to provide shade in early years nursery settings.

9.4 The permission for the redevelopment of St Josephs Church in St Mary Cray ensures that this site will continue to serve the local community effectively into the future. Of the permissions relating to places of worship as with the education proposals almost half involved canopies for pre-school providers, funded through the Early Years Capital Grant. This illustrates the significant contribution that Places of Worship make to meeting the needs of the wider community. It is likely that the changes to community service provision which

the Government is seeking to bring forward through its Big Society agenda & Localism Bill may lead to an increased role for faith organisations and an intensification of the use of facilities to meet community needs.

- 9.5 Other permissions to community sites included a replacement community facility in Penge, a new community flat in Orpington, a new scout hut in Chislehurst and the re-provision of Orpington Library within the Walnuts. As has historically been the case the introduction of new community facilities or the relocation of established services raised significant local concerns.
- 9.6 Enhancements to sports & recreation facilities include the remodelling of two golf courses, spectator stands at two sites, a new skate park in Biggin Hill and all weather facilities at Bromley Football Club. Additionally a number of the education sites received permission for improvements to sports facilities both indoor and outdoor. Given the drive to make the best use of educational sites these enhancements offer potential beyond the immediate school community.
- 9.7 Changes to the provision for vulnerable groups over the AMR period included permission for learning disability accommodation (part of the re-provision of from the current PCT “campus” style accommodation) and a significant extension to a care home for the elderly. Other applications included a variation of use from a children’s home to a home for the elderly.

## **LIST OF APPENDICES**

- Appendix 1 - Schedule of Local Development Documents**
- Appendix 2 - Section 106 Agreements 2009/10**
- Appendix 3 - Saved and expired UDP Policies**
- Appendix 4 - Housing Trajectory (see attached document)**

## Appendix 1 – Schedule of proposed Local Development Documents

	2009				2010				2011				2012				2013																			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>DEVELOPMENT PLAN DOCUMENTS</b>																																				
Bromley Area Action Plan	CC				CC				S	P	H						R	A																		
Core Strategy																	CC				S	P	H		R	A										
Site Specific Allocations																					CC				S	P	H		R	A						
Development Standards																	CC				S	P	H		R	A										
<b>SUPPLEMENTARY PLANNING DOCUMENTS</b>																																				
Planning Obligations									CC				A																							
Orpington Town Centre 2008/9																																				
Character Areas Design Guide																	CC				A															
Annual Monitoring Report									S												S												S			

**KEY**

	evidence gathering		P pre-examination meeting
	continuous Stakeholder Consultation		H hearing
	preparation of documents		R Receipt of Inspector's Report
	C Formal Consultation		A adoption by Bromley Council
	S submission of document to Secretary of State		S submission of annual monitoring report

## Appendix 2 – Saved and Expired policies

### Expired policies

H5	Accessible Housing
BE6	Environmental Improvements
NE10	Hedgerow retention
NE13	Green Corridors
EMP9	Vacant Commercial Sites and Premises
EMP10	Advice for Business
S14	Pedestrian Environment
C3	Access to Buildings for People with disabilities
ER1	Waste Management Principles
ER3	Promoting Recycling
ER4	Sustainable and Energy Efficient Development
ER5	Air Quality
ER6	Potentially Polluting Development
ER8	Noise Pollution
ER12	Controlling Development in Flood Risk Areas
ER13	Foul and Surface Water Discharge from Development
ER14	Surface and Ground Water Quality
ER15	Conservation of Water Resources

### Saved policies

#### Housing policies

H1	Housing Supply
H2	Affordable Housing
H3	Affordable Housing – payment in lieu
H4	Supported Housing
H6	Gypsies and Travelling Show People
H7	Housing Density and Design
H8	Residential Extensions
H9	Side Space
H10	Areas of Special Residential Character
H11	Residential Conversions
H12	Conversion of Non-Residential Buildings to Residential Use
H13	Parking of Commercial Vehicles

