



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

**1 April 2018 – 31 March 2019**

November 2020

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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 2018 to 31 March 2019 (2018/19). Regulation 35 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 spatial strategy of the Council, and 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 London Development Database (LDD)<sup>2</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.

## 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 draft new London Plan 2020

- 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 LDD 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. The Mayor has yet to respond formally to these changes at the time of writing.

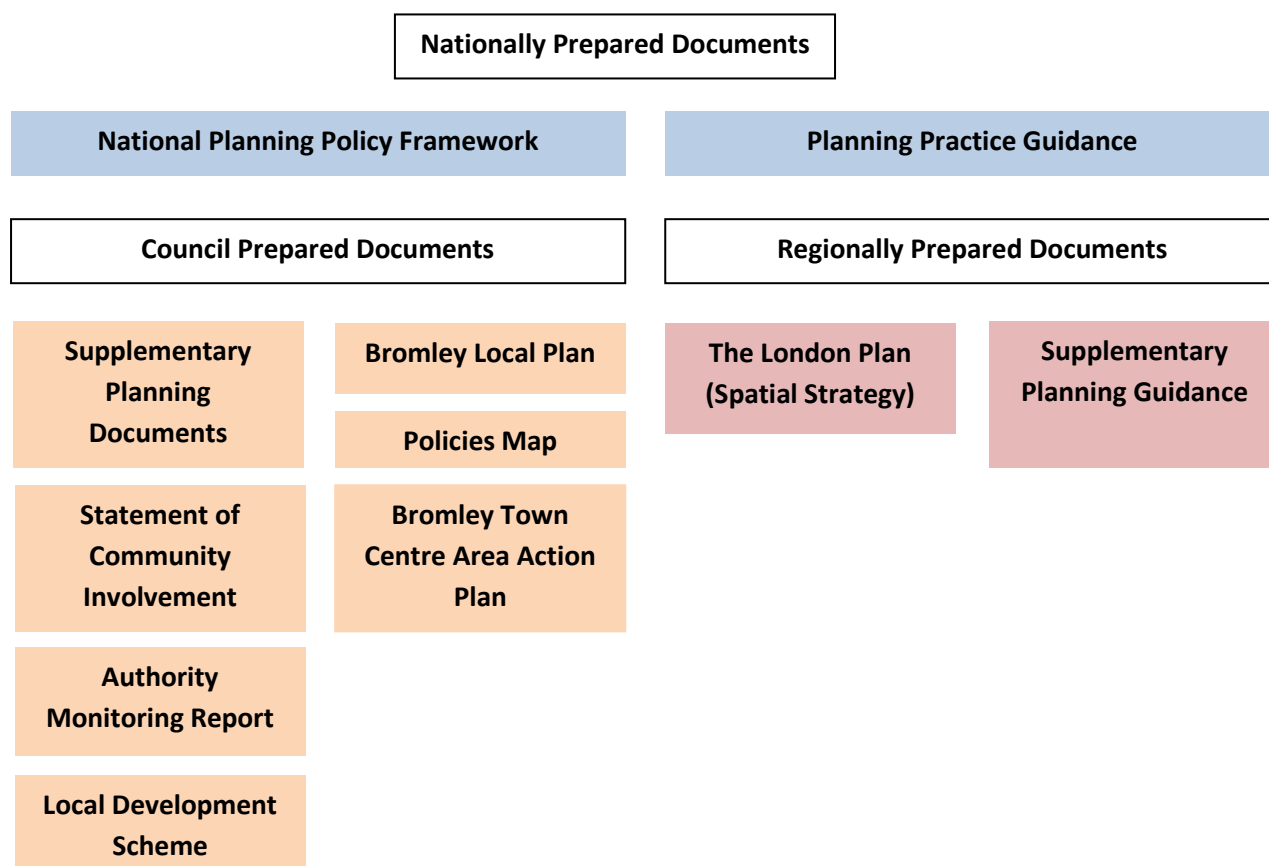
#### Revised National Planning Policy Framework 2019

- 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 current version of the NPPF 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, during the 2018/19 monitoring period covered by this AMR. The Local Plan 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. A revised Local Development Scheme was published in September 2020; this sets out an indicative timetable for the production of future Local Plan documents and SPDs. Appendix 1 sets out progress made on the preparation of these documents.

