



THE LONDON BOROUGH  
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# **Authority Monitoring Report**

**1 April 2019 – 31 March 2020**

November 2024

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# 1 Introduction

## The purpose of the Authority Monitoring Report

- 1.1 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 April 2019 to 31 March 2020 (2019/20). Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the Regulations”) sets out what the AMR should report on.
- 1.2 Consistent with the Regulations, this AMR assesses whether development, both approved and implemented, contributes to achieving the targets set out within the Local Plan and London Plan. It also reports on the progress of Local Plans and Supplementary Planning Documents (SPDs) against the Local Development Scheme (LDS) and the Council’s duty to cooperate activities<sup>1</sup>.
- 1.3 Data published in this AMR has been taken from two main sources; the Planning London Database (PLD)<sup>2</sup> (formerly known as the London Development Database), 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, references can be found underneath the relevant information.

## Changes in policy and legislation

- 1.4 The following national and London-specific planning legislation, policy, and guidance was introduced in the monitoring period.

### The New London Plan

- 1.5 Under legislation establishing the GLA (Greater London Authority Act 1999), the Mayor of London must produce a spatial development strategy (the London Plan). The London Plan forms part of the Development Plan for each of the London local planning authorities.
- 1.6 In July 2018, the Draft London Plan was submitted for examination, and a revised version of the Draft London Plan was published to include minor suggested changes, clarifications, corrections and factual updates that were prepared following a review of consultation responses. The Examination in Public (EiP) on the London Plan was held between January and May 2019, and the Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor in October

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<sup>1</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) also requires the Council to include CIL reporting information taken from the relevant Infrastructure Funding Statement (IFS). The Community Infrastructure Levy Regulations 2010 (as amended) requires the Council to publish its first IFS by 31/12/2020, and this will therefore be reported in the relevant monitoring period (2020/21). Published IFS documents will be available on the Council’s website:

[https://www.bromley.gov.uk/info/1004/planning\\_policy/1179/bromleys\\_community\\_infrastructure\\_levy](https://www.bromley.gov.uk/info/1004/planning_policy/1179/bromleys_community_infrastructure_levy)

<sup>2</sup> The PLD is populated using data from local authorities, which is collated on an annual basis.

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 9 December 2019. The Secretary of State directed changes to the Mayor's Intend to Publish version of the London Plan in March 2020.

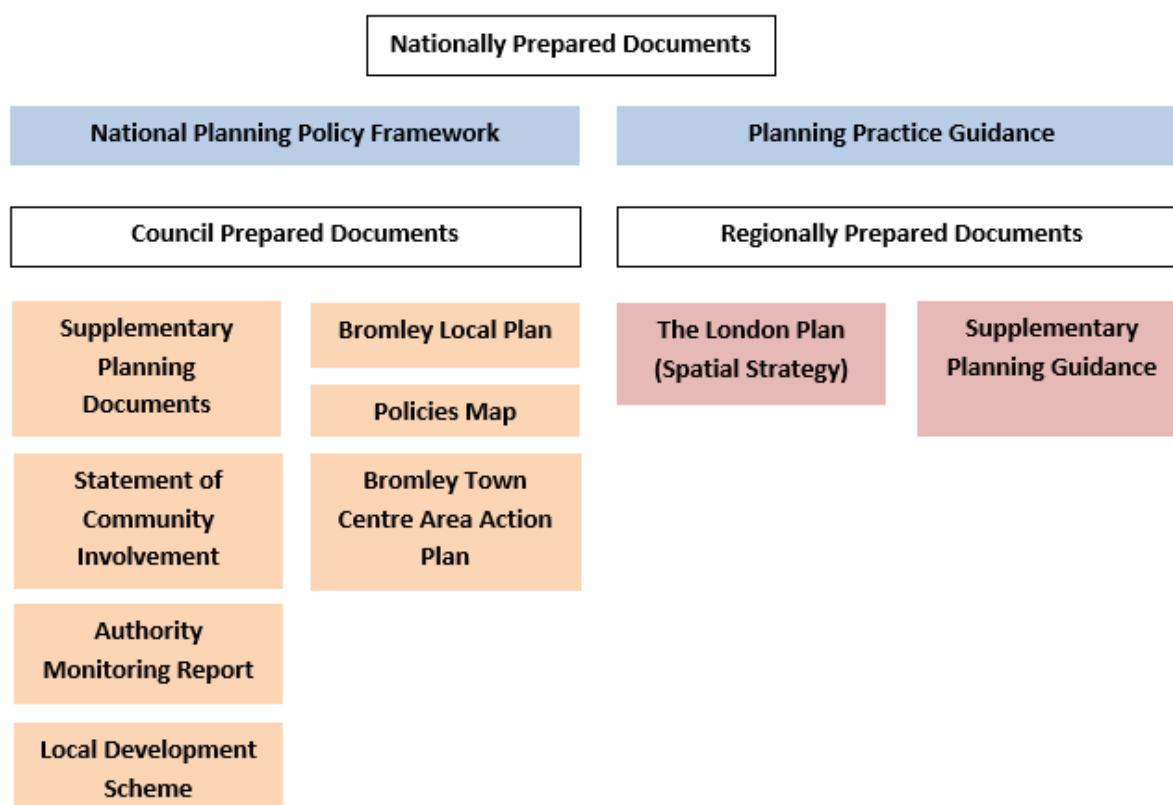
### National Planning Policy Framework 2019

1.7 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF applies to decision-taking and plan-making, providing a framework within which Local Plans can be produced. The extant version of the NPPF during the monitoring period was published in February 2019.

