

LONDON BOROUGH OF BROMLEY

LOCAL PLAN

AUTHORITY MONITORING REPORT
1ST APRIL 2013 – 31ST MARCH 2014

APRIL 2015



THE LONDON BOROUGH
www.bromley.gov.uk

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1.0 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act (2004) every local planning authority has a responsibility for reporting the extent to which the policies set out in local development plans are being achieved. To this end, Bromley Council has produced an AMR every year since 2006.
- 1.2 The Localism Act 2011 (and Town and Country Planning Regulations 2012) removes the requirement for local planning authorities to produce an Annual Monitoring Report for the Department of Communities and Local Government (CLG). However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. For this reason the Council will continue to publish an AMR at least annually but subsequent versions will take on a slightly different form. The Localism Act gives more flexibility as to when and how often an AMR is prepared.

Background

- 1.3 This is the tenth Local Development Framework Annual Monitoring Report now called the Local plan - Authority Monitoring Report (AMR).
- 1.4 The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a yearly report containing information on the implementation of the Local Development Scheme (LDS), the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan documents are being achieved. Further changes to monitoring guidance are contained within the 2012 Local Planning Regulations.
- 1.5 Changes have occurred within the planning system over the past monitoring year, with the introduction of new permitted development rights under the General Permitted Development Order 1995 (as amended) and the National Planning Practice Guidance (March 2014).
- 1.6 This AMR covers the period 1st April 2013 to 31st March 2014.

Bromley Profile

- 1.7 Bromley makes up one of the 33 London Boroughs and is the largest geographically. With a population of just over 309,392 in 2011 according to the 2011 census and an area of 64 sq. miles, Bromley has the fourth highest population amongst the London Boroughs.
- 1.8 The Borough occupies a strategic position in the south east of London and the south east with rail connections to Central London and easy access to the M25 and National Rail Network and major South East airports.

- 1.9 Bromley is a distinctive part of London’s suburbs that is closely connected to London’s economy and itself has one of the largest Borough economies south of the Thames. Open countryside, protected by the Green Belt that encircles London, makes up over half the Borough. The areas of Green Belt in the Borough have many characteristics in common with the rural parts of Kent and Surrey.

Bromley’s Population

Population 1991 (Census)	294,723
Population 2001 (Census)	295,532
Population 2011 (Census)	309,392

Bromley’s Local Plan

- 1.10 The term Local Plan was introduced by the National Planning Policy Framework (NPPF) and the Local Planning Regulations 2012. A Local Plan is a document that contains policies on the development and use of land, the allocations of sites for a particular type of use and development management and site allocations policies.
- 1.11 The London Borough of Bromley is in the process of replacing the saved policies from its adopted Unitary Development Plan (2006) with a new Local Plan, incorporating the Bromley Town Centre Area Action Plan (AAP) and Supplementary Planning Documents (SPDs).

2.0 Report Highlights

- 2.1 The highlights of the report are set out in two key sections, progress in the plan making progress outlined in the Local Development Scheme and the monitoring results from the saved policies within Bromley’s UDP and other core indicators.

2.2 Key aspects of the Local Development Scheme:

- The Bromley Town Centre Area Action Plan (adopted October 2010) continues its implementation. A development programme document for the delivery of the projects continues to be regularly updated.
- A substantial programme of public consultation commenced in February 2014 on the Draft Policies and Designations stage of the Local Plan preparation. This included a ‘Call for Sites’ which formally finishing in April 2014. However, sites and comments continued to be received by the Council during 2014.

2.3 Key findings of the Policy Progress Section:

- The introduction of Permitted Development Rights (subject to Prior Approval), to change from office to residential introduced at the end of May 2013, saw significant interest in the Borough. Prior Approval was granted for nearly 4,000 sq. metre of office floorspace.
- The number of vacant units in the Borough's main town centres has remained largely unchanged.
- 605 homes were built in the period 2013-2014 which exceeded the 2011 London Plan figure of 500 units for the year.