### Duty to Cooperate

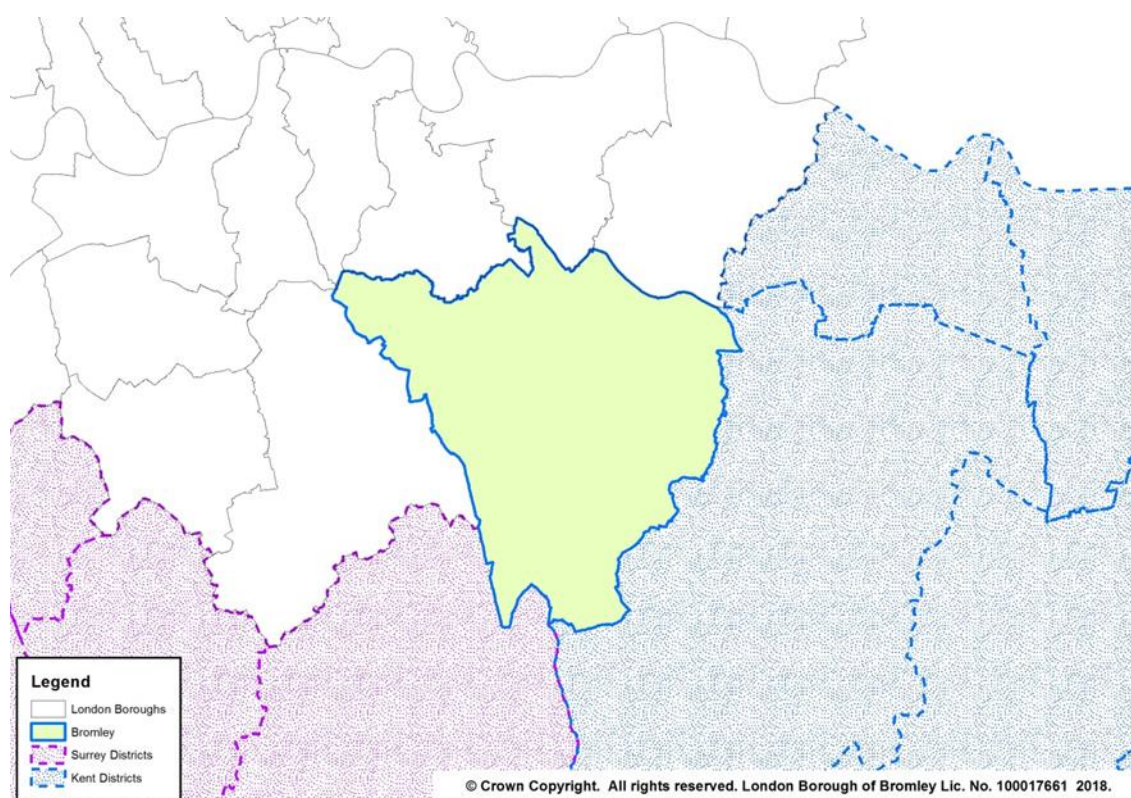
1.11 The 'duty to co-operate' is a statutory duty for local authorities, which requires local planning authorities to co-operate with other local planning authorities, county councils and bodies or other persons as prescribed, on local plan-making matters. The duty requires on-going, constructive collaboration and active engagement. 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.

- 1.12 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.
- 1.13 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.
- 1.14 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**

- 1.15 Bromley is geographically the largest of the London Boroughs, 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 district of Sevenoaks.

Figure 2: Geographical Context of the London Borough of Bromley



- 1.16 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.
- 1.17 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.
- 1.18 The 2016-based GLA population estimate<sup>3</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

Estimated Population	London Borough of Bromley
Census Data 2001	295,532
Census Data 2011	309,392
GLA 2016-based population estimate 2017	329,000
Change 2001-2016	33,468
% change 2001-2016	10%

<sup>3</sup> Greater London Authority, Housing-led population projection (2016-based) (2017) Available From: <https://data.london.gov.uk/dataset/projections/>

- 1.19 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: a 13% increase from 2016. 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.
- 1.20 The GLA 2016-based household estimate for the London Borough of Bromley is 137,971<sup>4</sup>. This signifies a growth in households 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% from the 2016-based estimate.

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<sup>4</sup> Greater London Authority, Housing-led population projection (2016-based) (2017) Available From: <https://data.london.gov.uk/dataset/projections/>



## 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/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 2018/19, 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 public 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

<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>5</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/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 that there is around 4 hectares of publicly accessible open space per 1,000 people.