### **Local Policy Framework**

1.8 Bromley's policy framework for this AMR is outlined in Figure 1 below.

*Figure 1: Bromley's Policy Framework*



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

1.10 The programme for the preparation of the Local Plan was set out in the previous version of the Local Development Scheme (LDS) published in August 2017.

1.11 There has been no neighbourhood planning activity in the Borough.

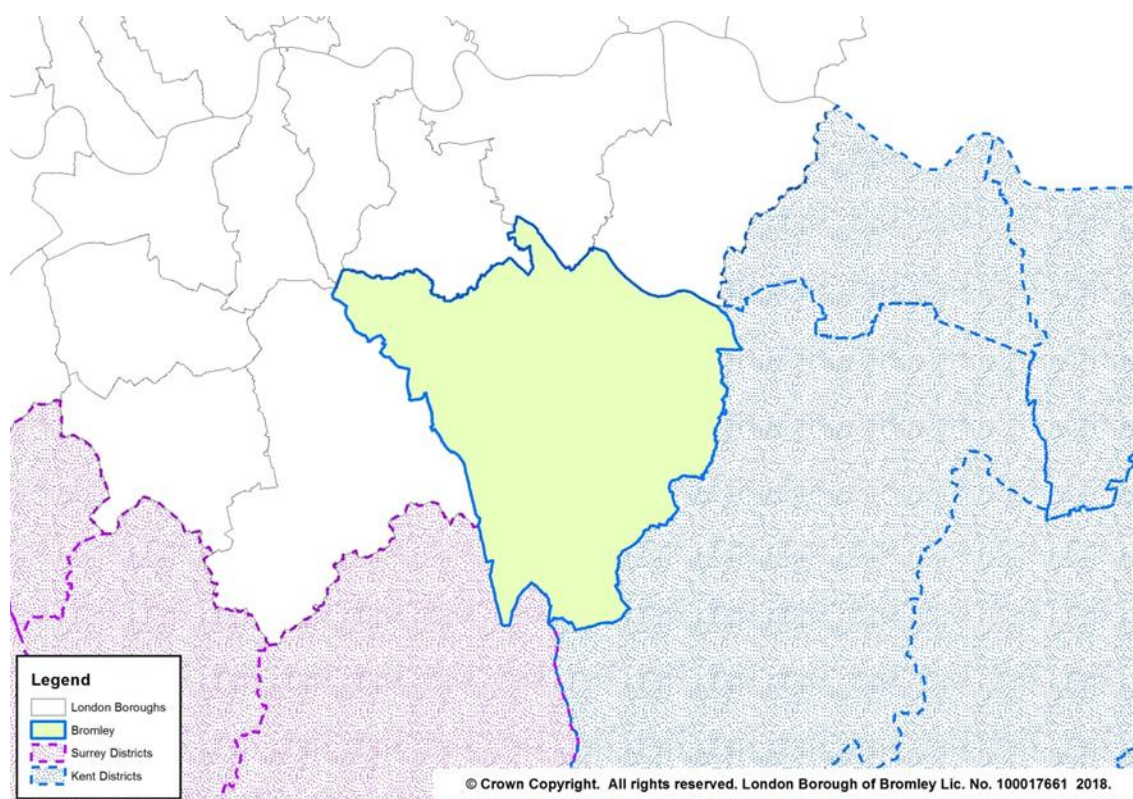
## **Duty to Cooperate**

- 1.12 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, on local plan-making matters. The duty requires on-going, constructive collaboration and active engagement on strategic matters. The prescribed bodies include, but are not limited to, the Environment Agency, Natural England, the Mayor of London (as represented by the GLA), Transport for London and Highways England.
- 1.13 Throughout the preparation of the Bromley Local Plan and other planning policy documents, the Council have taken a collaborative approach to plan-making that considers a range of issues, including strategic matters.
- 1.14 Bromley is one of the five authorities forming the South East London sub-region. The other four authorities are 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.
- 1.15 Bromley also actively engages with the GLA 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.

## **Borough Context**

- 1.16 Bromley is geographically the largest of the London Boroughs, covering 58 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 district of Sevenoaks.

Figure 2: Geographical Context of the London Borough of Bromley



1.17 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.

1.18 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.

1.19 The 2019-based GLA population estimate<sup>3</sup> for the London Borough of Bromley is 332,335. Table 1 below shows the change in population since 2011.

Table 1: Bromley’s Population

Estimated Population	London Borough of Bromley
Census Data 2011	309,392
GLA 2019-based population estimate 2019	332,335
Change 2011-2019	22,943
% change 2011-2019	7.11%

<sup>3</sup> Greater London Authority, Housing-led population projection (2019-based) (2019) Available From: <https://data.london.gov.uk/dataset/projections/>

1.20 The population estimates show that the Borough's population has grown significantly in recent years. It is anticipated that by 2031, Bromley's population will rise further to 370,369: an 11% increase from 2019.