3.0 Development Plan Production

- 3.1 The Council published a revised Local Development Scheme in autumn 2013 as required by Government, illustrating how the preparation of the Development Plan Documents (DPDs) would be managed. It was considered by the Development Control Committee on 12th September 2013 and referred to the Executive and agreed at its meeting on 16th October 2013. This included an indicative programme for preparing a Community Infrastructure Levy.
- 3.2 Following the consultation on the 'Options and Preferred Strategy' consultation in spring 2013 and the reporting of the responses to the LDFAP and DCC in the summer, it was agreed that the Preferred Options be progressed to draft policies and site allocations, and the evidence base updated as necessary. The issues of non-conformity with the London Plan were highlighted and Members advised that there would need to be further work in these areas, including discussion with the GLA to find a way forward.
- 3.3 Specific issues/thematic areas were considered by the LDFAP over the year taking the Preferred Options from the 'Options and Preferred Strategy' consultation document through to draft policies and site allocations. The Draft Policies and Designation Document was published in February 2014 with consultation formally ending on the 24th March 2014. This consultation included a 'Call for sites' inviting sites to be submitted for consideration as potential Site Allocations within the emerging Local Plan. The purpose of including Site Allocations is to support the delivery of the Local Plan. Responses to the general consultation and call for sites continued during 2014.
- 3.4 In early 2014, coinciding with the Council's consultation, the Mayor of London issued his Further Alterations to the London Plan (FALP). The FALP contained significant implications for the Borough including an increased housing figure of 641 per annum (up from 500), the proposal of Bromley town centre as an 'Opportunity Area', modifications to the residential parking standards and downgrading of the office guideline classification for Bromley Town Centre and Orpington Town Centre. This concluded with the Council making representation to the Examination in Public in September 2014. The FALP was later consolidated into the London Plan 2015. Although outside the time scale of this AMR, it has been included given that it is an important matter for the Borough and the Local Plan.

- 3.5 As the Council's Local Plan has to be in 'general conformity' with the London Plan, the resultant amended London Plan sets the context for the preparation of the Draft Local Plan. To align with the new timescale for the preparation of the Local Plan and a Bromley Community Infrastructure Levy, the LDS was revised in March 2015 to reflect the more recent changes and is included as Appendix.
- 3.6 Updates on the timescales for the Local Plan have been made available on the Council's website outlining the LDS as seen in Appendix 3.

Bromley Town Centre Area Action Plan

- 3.7 In accordance with the adopted Bromley Town Centre Area Action Plan, the Council's Town Centre Development Programme has progressed towards the delivery of the various specified opportunity sites.
- 3.8 The construction of St Mark's Square (Site K) is still in progress, with completion expected to be in 2016. The Bromley North Village Improvement programme is still underway and expected to be completed by November 2014. The Council terminated its partnership with Muse, the preferred development partner for site G, in March 2014 and will next be considering a revised development approach for the opportunity site. A planning application for Site C (The Old Town Hall) is expected to be submitted by the Cathedral Group in late 2014/early 2015.

Summary of performance

- 3.9 The following tables summarise the core and local indicators which have been assessed in terms of their policy performance during the period 2013-14.

Core output indicators

Indicator	
Business development and town centre COIs	
BD1	Total amount of employment floorspace on previously developed land by type
BD2	Floorspace on previously developed land
BD3	Employment land available by type
H1	Plan period housing targets
H4	Gypsy & Traveller pitches
H5	Gross affordable housing completions
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
E3	Renewable energy generation

W1	Capacity of new waste management facilities by waste planning authority
W2	Amount of municipal waste arising and managed by waste planning authority

Local indicators

Local Policy Objective 1:	Vacancy rates in town centres
Local Policy Objective 2:	Number of A1 uses in primary frontages
Local Policy Objective 3:	To encourage energy efficiency and promote environmentally acceptable energy generation and use.
Local Policy Objective 4:	Number of applications safeguarding or achieving the provision of services/facilities for the community

4.0 Business Development & Town Centres

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

Indicator	Core BD1: Total amount of additional floorspace – by type
Current Position B1(c)/B2 Net: 1,362 B8 Net: 9,653	Proposed: B1(c)/B2 = 2,640 sqm, Proposed: B8= 13,334 Sqm