<sup>5</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.

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 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 and Gates;
  - Trees;
  - Lawful Development Certificate;
  - Temp use as a Carpark;
  - EIA Screening;
  - Minor Alts to development permitted already; and
  - Conditions.

#### Indicator 1.1: Change in Green Belt

- 2.4 In March 2019, there was an estimated 7,660ha of designated Green Belt in the Borough<sup>6</sup>. This represents a loss of approximately 70ha over the monitoring period; the majority of this loss was through de-designation in the Local Plan.
- Approximately 12.5ha was re-designated as Urban Open Space and education purposes to ensure adequate land for school expansion and new provision.
  - Approximately 12.9ha was de-designated to provide for Gypsies and Travellers sites to comply with government guidance.
  - Approximately 1.7ha was re-designated as a LSIS.
  - Approximately 28.8ha was de-designated to accommodate development at Biggin Hill Airport.
  - Approximately 12.7ha was lost to major housing developments.
- 2.5 There were 110 determined full planning applications in the Green Belt during the monitoring period. 53 were permitted, and mostly relate to side/rear extensions on existing/replacement buildings that do not exceed the existing footprint. The remaining 57 were refused.

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

- 2.6 In January 2019, there was an estimated 668ha of designated Metropolitan Open Land in the Borough. This represents a loss of approximately 14ha following the adoption of new Metropolitan Open Land designations in the Local Plan.

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<sup>6</sup> DCLG Annual Green Belt Return 2018-19

- 2.7 There were 7 determined full planning applications on Metropolitan Open Land during the monitoring period. 5 were permitted, consisting of the erection of a mausoleum within a cemetery, a pair of inner external vehicular gates to a sports ground, the refurbishment of an existing cricket practice area and a proposed single story pitched roof extension to an office building. The remaining 2 were refused for the following reasons:
- Highway safety;
  - Adverse impact on the setting of a Registered Park and wider setting of a Grade I Listed Mansion and Grade II Listed former stables;
  - Adverse impact on the movement of wildlife species through protected woodland; and
  - Adverse impact on the amenity of an area covered by the Woodland Tree Preservation Order.

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

- 2.8 In January 2019, there was an estimated 632ha of designated Urban Open Space in the Borough. This represents a gain of approximately 27ha from the previous monitoring period, following the adoption of new Urban Open Space designations in the Local Plan.
- 2.9 There were 16 determined full planning applications on Urban Open Space during the monitoring period. 13 were permitted, and mostly relate to the erection of substations, replacement fences and loft conversions. The remaining 3 were refused for the following reasons:
- Unacceptable loss of amenity due to overlooking and loss of privacy;
  - Adverse impact on visual amenities and distinctive character of the locality;
  - Unacceptable impact on free passage of pedestrians using the pavement;
  - Development would result in sub-standard levels of accommodation by virtue of inadequate gross internal floorspace;
  - Development would result in sub-standard layout of parking bays and lack of sufficient cycle parking; and
  - Detrimental impact upon the visual amenities of the Streetscene and Conservation Area.

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

- 2.10 In January 2019, there was an estimated 120ha of designated Local Green Space in the Borough. 25 sites have been designated as Local Green Space by the Council. There have been no changes to Local Green Space in 2018/19.

### **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 2018/19, including permissions on appeal. The following total approximate amounts were secured from these four applications:
- Carbon offsetting - ~£286,000
  - Education - ~£628,000
  - Health - ~£197,000
  - Town Centre - ~£20,000

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

- 2.13 There were no net additional/improved sports and recreation facilities in 2018/19.