## 2 Policy Monitoring

### Annual Core Output Indicators

2.1 This section summarises the monitoring results of planning policies from the Local Plan (2019), applications for the Self-build and Custom Build Register, and the loss of office to residential under Permitted Development Rights. Table 2 sets out the indicators that have been used to assess policy performance in 2019/20, reflecting the monitoring framework set out in Appendix 10.11 of the Local Plan.

Table 2: Annual Output Indicators

Indicator Number	Indicator	Local Plan Policy
<b>Open Space and the Natural Environment</b>		
1.1	Change in Green Belt Land (ha)	Policy 49 Green Belt
1.2	Change in Metropolitan Open Land (ha)	Policy 50 Metropolitan Open Land
1.3	Change in Urban Open Space (ha)	Policy 55 Urban Open Space
1.4	Change in Local Green Space	Policy 56 Local Green Space
<b>Health and Wellbeing</b>		
2.1	% of residential applications where contributions are sought successfully	Policy 26 Health and Wellbeing
2.2	Net additional/improved sports and recreation facilities (school provision and publicly accessible)	Policy 21 Opportunities for Community Facilities Policy 28 Education Facilities
<b>Homes</b>		
3.1	Provision of new homes	Policy 1 Housing Supply
3.2	Number of affordable homes	Policy 2 Provision of Affordable Housing
3.3	Number of units of specialist housing for older people	Policy 11 Specialist and Older Persons Accommodation
3.4	Number of developments demonstrating economic, social, or environmental benefits	Policy 13 Renewal Areas
3.5	Number of Traveller pitches/plots	Policy 12 Travellers Accommodation
<b>Business, Employment and the Local Economy</b>		
4.1	Changes in B Class floorspace in Strategic Industrial Locations (sqm)	Policy 81 Strategic Industrial Locations (SIL)
4.2	Change in B class floorspace within Locally Significant Industrial Sites (sqm)	Policy 82 Local Significant Industrial Sites (LSIS)
4.3	Employment floorspace on previously developed land (sqm)	Policy 83 Non-Designated Employment Land
4.4	Change in B1(a) floorspace in Office Clusters (sqm)	Policy 85 Office Clusters
4.5	% of residential applications where education contributions are sought successfully	Policy 28 Education Facilities Policy 26 Health and Wellbeing
4.6	New permanent "Forms of Entry" provided	Policy 28 Education Facilities



Indicator Number	Indicator	Local Plan Policy
<b>Design and Public Realm</b>		
5.1	Completion of public realm projects	Policy 37 General Design of Development
<b>Town Centres</b>		
6.1	Number of vacant units (by centre)	Policy 92 Metropolitan and Major Town Centres Policy 94 District Centres Policy 95 Local Centres
6.2	Footfall (by centre)	Policy 92 Metropolitan and Major Town Centres Policy 94 District Centres
<b>Built Heritage</b>		
7.1	Number of listed buildings demolished/part demolished	Policy 38 Statutory Listed Buildings Policy 39 Locally Listed Buildings
<b>Transport</b>		
8.1	Completion of transport projects (as outlined in IDP)	
<b>Environmental Challenges</b>		
9.1	Amount of local authority collected waste <sup>4</sup> arising and managed by type	Policy 112 Planning for Sustainable Waste Management
9.2	Major applications with Sustainable Urban Drainage Systems, and s106 agreements for drainage and flood risk infrastructure	Policy 115 Reducing Flood Risk
9.3	Number of applications approved for development of contaminated land	Policy 118 Contaminated Land
9.4	Major developments meeting and exceeding carbon reduction targets, and monies from the carbon off-setting fund spent on local projects	Policy 124 Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy
9.5	Capacity of renewal energy installations incorporated into major developments	Policy 124 Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy
9.6	Increased use of decentralised energy networks	Policy 124 Carbon Dioxide Reduction, Decentralised Energy Networks and Renewable Energy
<b>Local Indicators</b>		
	Self-build and Custom Build Register	
	Office to Residential under Permitted Development Rights	

## Open Space and the Natural Environment

2.2 Approximately 9,000 hectares of the Borough is designated as Green Belt, Metropolitan Open Land, Urban Open Space, and Local Green Space. It is estimated

<sup>4</sup> Local authority collected waste was formerly called municipal waste. See <https://www.gov.uk/local-authority-collected-waste-definition-of-terms> for an explanation of the change.

that there is around 4 hectares of publicly accessible open space per 1,000 people. Monitoring open space and the natural environment is important to ensure that the natural environment is managed and protected by improving the quality of open space and encouraging provision in areas of deficiency and new development.

- 2.3 Planning permissions on designated open space have been calculated excluding permissions for the following:
- Details Pursuant;
  - Adverts;
  - Conversions (with no new buildings);
  - Conservation Area Consents;
  - Windows;
  - Changes of Use;
  - Telecoms;
  - Temporary use of Caravans/Mobile Homes;
  - Fences and Gates;
  - Trees;
  - Lawful Development Certificate;
  - Temporary use as a Carpark;
  - EIA Screening;
  - Minor Alterations to development permitted already; and
  - Conditions.