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

Indicator	Core BD3: Employment land supply by type
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Current Position	Total land designated business use = 902,818.6 sqm (land allocated with the UDP as Business Area).
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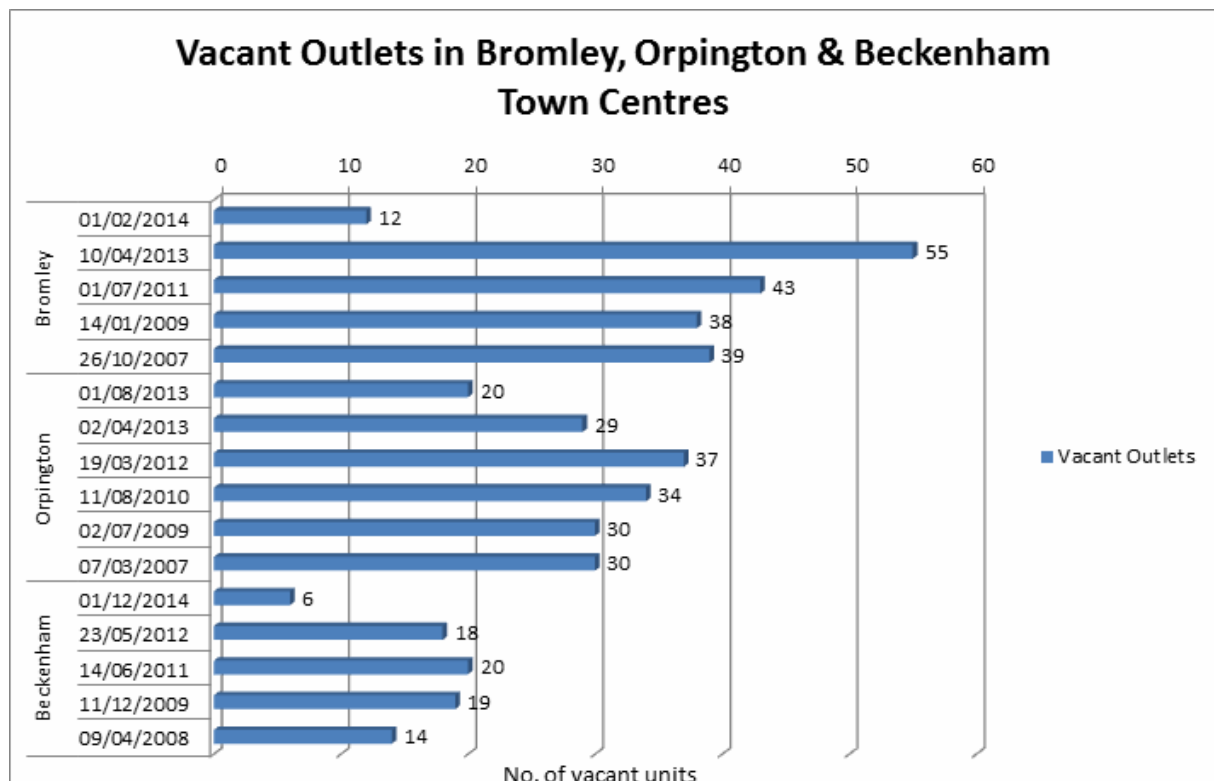
- 4.4 There has been no change in the total land allocated as Business Use.
- 4.5 However, in May 2013, the Town and Country Planning (General Permitted Development) Order 1995 (as amended) allowed premises in B1(a) office use at this date to change to C3 residential use until March 2014, subject to prior approval covering flooding, highways and transport issues and contamination. Approximately 17,110 sqm of office floorspace has been granted approval to change to residential since this change came into effect. Of this figure, 9,700 sqm has already been implemented. All prior approval permissions must be built by the end of May 2016 deadline. Bromley Town Centre granted 4,922 and implemented 3,812.
- 4.6 Bromley Metropolitan Town Centre and its surroundings are by far the largest centre of employment in the Borough. There are nearly 26,000 jobs based in the area; about a quarter of all jobs in the Borough. Orpington is also a significant employment and secondary office location and the Borough's second largest retail centre.
- 4.7 The Borough's town centres continue to be important for attracting a wide range of residents and visitors for shopping, cinema, theatre and restaurants. Bromley Town Centre remains the Borough's main shopping destination and also enjoys a healthy evening economy with people visiting the Churchill Theatre, Pavilion Leisure Centre, restaurants and bars.
- 4.8 Orpington functions as a strong and vibrant major town centre, offering a good range of shopping, leisure and public amenities. In September 2012, planning permission was granted for the demolition of Crown House and erection of a 7 screen (950 seat) cinema, 3 x restaurants and 4 x retail units in the Walnuts Shopping Centre. The owner is seeking to implement a comprehensive improvement programme for the Walnuts Shopping Centre which will see Crown Buildings redeveloped for additional retail floor-space and a cinema. Authority was obtained to sell the Council's freehold interest in an area adjoining Crown Buildings which is required for the scheme. The Crown Buildings were demolished and the developer has pre-let a sufficient number of the new units. Construction on the site started in early 2014.
- 4.9 Beckenham is the biggest of the four district centres having a mixture of shops, restaurants, supermarkets, night-club and bars. The London Plan also identifies Beckenham as having a strong evening economy.