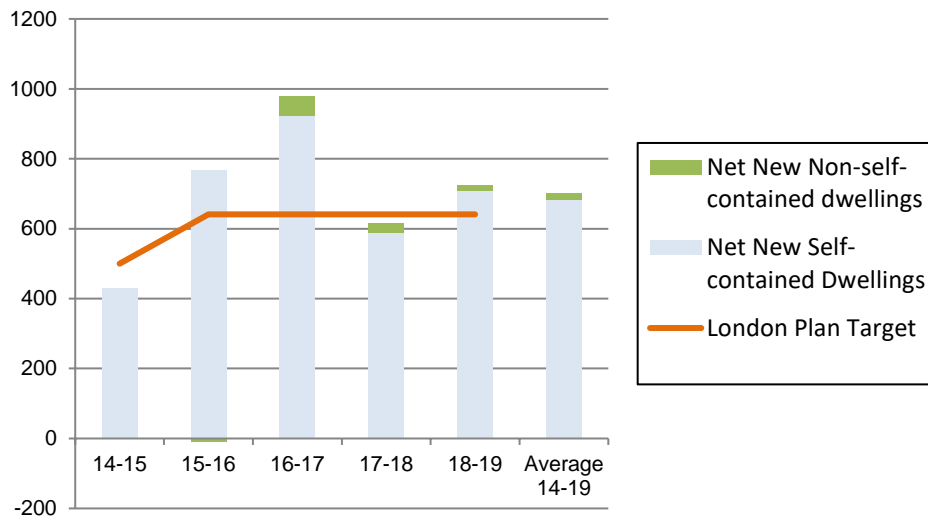
**Homes**

- 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.

Indicator 3.1: Provision of new homes

- 2.15 In 2018/19, 787 new self-contained dwellings were completed against a loss of 78 existing self-contained dwellings. This gives a total net increase of 709 self-contained dwellings in the Borough for this monitoring period.
- 2.16 There was one completed non-self-contained scheme in 2018/19, involving the loss of 38 existing one-bedroom extra care apartment and their replacement with 52 one- and two-bed extra care apartments; total non-self-contained delivery in 2018/19 was 14 units, counting extra care on a unit basis rather than by bedspace.
- 2.17 The combined net gain from self-contained units and non-self-contained units is 723 units.

Figure 3: Net new dwellings 2014/15 to 2018/19



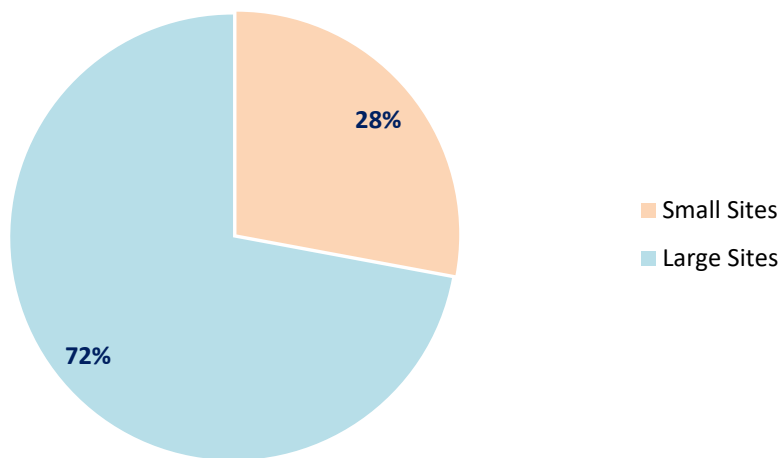
2.18 Figure 3 shows the level of housing completions in the Borough against the London Plan housing target over the last five years. The net total of 723 housing completions is significantly higher than 2017/18 and exceeds the Council’s annual target by 13%. Bromley’s five-year average housing completion figure of 701 (self-contained and non-self-contained) also exceeds the London Plan target of 641 units per annum.

Small and Large Sites

2.19 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 2018/19



2.20 Figure 4 shows that only 28% (198 units) of the net self-contained housing completions were concentrated on small sites. The remaining 72% (511 units) were distributed across large sites.

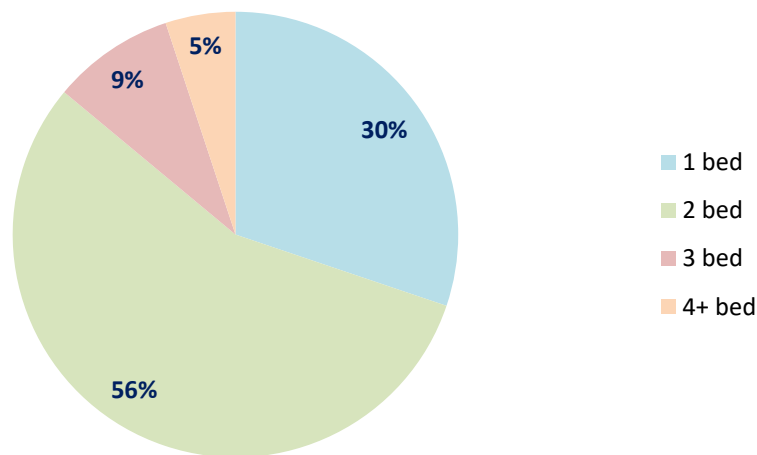
Local indicator: Office to Residential under Permitted Development Rights