## Transport policies

T1	Transport Demand
T2	Assessment of Transport Effects
T3	Parking
T4	Park and Ride
T5	Access for People with Restricted Mobility
T6	Pedestrians
T7	Cyclists
T8	Other Road Users
T9	Public Transport
T10	Public Transport
T11	New Accesses
T12	Residential Roads
T13	Unmade Roads
T14	Unadopted Highways
T15	Traffic Management
T16	Traffic Management and Sensitive Environments
T17	Servicing of Premises
T18	Road Safety

## Conservation and the Built Environment

BE1	Design of New Development
BE2	Mixed Use Development
BE3	Buildings in Rural Areas
BE4	Public Realm
BE5	Public Art
BE7	Railings, Boundary Walls and Other Means of Enclosure
BE8	Statutory Listed Buildings
BE9	Demolition of a listed building
BE10	Locally Listed Buildings
BE11	Conservation Areas
BE12	Demolition in conservation areas
BE13	Development adjacent to a conservation area
BE14	Trees in Conservation Areas
BE15	Historic Parks and Gardens
BE16	Ancient Monuments and Archaeology
BE17	High Buildings
BE18	The Skyline
BE19	Shopfronts
BE20	Security Shutters
BE21	Control of Advertisements, Hoardings and Signs



BE22	Telecommunications Apparatus
BE23	Satellite Dishes

### The Natural Environment

NE1	Development and SSSIs
NE2	Development and Nature Conservation Sites
NE3	Nature Conservation and Development
NE4	Additional Nature Conservation Sites
NE5	Protected Species
NE6	World Heritage Site
NE7	Development and Trees
NE8	Conservation and Management of Trees and Woodlands
NE9	Hedgerows and Development
NE11	Kent North Downs Area of Outstanding Natural Beauty
NE12	Landscape Quality and Character

### Green Belt and Open Space

G1	The Green Belt
G2	Metropolitan Open Land
G3	National Sports Centre Major Developed Site
G4	Extensions/Alterations to Dwellings in the Green Belt or on Metropolitan Open Land
G5	Replacement Dwellings in the Green Belt or on Metropolitan Open Land
G6	Land Adjoining Green Belt or Metropolitan Open Land
G7	South East London Green Chain
G8	Urban Open Space
G9	Future Re-Use of Agricultural Land
G10	Development Related to Farm Diversification
G11	Agricultural Dwellings
G12	Temporary Agricultural Dwellings
G13	Removal of Occupancy Conditions
G14	Minerals Workings
G15	Mineral Workings – Associated Development

## Recreation, Leisure and Tourism

L1	Outdoor Recreation and Leisure
L2	Public Rights of Way and Other Recreational Routes
L3	Horses, Stabling and Riding Facilities
L4	Horses, Stabling and Riding Facilities – joint applications
L5	War Games and Similar Uses
L6	Playing Fields
L7	Leisure Gardens and Allotments
L8	Playing Open
L9	Indoor Recreation and Leisure
L10	Tourist-Related Development – New Development
L11	Tourist-Related Development – Changes of Use

## Business and Regeneration

EMP1	Large Scale Office Development
EMP2	Office Development
EMP3	Conversion or redevelopment of Offices
EMP4	Business Areas
EMP5	Development Outside Business Areas
EMP6	Development Outside Business Areas – non conforming uses
EMP7	Business Support
EMP8	Use of Dwellings for Business Purposes
EMP9	Vacant Commercial Sites and Premises

## Town Centres and Shopping

S1	Primary Frontages
S2	Secondary Frontages
S3	The Glades
S4	Local Centres
S5	Local Neighbourhood Centres, Parades and Individual Shops
S6	Retail and Leisure Development – existing centres
S7	Retail and Leisure Development – outside existing centres
S8	Petrol Filling Stations