#### Indicator 1.1: Change in Green Belt

- 2.4 In March 2020, there was an estimated 7,660ha of designated Green Belt in the Borough<sup>5</sup>. There was no change in Green Belt during the monitoring period.
- 2.5 There were 151 determined full planning applications in the Green Belt during the monitoring period. 75 were permitted, and mostly relate to side/rear extensions on existing/replacement buildings that do not exceed the existing footprint. The remaining 76 were refused.

#### Indicator 1.2: Change in Metropolitan Open Land

- 2.6 In March 2020, there was an estimated 668ha of designated Metropolitan Open Land in the Borough. There was no change in Metropolitan Open Land during the monitoring period.
- 2.7 There were 16 determined full planning applications on Metropolitan Open Land during the monitoring period. 10 were permitted, notably including the erection of a mausoleum within a cemetery; replacement portacabins; secure children's playground; the erection of clay surfaced tennis courts; and the construction of a footbridge. The remaining 6 were refused for the following reasons:
- Highway safety;

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<sup>5</sup> MHCLG Annual Green Belt Return 2018-19

- Adverse impact on the amenity of an area covered by the Woodland Tree Preservation Order;
- Overdevelopment; and
- Inappropriate development that failed to demonstrate very special circumstances.

#### Indicator 1.3: Change in Urban Open Space

- 2.8 In March 2020, there was an estimated 632ha of designated Urban Open Space in the Borough. There was no change in Urban Open Space during the monitoring period.
- 2.9 There were 27 determined full planning applications on Urban Open Space during the monitoring period. 23 were permitted, and mostly relate to the erection of substations, replacement fences and loft conversions. The remaining 4 were refused for the following reasons:
- Unacceptable loss of amenity due to overlooking and loss of privacy;
  - Development failed to preserve or enhance the character and appearance of Conservation Area;
  - Unacceptable loss of readily available sport and community facility; and
  - Unacceptable harm to the character of the area by impairing the open nature of the site and reducing the function of Urban Open Space.

#### Indicator 1.4: Change in Local Green Space

- 2.10 In March 2020, there was an estimated 120ha of designated Local Green Space in the Borough. There have been no changes to Local Green Space in 2019/20.

### **Health and Wellbeing**

- 2.11 Monitoring health and wellbeing is important to ensure that Bromley not only produces healthier environments and infrastructure to support people in living fuller, longer, healthier, and more sustainable lives, but that new community facilities are appropriately located to provide accessible, effective, and modern services.

#### Indicator 2.1: % of residential applications where contributions are sought successfully

#### Indicator 4.5: % of residential applications where education contributions are sought successfully

- 2.12 Four major planning applications were permitted (with a signed legal agreement) in 2019/20, including permissions on appeal. The following total approximate amounts were secured from these applications:
- Carbon offsetting - ~£295,360.00
  - Education - ~£2,640,449.00
  - Health - ~£891,044.00

#### Indicator 2.2: Net additional/improved sports and recreation facilities (school provision and publicly accessible)

2.13 There was one improved sports and recreation facility in 2019/20. The Sparrows Den (19/02722/FULL1) had an approved proposal for a part one/two storey extension including first floor balcony and terrace, elevational alterations, amended external staircase and internal reconfiguration to clubhouse to provide additional facilities.

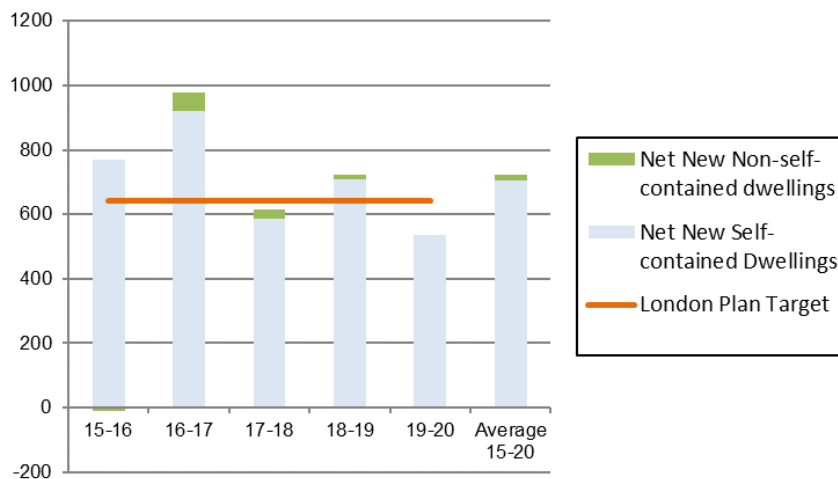
## Homes

2.14 Monitoring the provision of new homes is important to ensure that there is an appropriate supply of homes to meet the varied needs of the local population, and to ensure new homes are designed to minimise environmental impacts and are supported by appropriate social and environmental infrastructure.

2.15 The Ministry of Housing, Communities and Local Government (MHCLG) set out that the 2020 and 2021 Housing Delivery Test targets for boroughs would be reduced to account for fluctuating levels of housing delivery as local authorities and the construction industry faced disruption at a national, regional, and local level due to the pandemic. This resulted in Bromley’s housing requirement targets reduced to 587 for the 2019/20 financial year.

2.16 In 2019/20, 545 new self-contained dwellings were completed against a loss of 9 existing self-contained dwellings. This gives a total net increase of 536 self-contained dwellings in the Borough for this monitoring period.