Retail Hierarchy

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

- 4.10 A network of smaller Local Centres and Neighbourhood Parades primarily offer convenience and ‘top up’ shopping and services to their localities.
- 4.11 Bromley produces a Survey of Shop Frontages. The last publication covered the period July 2010-2011. The next publication is expected in 2015/16.

Vacant shop premises



Source: GOAD

- 4.11 The Goad centre reports show all three centres are still performing robustly in terms of vacant outlets compared to the national average with a fall in vacancies in early 2014 in line with national trends.
- 4.12 The Borough's Town Centre Manager records vacant units (which measures vacant upper from Intu shopping centre as well as lower units). The data for Bromley Town Centre shows an increase in the number of vacant units since 2011, however, the rebranding of The Glades shopping centre in summer 2013 has seen investment in the centre and has brought about new retailers including The White Company and the Apple store.
- 4.13 The table below shows recent trends in footfall in Bromley, Orpington and Beckenham Town Centres. Pedestrian flows "footfall" are key indicators of the vitality of town centres. The Council carries out footfall counts every December.

Town Centre Data	
Bromley	
Year	Footfall - December*
2007-08	167,464
2008-09	214,338
2009-10	216,450
2010-11	198,624
2011-12	204,750
2012-13	198,852
2013-14	188,094

*Bromley Footfall is a calculation of a Saturday & Sunday footfall combined.

Town Centre Data	
Orpington	
Year	Footfall - December
2007-08	48,435
2008-09	60,984
2009-10	39,336
2010-11	24,084
2011-12	33,084
2012-13	42,468
2013-14	42,216

*Orpington footfall for the period 2010-11 is considerably lower due to adverse weather conditions on the count day.

Town Centre Data	
Beckenham	
Year	Footfall December
2007-08	25,260
2008-09	18,966
2009-10	26,304
2010-11	No data
2011-12	22,746
2012-13	25,158
2013-14 *	20,730

*Beckenham Town Centre footfall count for December 2013 is lower due to adverse weather conditions on the day.

4.15 In Orpington, footfall has held steady in comparison with previous years. In Beckenham, the footfall count for December 2013 was lower than expected due to the count taking place on a day of extreme poor weather. In Bromley, the count was lower than expected due to reduced accessibility to some parts of the town centre in the run up to December. For Bromley, a more reliable method of monitoring via automatic people counters is now in place. The following table shows the monthly count for Bromley from April 2013 to March 2014. This is the first financial year with complete data so it is not possible to provide a comparison with previous year's data.

Monthly Customer count	
Bromley Town Centre- Both cameras	
Month	Total Visitors
Apr-13	813,232
May-13	805,603
Jun-13	897,971
Jul-13	977,971
Aug-13	984,858
Sep-13	889,074
Oct-13	917,368
Nov-13	950,921
Dec-13	1,289,481
Jan-14	836,423
Feb-14	763,891
Mar-14	777,490

Source: SPRINGBOARD

4.16 The data below measures the degree to which Class A1 uses predominate in the busiest parts of the Borough’s town centres and uses data from the latest GOAD maps.

A1 (shop) uses in primary and secondary frontages

Percentage of A1 (retail use) in Bromley Town Centre Primary Retail Frontages (High St only)	
Target:	Retain over 50% of A1 units in primary retail frontage
Current Position:	71.93% of units in core frontages A1 use

Percentage of A1 (retail use) in Orpington Town Centre	
Target:	Retain over 50% of A1 units in primary retail frontage
Current Position:	76.97% of units in core frontages A1 use

Percentage of A1 (retail use) in Beckenham Town Centre	
Target	Retain over 50% of A1 units in primary retail frontage
Current Position:	64.77% of units in core frontages A1 use

4.17 The above figures show that Bromley, Orpington & Beckenham retained over 50% of shops A1 use class within primary and secondary retail frontages.