S9	Food and Drink Premises
S10	Non-Retail Uses in Shopping Areas
S11	Residential Accommodation
S12	Markets
S13	Mini Cab and Taxi Offices

### **Biggin Hill**

BH1	Local Environment
BH2	New Development
BH3	South Camp
BH4	Passenger Terminal/Control Tower/West Camp (Area 1)
BH5	Former RAF Married Quarters (Area 2)
BH6	East Camp
BH7	Safety
BH8	Noise Sensitive Development

### **Community Services**

C1	Community Facilities
C2	Communities Facilities and Development
C4	Health facilities
C5	Facilities for Vulnerable Groups
C6	Residential Proposals for People with Particular Accommodation
C7	Educational and Pre-School Facilities
C8	Dual Community Use of Educational Facilities

### **Environmental Resources**

ER2	Waste Management Facilities
ER9	Ventilation
ER10	Light Pollution
ER11	Hazardous Substances
ER16	The Water Environment
ER17	Development and the Water Environment

## Implementation

IMP1	Planning Obligations
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## APPENDIX 3– Bromley Record of Sealed s106 Legal Agreements 2009-10

No.	App No.	Address of application	Date	Legal agreement	Implemented
1	08/04056	The Wickets Cherry Orchard Close Orpington Kent BR5 4BN	17/04/2009	The application number 06/03229/FULL1 shall be deleted and the reference number 08/04056 shall be inserted in its place. The plan annexed to the Planning Obligation shall be deleted and the plan annexed to this Deed shall be inserted in its place. The permission referred to in the Planning Obligation shall be deleted and the draft annexed to this Deed at Schedule 1 shall be inserted in its place. (DEED OF VARIATION)	Implemented
2	08/03199	66 Addison Road Bromley BR2 9RR	17 <sup>th</sup> April 2009	5 affordable housing rental units (UNILATERAL UNDERTAKING)	Not yet Implemented
3	08/03240	Land Rear Of Nugent Shopping Park Cray View Close St Mary Cray Orpington	11 <sup>th</sup> May 2009	The owner shall make available (prior to first occupation) the surplus parking spaces (12) with a restriction to use by the occupiers of the development only and shall remain its sole use. The owner will undertake the landscape works costs shall not exceed £10,000. Within 6 months of the legal agreement being signed the Council will confirm the need for the landscaping.	Restrictive
4	08/03391	Land Rear Of Nugent Shopping Park Cray View Close St Mary Cray Orpington	11 <sup>th</sup> May 2009	The owner shall make available (prior to first occupation) the surplus parking spaces (12) with a restriction to use by the occupiers of the development only and shall remain its sole use. Healthcare contribution of £7,695 and Education contribution of £11,684 split as per instructions. No more than 29 residential units shall be occupied prior to the owner having paid the contributions.	Implemented
5	09/00669	Land At Former 1 To 23 Orchard Grove Orpington Kent	16 <sup>th</sup> June 2009	Education contribution of £174,230 and healthcare contribution of £98,240. Contributions payable upon first occupation of any market housing unit. No time limit on spend. The land is still bound by the restrictions and obligations contained within the principal agreement. DEED OF VARIATION	Implemented
6	09/00061	210 Anerley Road London SE20 8TJ	23 <sup>rd</sup> June 2009	Healthcare contribution of £24,850 due 14 days prior to the commencement date. Shall repay any unspent funds within 5 years. SUPERSEDED.	Superseded by No 14 below
7	08/01469	Enterprise House 45 Homesdale Road Bromley BR2 9LY	3 <sup>rd</sup> July 2009	Healthcare contribution of £84,296 total and Education Contribution of £111,806 to pay to the Council on or before the commencement date of the development. Shall repay any unspent funds within 5 years from the payment date. 32 affordable units	Implemented
8	08/03098	117 Widmore Road Bromley BR1 3AH	17 <sup>th</sup> July 2009	8 Affordable units. Car club contribution £2,500 due on the commencement of the development and will provide one year free membership to one resident of each affordable unit. Highway contribution of £2,500 due on the commencement date. The Council will repay any unspent funds within 5 years of commencement. No resident will be able to apply for a parking permit.	Implemented
9	09/01137	Garrard 2-6 Homesdale Road Bromley BR2 9LZ	11 <sup>th</sup> September 2009	Loading restriction contribution £2,000 on or before commencement date (note £1,175,000 already paid under 04/00235) No time limit	Not yet implemented
10	08/00833	Garrard House and Sussex House 2-6	11 <sup>th</sup> September 2009	Affordable housing contribution of £411,000 (difference between £1.586,000 and £ 1,175,000 agreed under ref. 04/00235) 25% contribution	Not yet implemented