Figure 3: Net new dwellings 2015/16 to 2019/20

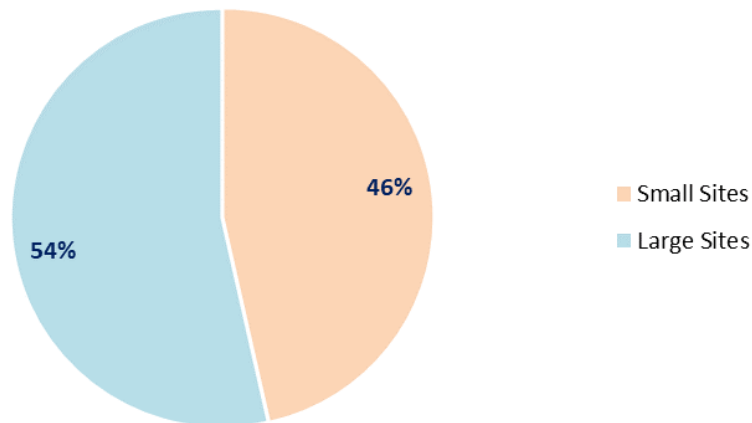


2.17 Figure 3 shows the level of housing completions in the Borough against the London Plan 2016 housing target over the last five years. The net total of 536 housing completions is significantly lower than 2018/19 and misses the Housing Delivery Target by 7%. This could be explained by the end of the financial year falling within the covid pandemic. However, Bromley’s five-year average housing completion figure of 724 (self-contained and non-self-contained) exceeds the London Plan 2016 target of 641 units per annum.

### Small and Large Sites

- 2.18 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 4: Housing completions by size of site 2019/20*



- 2.19 Figure 4 shows that only 46% (249 units) of the net self-contained housing completions were concentrated on small sites. The remaining 54% (287 units) were distributed across large sites.

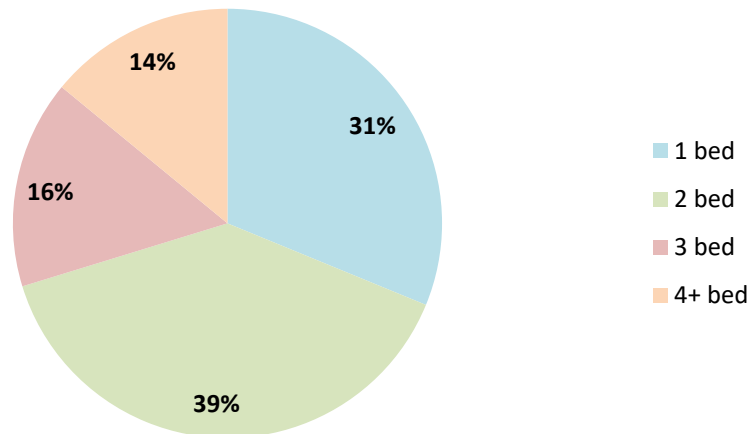
### Local indicator: Office to Residential under Permitted Development Rights

- 2.20 During the monitoring period, approximately 4% (22 units) of net housing completions relate to prior approvals. Prior approvals allow for the conversion of office or retail floorspace to residential use.

### Types of new housing

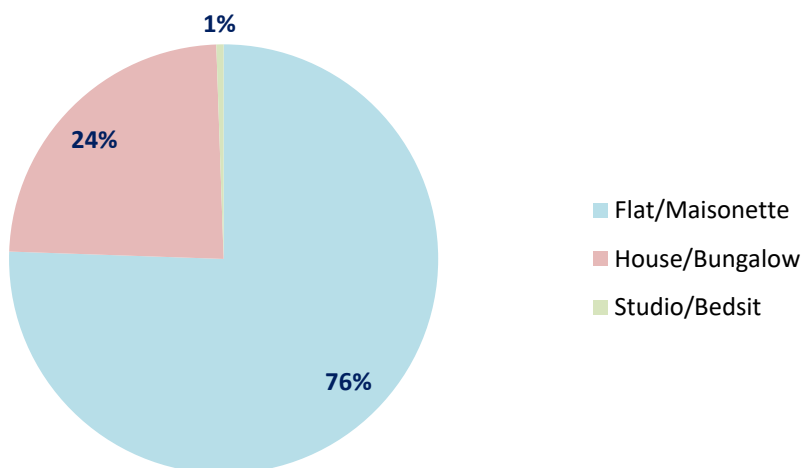
- 2.21 The provision of new housing should provide a variety in choice of accommodation to reflect local need as set out in the South-East London Strategic Housing Market Assessment (SHMA) (2014). The 2014 SHMA highlights that the highest level of need across tenures within the Borough up to 2031 is for 1-bedroom units (53%) followed by 2-bedroom (21%) and 3-bedroom (20%) units.