2.21 During the monitoring period, approximately 4% (28 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

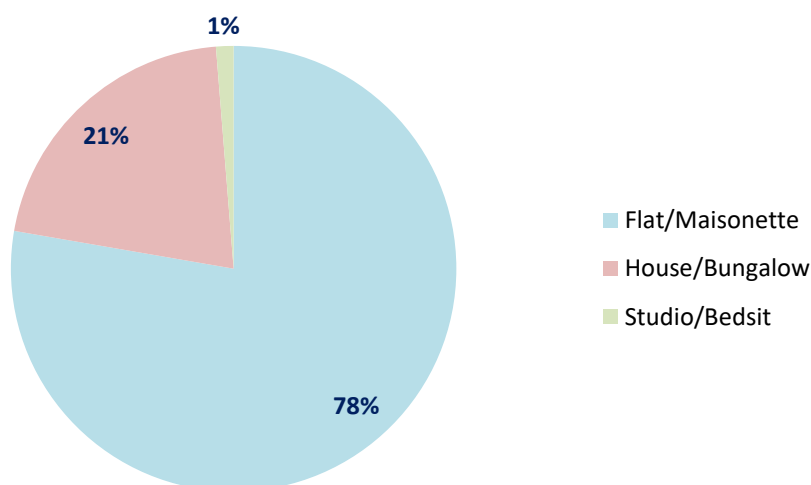
2.22 The provision of new housing should provide a variety in choice of accommodation in order to reflect local need as set out in the South East London Strategic Housing Market Assessment (SHMA) (2014). It was found that Bromley has a significant under supply of one-bedroomed units against demand, and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

*Figure 5: Housing completions by number of bedrooms 2018/19*



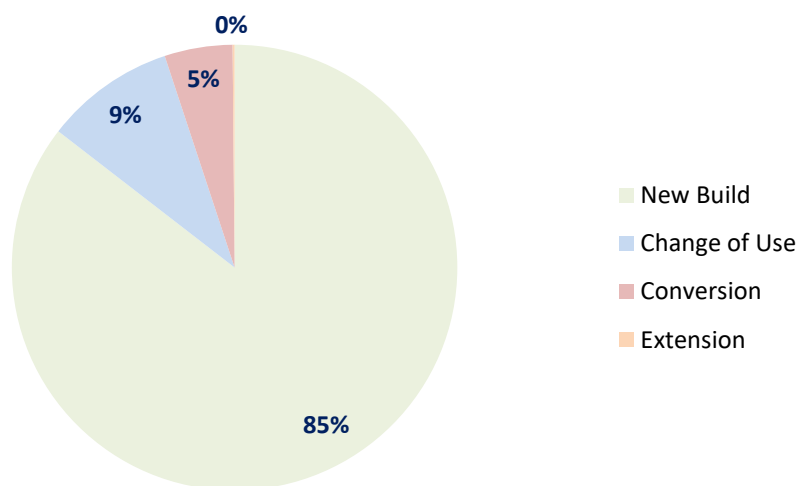
2.23 Figure 5 shows the number of housing completions (self-contained) by number of bedrooms in 2018/19. It shows that there has been a slight variety in unit size. 86% of housing completions have come in the form of much needed one- and two-bedroom units, compared to 82% over the last monitoring period. The completion of three-bedroom units remains the same as last year (9%), whilst the completion of four-bedroom units has dropped by 4% (from 9% to 5%).

Figure 6: Housing completions by type of dwelling 2018/19



2.24 Figure 6 shows that housing completions (self-contained) are predominantly (78%) in the form of flats and maisonettes, although this is down from 84% recorded over the last monitoring period. There has been an increase in the provision of houses and bungalows in the Borough (up 7%). Overall, this reflects local need.

Figure 7: Sources of new housing 2018/19



2.25 Figure 7 shows that the majority of net self-contained housing completions in the Borough were new builds (85%, 606 units). This is an increase of 247 units from the previous monitoring period. There has been a significant decrease in housing completions as a result of a change of use. Change of use accounted for only 67 units, only 9% of all housing compared to 2017/18's 31% (184 units).