No.	App No.	Address of application	Date	Legal agreement	Implemented
		Homesdale Road Bromley BR2 9LZ		required on or before first occupation; remainder on or before last occupation. Health and Education contribution 70,000 due on or before commencement date, loading restriction contribution 2,000 due on or before commencement date No time limit on spend. (note £1,175,000 already paid under 04/00235)	
11	09/00351	123 South Eden Park Road Beckenham Kent BR3 3AT	18 <sup>th</sup> August 2009	Highways works to provide footway and other works	Not yet implemented
12	09/00422	Plaistow Lane Service Station 1 Plaistow Lane Bromley BR1 4DS	27 <sup>th</sup> October 2009	100% affordable housing, 13 units	Not yet implemented
13	09/00681	50 Palace Grove Bromley BR1 3HB	3rd December 2009	To keep all the apartments at all times "car free". Not to make any application or allow any application to be made for a residents parking permit	Restrictive. Not yet implemented
14	09/02902	Oatlands 210 Anerley Road Penge London SE20 8TJ	25 <sup>th</sup> February 2010	Deed of variation to include the new application in the previous agreement dated 23 <sup>rd</sup> June 2009. Updated healthcare contribution of £26,270 due 14 days prior to the commencement date. Shall repay any unspent funds within 5 years	Implemented
15	09/01791	Community Centre Castledine Road Penge London SE20 8AE	1 <sup>st</sup> March 2010	9 affordable units. To complete no more than 50% of the private dwellings until the Affordable Housing Units have been transferred to the registered social landlord. Prior to the first use of the community centre to layout the area of land shown hatched blue, for the purpose of accommodating the Open Space and Multi-use games area.	Implemented
16	09/02725	Bromley Business Centre 46 - 48 East Street Bromley BR1 1QW	5 <sup>th</sup> March 2010	Deed of variation to include the new application in the previous agreement dated 30 <sup>th</sup> October 2008. DEED OF VARIATION	Not yet implemented
17	09/01434	Down House Luxted Road Downe Orpington Kent BR6 7JT	18 <sup>th</sup> August 2009	-To ensure a member of English heritage staff will be present at the access gate to the site at all times when in use as a public car park for visitors to Down House. - To lay a turf reinforced mesh as indicated on attached plan. - No cars to be allowed to park within 2 metres of public footpath. -To ensure no destruction is caused to the Public Footpath by the use of the site. To ensure in the event of damage to the footpath, it is repaired promptly and to the Council's satisfaction. UNILATERAL UNDERTAKING	Restrictive
18	09/02470	7 Willow Vale Chislehurst BR7 5DF	3 <sup>rd</sup> March 2010	EITHER To pay the contribution of £15,000 within 15 working days of receipt of evidence that the council will carry out the highways works OR the company will complete the highway works with a contractor prior to the occupation of the first dwelling. UNILATERAL UNDERTAKING	Not yet implemented
19	09/01664	Dylon International Ltd Worsley Bridge Road London SE26 5HD	16 <sup>th</sup> March 2010	51 Affordable dwellings and traffic order UNILATERAL UNDERTAKING	Not yet implemented

## **Appendix 4**

Housing Trajectory (see separate document)

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