Figure 5: Housing completions by number of bedrooms 2019/20



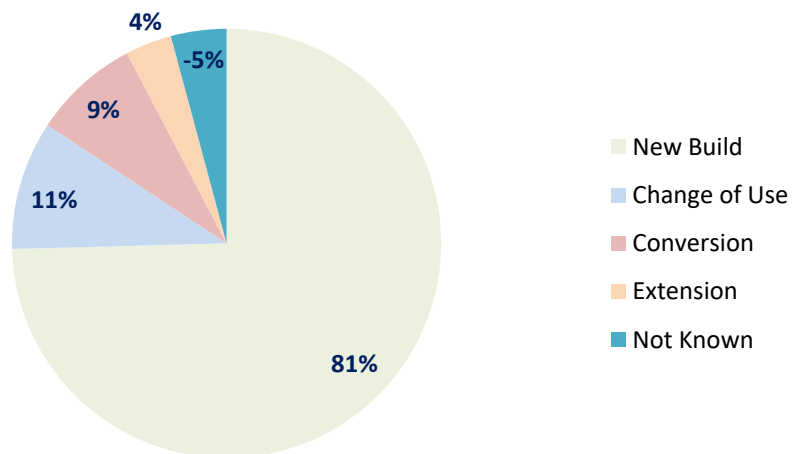
2.22 Figure 5 shows the number of housing completions (self-contained) by number of bedrooms in 2019/20. It shows that there has been a slight variety in unit size. 70% of housing completions have come in the form of one- and two-bedroom units, compared to 86% over the last monitoring period. The completion of three-bedroom units has increased from 9% last year to 16%, whilst the completion of four-bedroom plus units has increased from 9% to 14%.

Figure 6: Housing completions by type of dwelling 2019/20



2.23 Figure 6 shows that housing completions (self-contained) are predominantly (76%) in the form of flats and maisonettes, although this is down from 78% recorded over the last monitoring period.

Figure 7: Sources of new housing 2019/20



2.24 Figure 7 shows that the majority of net self-contained housing completions in the Borough were new builds (81%, 446 units). This is a decrease of 160 units from the previous monitoring period.

### Indicator 3.2: Number of affordable homes

Table 3: Net Affordable Housing Completions<sup>6</sup>

Year	Total self-contained units completed (net)	Number of affordable units completed	Affordable rent/Social		Intermediate		Affordable units as % of total self-contained completions
			Number	%	Number	%	
2015/16	758	86	73	85	13	15	11
2016/17	979	74	38	51	36	49	8
2017/18	615	88	4	5	84	95	14
2018/19	731	171	41	24	130	76	23
2019/20	536	109	57	52	52	48	20
<b>Total</b>	3,619	528	213	40	315	60	15
<b>Average</b>	724	106	43	41	63	59	15

2.25 Table 3 provides an overview of affordable housing completions by type over the last five years. There are 43 units completed within 2019/20 that have not had their tenure determined. This will be updated in the next AMR.

2.26 In September 2019, the GLA published additional data on affordable housing for programmes that they are responsible for. The dataset sets out the annual starts and completions by borough for units that will be available at Affordable Rent, Social Rent, Intermediate, and London Living Rent/Shared Ownership. The GLA's dataset records higher affordable housing delivery compared to data from the PLD over the same monitoring period. There are reasons for the discrepancies:

- Due to the way the PLD is monitored, the PLD includes data about schemes in the Borough where planning permission was granted based on securing affordable housing by way of Section 106 obligation/Unilateral Undertaking. It is based on information available to the Council on affordable housing provision at the grant of planning permission and may not necessarily reflect changes made 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 as well as 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 PLD, but still leads to the delivery of additional affordable units that contributes to meeting affordable housing need.

<sup>6</sup> Greater London Authority, Affordable Housing Starts on Site and Completions (April 2019 – March 2020), available from <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>



### Bromley Housing Trajectory

- 2.27 The Council agreed an updated five-year housing land supply paper (5YHLS) in April 2019 based on the housing requirement target of 641 units per annum set out in the 2016 London Plan.
- 2.28 The 5YHLS identified 5.6 years of housing land supply for the borough. However, an appeal decision issued in June 2019 (APP/G5180/W/18/3206569) concluded that the Council had a maximum of 4.25 years of housing land supply. This is acknowledged as a significant undersupply and for the purposes of assessing relevant planning applications means that the presumption in favour of sustainable development will apply.
- 2.29 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.

### Indicator 3.3: Number of units of specialist housing for older people

- 2.30 Bromley has the largest elderly population of all London boroughs, and that is set to continue to grow over the Local Plan period.
- 2.31 During the 2019/20 monitoring period there were 52 net completions for specialist housing (extra-care units).
- 2.32 New developments of specialist older persons accommodation in Bromley are currently below the London Plan 2016 “indicative annualised strategic benchmark to inform local targets” figure of 205 new private/intermediate units per year. Whilst there is no London Plan borough figure for care beds, the provision of additional bed spaces per year over the last 5 years has been low relative to Bromley’s older person’s population.

### Indicator 3.4: Number of developments demonstrating economic, social, or environmental benefits

- 2.33 3 major planning applications were approved within the designated Renewal Areas in 2019/20; 1 was approved subject to a legal agreement. These applications provided 31 net residential units, as well as contributions to health, education, and carbon offsetting.

### Indicator 3.5: Number of Traveller pitches/plots

- 2.34 The London Plan 2016 does not set Borough targets for traveller pitches/plots 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.

- 2.35 In 2019/20 there were a total of 50 Gypsy and Traveller Pitches and 29 Travelling Show-person Plots with permission in the Borough.