## Indicator 3.2: Number of affordable homes

Table 3: Net Affordable Housing Completions<sup>7</sup>

Year	Total self-contained units completed	Number of affordable units completed	Affordable/Social		Intermediate		Affordable units as % of total self-contained completions
			Number	%	Number	%	
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
2018/19	709	171	41	24	130	76	24
<b>Total</b>	3,418	623	295	47	328	53	18
<b>Average</b>	684	125	59	47	66	53	18

2.26 Table 3 provides an overview of affordable housing completions by type over the last five years.

2.27 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 LDD over the same monitoring period. There are reasons for the discrepancies:

- Due to the way the LDD is monitored, the LDD 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 LDD, but still leads to the delivery of additional affordable units that contributes to meeting affordable housing need.

## Bromley Housing Trajectory September 2020

2.28 The Council agreed an updated Bromley Housing Trajectory in September 2020<sup>8</sup>, including the Five-Year Housing Land Supply (FYHLS) based on the revised housing target of 774 units per annum set out in the Intend to Publish London Plan.

<sup>7</sup> Greater London Authority, Affordable Housing Starts on Site and Completions (to end of June 2020), available from <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

<sup>8</sup> Available from: [https://www.bromley.gov.uk/download/downloads/id/6455/bromley\\_housing\\_trajectory.pdf](https://www.bromley.gov.uk/download/downloads/id/6455/bromley_housing_trajectory.pdf)

- 2.29 The current position is that the FYHLS (covering the period 2020/21 to 2024/25) is 2,690 units, or 3.31 years 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.
- 2.30 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

- 2.31 Bromley has the largest elderly population of all London boroughs, and that is set to continue to grow over the Local Plan period.
- 2.32 During the 2018/19 monitoring period there were 14 net completions for specialist housing (extra-care units).
- 2.33 New developments of specialist older persons accommodation in Bromley are currently well below the London Plan “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

- 2.34 There were 6 major planning applications submitted within the designated Renewal Areas in 2018/19. 5 were refused, and 1 was approved subject to a legal agreement<sup>9</sup>. This application provided 9 net residential units, as well as contributions to health, education, and carbon offsetting.

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

- 2.35 The London Plan 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.
- 2.36 In 2018/19 there were a total of 50 Gypsy and Traveller Pitches and 31 Travelling Showman Plots with permission in the Borough. Additionally, a further 4 allocated Traveller sites within the Bromley Local Plan offer potential for more permitted pitches

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<sup>9</sup> 18/00028/FULL1

(historically these sites have together benefitted from temporary permissions, now lapsed, for 10 Gypsy and Traveller Pitches).

Local indicator: Self/Custom Build Register

2.37 Bromley’s self/custom build register was opened on 31 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 31 October to 30 October each year. The council has three years from the end of each base period to provide permissions. Between October 2018 to October 2019 (base period 4) there were 27 self 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>10</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.

*Table 4: Anticipated change in designated B Class floorspace (sqm)<sup>11</sup>*

<b>Designation</b>	<b>Approximate Floorspace (sqm)</b>	<b>Applications</b>	<b>Permissions involving Change of Use/Floorspace</b>	<b>Loss/Gain B Use Class Floorspace (sqm)</b>
<b>Strategic Industrial Location</b>	466,600	27	4	+86
<b>Locally Significant Industrial Sites</b>	400,750	12	4	-1005
<b>Office Clusters</b>	39,580	6	2	-885

<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> These figures are based on extant permissions recorded on the LDD and are not completions figures.

- 2.41 The significant loss of floorspace in LSISs can be attributed to the prior approval at 38 Croydon Road (18/03990/RESPA) for change of use from B1(a) to C3 to form 16 flats.
- 2.42 The loss of floorspace in the Office Clusters relates to a prior approval application at Prospect House (18/05474/RESPA) for change of use from B1(a) to C3 to form 17 flats.

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

*Table 5: Floorspace Granted Permission on Previously Developed Land*

<b>Employment Use Class</b>	<b>Floorspace Change (+/-) (sqm) on Previously Developed Land (Net)</b>
B1 (Business)	-10,368
B2 (General Industrial)	0
B8 (Storage/Warehousing)	-742

- 2.43 In 2018/19, there were 34 B Use Class permissions (both gains and loss of floorspace). The floorspace granted permission is distributed widely across the Borough.
- 2.44 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 124-126 High Street (17/04945/FULL1) involves the net loss of 3,000sqm of B1 floorspace.
- 2.45 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

- 2.46 6FE Bullers Wood School for Boys (180 place intake) opened in temporary accommodation in September 2018.