5.0 HOUSING

5.1 The 2011 London Plan sets an annual monitoring target of 500 units per annum for the period 2011/12-2020/21.

Indicator	Core H1: Plan period and housing targets
Target	500 units per annum 2011/12-2021/22 = 500 units (London Plan 2011).
Progress/ Target met	605 net units completed in 2013-14

Five year supply position

5.2 The Council's Five Year Housing Supply paper was updated by the Council in September 2014. The paper was based on the London Plan period of 2011/12

- 2021/22 to which an annual housing completion target of 500 units relates. An estimate for 2013/14 completions of 600 units was included in the paper which was in line with actual completions for this time period. In comparison, 646 units were completed in 2012/13, 566 units in 2011/12 and 672 units in 2010/11.

5.3 During the five year housing supply period of 2014/15 – 2018/19, the Council's Paper (September 2014) showed that the Borough needs to deliver 2277 units. The NPPF requires boroughs to demonstrate an additional 5% buffer in their five year supply documents that would increase the figure from 2277 to 2391 units. The paper showed that there are 2424 deliverable units in the pipeline and concluded that Bromley is able to meet its five year supply target.

5.4 The Council's Five Year Housing Supply paper will be formally updated on an annual basis and represents the most current position on housing supply for the Borough. For information, a further five year housing supply update was produced for June 2015 covering the period 01/04/2015 – 31/03/2020 and incorporates the increased annual housing supply target of 641 units for the Borough (London Plan, 2015) from 2015/16. The paper showed that there are 3,465 deliverable units in the pipeline and concluded that Bromley is able to meet its five year supply target of 3,365 units. *

5.6 The total number of dwellings completed as affordable housing in 2013/14 was 117 units in comparison with 161 units in 2012/13 and 213 units in 2011/12.

Indicator	Core H4: Net additional pitches (Gypsy and Traveller)
Target	The London Plan (2011) does not set borough targets, but requires in Policy 3.8 that local authorities ensure that the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy, in co-ordination with neighbouring boroughs and districts as appropriate.
Progress/Target met	<ul style="list-style-type: none"> • The Council has consulted on its emerging “Travellers Accommodation” policy in the Draft Policies and Designations Consultation (Feb 2014). The draft Local Plan is supported by an evidence base / needs assessment and the draft policy sets out the approach to addressing the identified need. • An appeal for 5 pitches on an existing private traveller site was granted permission on appeal (Aug 2013). These pitches have been incorporated into the Local Plan evidence base and contribute to meeting the identified need. • In October 2013 the Court of Appeal quashed an inspectors decision (July 2011) to refuse temporary planning permission on an unauthorised site.

6.0 The Natural Environment

Indicator	Core E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
Current Position	None

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

Indicator	Core E3 – Renewable energy generation
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

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

Indicator	Core W2: Amount of municipal waste arising and managed by type by waste planning authority
Current Position	<p><u>2013-2014 figures</u></p> <p>Total municipal waste = 145,577 Household waste = 125,794 Landfill= 37,732 Incineration (waste to energy) 44,794 Dry recycling = 36,560 Composting = 25,459 Inert waste = 1,033 Recycling rate = 50%</p>

- 6.1 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). 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 Local Plan process, with future provision being dealt with on a sub-regional basis.

7.0 Built Environment

- 7.1 During 2013-2014, 982 applications were considered within conservation areas and 50 applications were received for listed building consents.
- 7.2 The Council's Advisory Panel for Conservation Areas (APCA) met on 12 occasions and considered approximately 240 applications. A total of 815 address points are listed on the statutory list with 2155 address points listed on the local list.
- 7.3 Just over 9000 hectares of the Borough is Green Belt or Metropolitan Open Land. It is estimated that there is about 4 hectares of publicly accessible open space per 1000 population.
- 7.4 275 applications were submitted in 2013/14 in respect of Green Belt, Metropolitan Open Land and Urban Open Space. All of the applications related to householder extensions, certificates of lawful development, advertisement and change of use applications. The loss of Green Belt, MOL and UOS was minimal.
- 7.5 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 has 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.