Local indicator: Self-build and Custom Build Register

- 2.36 The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016, places a duty on the council to keep a register for people who are interested in a self-build or custom-build home in the London Borough of Bromley.
- 2.37 Bromley's Self-build and Custom Build Register was established in April 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 31 October to 30 October each year. The council has three years from the end of each base period to provide permissions. Between October 2019 and October 2020 (base period 5) there were 19 self-build and custom housebuilding registrations.

**Business, Employment and the Local Economy**

- 2.38 Employment in the Borough is forecast to increase by 22% over the Local Plan period, from 116,000 jobs in 2011 to 138,000 jobs in 2031<sup>7</sup>. It is important to ensure that there is an appropriate supply of commercial land and range of flexible quality business premises across the Borough and limit the loss of B-class floorspace in designated areas. Where possible, appropriate provision of facilities to deliver high quality education and training must also be supported.
- 2.39 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.

Indicator 4.1: Changes in B Class floorspace in Strategic Industrial Locations (sqm)

Indicator 4.2: Changes in B Class floorspace in Locally Significant Industrial Sites (sqm)

Indicator 4.4: Changes in B Class floorspace in Office Clusters (sqm)

- 2.40 The Monitoring Framework sets a target of no loss of B Class floorspace or employment floorspace capacity within any SIL, LSIS, or Office Clusters. Table 4 outlines the changes in B Class floorspace within these designations. 2019/20 saw an increase in B Class floorspace in Strategic Industrial Locations and Locally Significant Industrial Sites, which exceeds the target of no loss. There was a slight decline within allocated Office Clusters, but it should be noted that the reduction of only 151sqm is not significant and should be mitigated in other applications within the allocation.

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<sup>7</sup> 2017 Employment projections for London by borough, available from: <https://data.london.gov.uk/dataset/long-term-labour-market-projections>

Table 4: Anticipated change in designated B Class floorspace (sqm)<sup>8</sup>

Designation	Approximate Floorspace (sqm)	Applications	Permissions involving Change of Use/Floorspace	Loss/Gain B Use Class Floorspace (sqm)
Strategic Industrial Location	466,600	7	3	+519
Locally Significant Industrial Sites	400,750	9	7	+596
Office Clusters	39,580	3	1	-151

Indicator 4.3: Employment floorspace on previously developed land (sqm)

Table 5: Floorspace Granted Permission on Previously Developed Land

Employment Use Class	Floorspace Change (+/-) (sqm) on Previously Developed Land (Net)
B1 (Business)	-6,213
B2 (General Industrial)	0
B8 (Storage/Warehousing)	-209

- 2.41 In 2019/20, there were 46 B Use Class permissions (both gains and loss of floorspace). The floorspace granted permission is distributed widely across the Borough.
- 2.42 Based on these permissions, there has been a net loss of floorspace across all B Use Classes. The loss of a substantial amount of B1 floorspace can be attributed to the conversion of office to residential use under permitted development rights; two approved schemes (19/01837/RESPA and 19/03042/FULL1) contributed to approximately 2,700sqm (43%) of B1 floorspace loss.
- 2.43 In relation to the loss of B8 floorspace in the Borough, there were not any comprehensive developments, instead several small developments accumulated losses.

Indicator 4.6: New permanent “Forms of Entry (FE)” provided

- 2.44 This indicator covers the plan period and there may be some monitoring periods where no new permanent ‘forms of entry’ are provided. The relevant information was not provided for this financial year and will be reported in future AMRs.

<sup>8</sup> These figures are based on extant permissions recorded on the PLD and are not completions figures.

## Design and Public Realm

### Indicator 5.1: Completion of public realm projects

2.45 This indicator covers the plan period and there may be some monitoring periods where no projects are completed. The relevant information was not provided for this financial year and will be reported in future AMRs.

### Town Centres

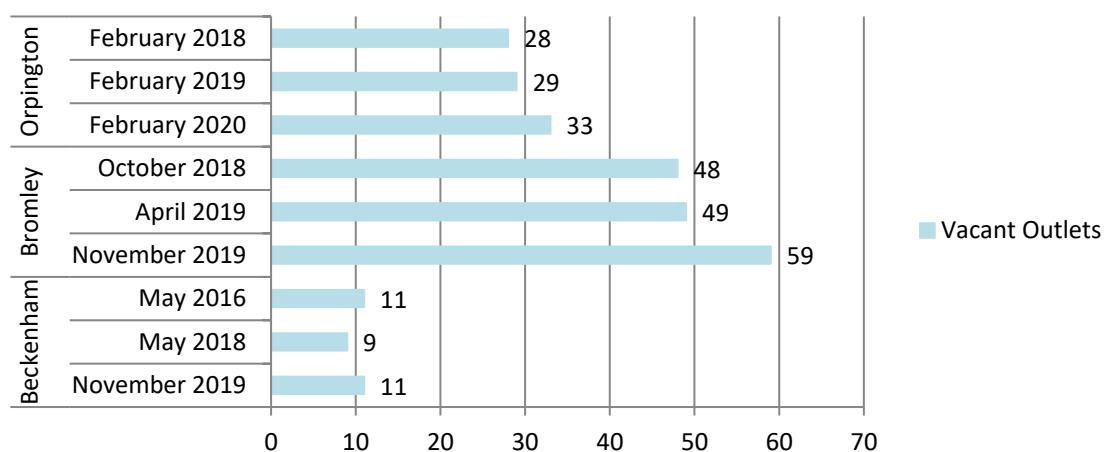
2.46 The Borough's town centres continue to be important for attracting a wide range of residents and visitors for shopping, leisure, and dining. The shopping hierarchy for the Borough's established centres has evolved over a considerable period of time and is recognised in the London Plan 2016. The 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