**Design and Public Realm**

Indicator 5.1: Completion of public realm projects<sup>12</sup>

- 2.47 This indicator covers the plan period and there may be some monitoring periods where no projects are completed. Information from the Council’s Regeneration team shows the following public realm schemes were completed or significantly advanced in 2018/19:
- Penge Town Centre - project consisting of public realm improvements, shopfront improvements, Business Support, and Wayfinding completed in September 2018.

<sup>12</sup> This indicator covers the plan period and there may be some monitoring periods where no projects are completed

- Orpington Town Centre – enhancements to the pedestrian experience of the prime shopping areas to increase footfall, including paving, lighting, treatment for trees, new street furniture, and new market infrastructure.

## Town Centres

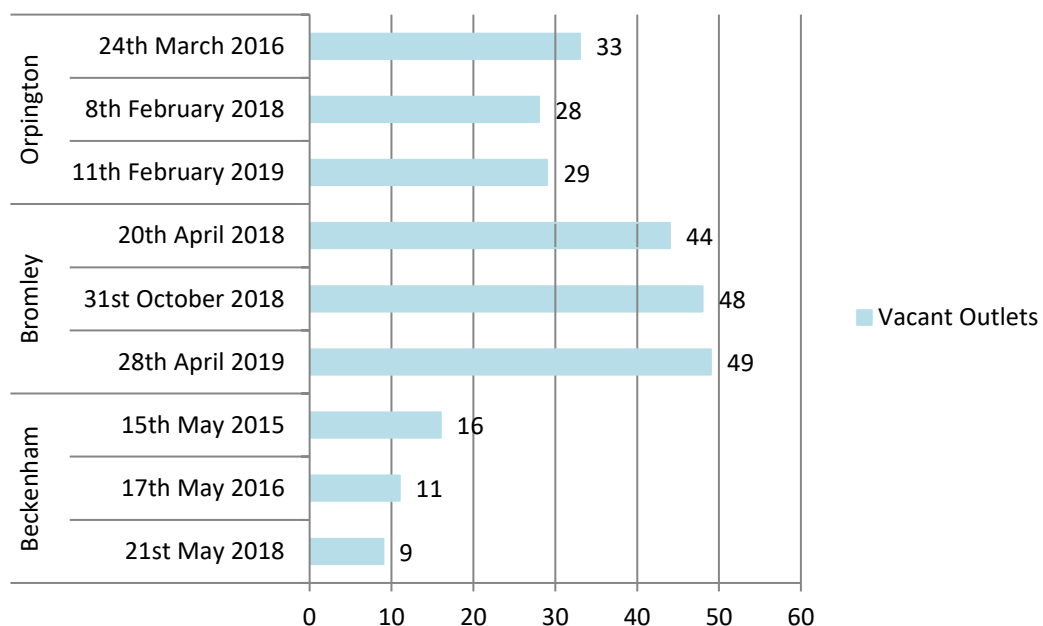
2.48 The Borough’s town centres continue to be important for attracting a wide range of residents and visitors for shopping, leisure, and dining. The shopping hierarchy for the Borough’s established centres has evolved over a considerable period of time and is recognised in the London Plan. The centres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

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

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



- 2.49 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 2018/19 Orpington had one additional vacant unit. Bromley also saw an increase of one, but vacant units in Bromley Town Centre have tended to fluctuate in recent years.
- 2.50 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 carries out footfall counts annually.

Indicator 6.2: Footfall (by centre)

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

	2014/15	2015/16	2016/17 <sup>13</sup>	2017/18	2018/19
<b>Bromley</b>	204,216	234,654	78,540	114,396	109,044
<b>Beckenham</b>	28,836	38,700	25,698	23,478	29,766
<b>Orpington</b>	35,382	36,276	33,426	24,428	24,270

*Table 8: Net Retail Floorspace Lost in 2018/19*

Use Class	Net Floorspace Lost (sqm)
A1	4,721

- 2.51 Of 16 applications recorded on the LDD relating to A1 floorspace, 13 resulted in a net loss. Approximately 1,360sqm was lost to Change of Use to D2, whilst the rest was lost to predominantly residential development and some clusters of B1 use.

## Built Heritage

Indicator 7.1: Number of listed buildings demolished/part demolished

- 2.52 One permission was permitted in 2018/19 that involved the demolition/part demolition of a listed building. The Royal Bell (18/03201/LBC) involved the demolition of the former stable block and external steps for the refurbishment/redevelopment of the building to provide a hotel and retail unit.

## Transport

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

- 2.53 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>13</sup> Footfall counts were carried out over a one-day period instead of a two-day period as in previous AMRs.

November 2016<sup>14</sup> was the up-to-date version during the monitoring period. No transport projects identified in the IDP were completed in 2018/19.

- 2.54 An updated IDP was published in November 2020<sup>15</sup> as part of the Bromley Community Infrastructure Levy Draft Charging Schedule consultation.

## 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	119,926	21,001	140,928
Waste sent for recycling	60,073	64	60,137
<i>Dry recycling</i>	<i>32,951</i>	<i>64</i>	<i>33,015</i>
<i>Composting</i>	<i>27,123</i>	<i>0</i>	<i>27,123</i>
Recycling rate	50.1%	0.003%	42.7%
Inert waste			0
Landfill			28,893
Incineration (waste to energy)			51,029

- 2.55 Table 9 shows the total amount of local authority collected waste arising and managed by type. The recycling rate is just over half for household waste, which is an increase from 2017/18. The level of household waste has increased slightly over the same period, but the total local authority collected waste reduced by around 3%.

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

- 2.56 S106 information shows there were no agreements signed in 2018/19 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

<sup>14</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>15</sup> Available here:

[https://www.bromley.gov.uk/download/downloads/id/6468/london\\_borough\\_of\\_bromley\\_infrastructure\\_delivery\\_plan.pdf](https://www.bromley.gov.uk/download/downloads/id/6468/london_borough_of_bromley_infrastructure_delivery_plan.pdf)

2.57 S106 information shows six agreements<sup>16</sup> were signed in 2018/19 with a carbon offsetting financial contribution, totalling approximately £335,000. These agreements included residential and non-residential development, both major and minor permissions.

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

2.58 Data could not be sourced to effectively monitor this indicator in 2018/19. The Council will explore ways to access reliable data for future AMRs.

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<sup>16</sup> Planning permission references: 16/05897, 17/05084, 18/02103, 17/04945, 18/00028 and 17/02468.



## Appendices

### Appendix 1: progress against Local Development Scheme 2020 indicative timetable

Title of Development Plan Document	Role and Content	Geographical Coverage	Start evidence base gathering ; Local Plan SA scoping	Regulation 18 consultation	Regulation 19 consultation	Submission to Secretary of State	Examination	Adoption	Comments
Review of the Bromley Local Plan	Review of the adopted Local Plan to take into account changes to national and regional planning policy and to reflect changes in the local area, where necessary	Borough-wide	Late 2020 for start of evidence base gathering; Mid to late 2021 for Sustainability Appraisal scoping	Late 2021 to early 2022	Late 2022	Early 2023	Mid 2023	Late 2023 to early 2024	At the time of writing, the Council is considering options for taking forward the Local Plan review in line with the indicative timetable.

Title of Supplementary Planning Document	Role and Content	Geographical Coverage	Consultation on Draft SPD	Adoption	Comments
Planning Obligations SPD	To provide details on the Council's requirements relating to planning obligations, including details of how affordable housing will be secured and delivered. The SPD will replace the current Planning Obligations SPD and Affordable Housing SPD once adopted. Publication of the SPD will be aligned with the adoption of the Borough CIL, which will reduce the need for a number of obligations identified in the current Planning Obligations SPD.	Borough-wide	Early 2021	Mid 2021	The Council plans to align update of the SPD with the adoption of a local CIL charge; the indicative timetable remains accurate.
Bromley Design SPD	To provide guidance on key design and sustainability principles for new development in the borough. Upon adoption, the SPD will replace extant supplementary planning guidance set out in the General Design Principles SPG and Residential Design Guidance SPG.	Borough-wide	Mid to late 2021	Early to mid-2022	No work progressed to date, but indicative timetable remains accurate.
Bromley Town Centre SPD	To provide guidance on the implementation of policy and site allocations in Bromley Town Centre	Bromley Town Centre	Late 2020 to early 2021	Early to mid-2021	Initial consultation was undertaken in summer/autumn 2020. This will inform the draft SPD. The indicative timetable remains accurate.
Orpington Town Centre SPD	To provide guidance on the implementation of policy and site allocations in Orpington Town Centre	Orpington Town Centre	Late 2020 to early 2021	Early to mid-2021	Initial consultation was undertaken in summer/autumn 2020. This will inform the draft SPD. The indicative timetable remains accurate.