### Indicator 6.1: Number of vacant units (by centre)

Figure 8: Vacant Outlets in Bromley, Orpington and Beckenham (Source: GOAD)



2.47 The GOAD 'Centre Reports' show how Bromley's town centres have fared in recent years in relation to vacant retail outlets. Whilst Beckenham and Orpington have seen a consistent decrease in vacant units over the past five years, in 2019/20 Orpington had four additional vacant units. Bromley also saw an increase of ten, but vacant units in Bromley Town Centre have tended to fluctuate in recent years.

2.48 Combining this data with recent trends in footfall in Bromley, Orpington, and Beckenham Town Centres (set out in Table 7) 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 usually carries out footfall counts annually; However, there is no footfall data available for 2019/20.

#### Indicator 6.2: Footfall (by centre)

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

	2015/16	2016/17 <sup>9</sup>	2017/18	2018/19	2019/20
<b>Bromley</b>	234,654	78,540	114,396	109,044	Unavailable*
<b>Beckenham</b>	38,700	25,698	23,478	29,766	Unavailable*
<b>Orpington</b>	36,276	33,426	24,428	24,270	Unavailable*

*Table 8: Net Retail Floorspace Lost in 2019/20*

Use Class	Net Floorspace Lost (sqm)
A1	9,802

2.49 Of 19 applications recorded relating to A1 floorspace, 11 resulted in a net loss. Approximately 9,000sqm was lost to Change of Use to C3, whilst the rest was lost to some clusters of B1 use.

## **Built Heritage**

#### Indicator 7.1: Number of listed buildings demolished/part demolished

2.50 No permissions were permitted in 2019/20 that involved the demolition/part demolition of a listed building, which is in line with the target set out in the Local Plan.

## **Transport**

#### Indicator 8.1: Completion of transport projects (as outlined in Infrastructure Delivery Plan)

2.51 This indicator covers the plan period and there may be some monitoring periods where no projects are completed. The Infrastructure Delivery Plan (IDP) published in

<sup>9</sup> Footfall counts were carried out over a one-day period instead of a two-day period as in previous AMRs.

November 2016<sup>10</sup> was the up-to-date version during the monitoring period. No transport projects identified in the IDP were completed in 2019/20.

## Environmental Challenges

Indicator 9.1: Amount of local authority collected waste arising and managed by type

*Table 9: Amount of local authority collected waste arising and managed by type (in tonnes)*

<b>Amount of local authority collected waste arising and managed by type (in tonnes)</b>			
	<b>Household waste</b>	<b>Non-household waste</b>	<b>Total</b>
Local authority collected waste	123,340	22,382	145,722
Waste sent for recycling	62,804	236	63,039
<i>Dry recycling</i>	<i>34,542</i>	<i>236</i>	<i>34,778</i>
<i>Composting</i>	<i>28,261</i>	<i>0</i>	<i>28,261</i>
Recycling rate	51%	1%	43%
Inert waste			502
Landfill			31,074
Incineration (waste to energy)			51,461

2.52 Table 9 shows the total amount of local authority collected waste arising and managed by type. The recycling rate in 2019/20 was just over half for household waste, which was an increase from 2018/19.

Indicator 9.2: Major applications with Sustainable Urban Drainage Systems, and s106 agreements for drainage and flood risk infrastructure

2.53 S106 information shows there were no agreements signed in 2019/20 which included provision for drainage and flood risk infrastructure. However, a requirement for details of site-specific drainage schemes was routinely imposed as a condition on relevant schemes.

Indicator 9.4: Major developments meeting and exceeding carbon reduction targets, and monies from the carbon off-setting fund spent on local projects

2.54 S106 information shows three agreements<sup>11</sup> were signed in 2019/20 with a carbon offsetting financial contribution, totalling approximately £296,000. These agreements included residential and non-residential development, both major and minor permissions.

<sup>10</sup> Available here:

[https://www.bromley.gov.uk/download/downloads/id/3140/sd74\\_infrastructure\\_delivery\\_plan\\_2016.pdf](https://www.bromley.gov.uk/download/downloads/id/3140/sd74_infrastructure_delivery_plan_2016.pdf)

<sup>11</sup> Planning permission references: 17/04478/FULL1, 19/01263/FULL1, 19/01543/FULL1

Indicator 9.3: Number of applications approved for development of contaminated land

Indicator 9.5: Capacity of renewal energy installations incorporated into major developments

Indicator 9.6: Increased use of decentralised energy networks

2.55 Data could not be sourced to effectively monitor these indicators in 2019/20. The Council will explore ways to access reliable data for future AMRs.

## Appendices

### Appendix 1: Revised Provisional Timetable for preparation of 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																																																																								
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.

The GLA is preparing a new London Plan with anticipated formal consultation in 2017, Examination in 2018 and publication in Autumn 2019