8.0 Community Facilities

- 8.1 86 applications relating to community facilities were determined for a range of development proposals in 70 community facility locations. Of these, 6 applications were refused. All but 4 of the 27 less complex applications (amendments, variations of conditions, listed buildings consents, tree preservation orders, demolition consents and a certificate of lawfulness) were permitted, consented or allowed.
- 8.2 A further 4 applications were submitted but subsequently withdrawn and 7 pre application cases were addressed.
- 8.3 Trends in respect of the more significant applications are set out below. Although there were fewer applications relating to community facilities during the period than in the previous year, there is continuing pressure for school expansions.

Education

- 8.4 Of the 86 applications lodged on community facilities, well over a third relate to school provision and 3 relate to day nurseries. These proposals reflect the population trends which continue to impact on early years and the primary school sector, and which became apparent in the previous two AMRs with the provision of additional primary places. They also reflect a response to the changes in secondary provision resulting from the increase in the school leaving age.
- 8.5 Significant developments include a new two storey building to provide 20 classrooms at Bullers Wood School for Girls as well as additional new teaching space at a number of primary schools, including Scotts Park Primary, Clare House Primary, and Worsley Bridge Primary School.
- 8.6 Two pre application cases were considered.
- 8.7 Whilst no school applications were refused, two were withdrawn; one relating to a proposal for two additional classrooms and parking expansion and another relating to the felling of a tree.

Health and Social Care

- 8.8 5 applications were received, one refused and another one withdrawn.
- 8.9 Three minor applications were made in relation to care homes / day care centres and a minor amendment to a permitted residential scheme on a former care home site.

Sports and Recreation

- 8.10 12 applications were determined relating to sports facilities. The applications included a new single storey pavilion building at Old Wilsonians Sports Club and the erection of a replacement clubhouse, new

changing facilities and a multi-purpose hall at Orpington Sports Club. In addition, a single storey extension was made to the gymnasium at Park Langley Tennis Club. The majority, however, did not increase the capacity of the facilities, and related to trees, signage, telecoms etc.

- 8.11 Farnborough Sports Club had their application to use one of their existing buildings as a Nursery during the week accepted.

Places of Worship

- 8.12 13 applications and 3 pre-application cases related to the sites of places of worship. This included enhancements to facilities and tree works on a number of sites.

- 8.13 The proposals also included the redevelopment of two church hall sites for residential development at St Michael and All Angels Church Ravenscroft Road, Beckenham and West Wickham Methodist Church Hall, Hawes Lane. Additionally, Pratts Bottom Free Church Hall was given permission for use as a day nursery.

Public Conveniences

- 8.14 Applications first seen last year, relating to the sale of a number of public conveniences, continue to be received. These notably include permission for the change of use to retail (class A1) of the former Petts Wood public convenience building.

Other Community Facilities

- 8.19 Six applications were received relating to minor alterations and enhancements to community halls and a further four applications relating to the conversion or redevelopment of redundant police stations in Penge and Orpington.

Appendices

Appendix 1 List of all the S106 agreements agreed in 2013-14.

Appendix 2 List of the saved & expired policies from the Local Plan.

Appendix 3 Timescales for the Local Plan.

Appendix 1 – S106 agreements 2013-2014

App No.	Address	Applicant	Application	Date	Legal Agreement
12/01339	Queens Gardens Kentish Way Bromley	CSC Bromley Limited	Single storey buildings and reconfiguration/ change of use of part of shopping centre to provide 5 restaurants (Class A3), electricity substation, repositioned entrance to shopping centre and area for tenant plant on roof, with landscaping works and relocation of gates and railings	2 nd May 2013	Town centre contribution of £20,000 for improvements to the area covered by BTCAAP towards pedestrian way finding and signage, payable prior to first occupation of any part of the development. Repay within 5 years, May 2018 UNILATERAL UNDERTAKING
13/00689	Day Centre Chipperfield Road Orpington BR5 2PY	Croudace Partnerships Ltd	Minor Material amendment - Balconies and ground floor enclosures to flats 5-10 and 11-16 (amendment to planning permission ref. 12/02658/FULL1 granted for 28 houses and 13 flats with new vehicular access and car parking)	8 th May 2013	To include amended planning permission ref. 13/00689/MATAMD in the original section 106 agreement DEED OF VARIATION
12/03385	Sheila Stead House Bushell Way Chislehurst BR7 6SF	Croudace Homes Ltd	Demolition of all existing buildings and erection of 2 x 2 bedroom houses, 13 x 3 bedroom houses, 2 x 4 bedroom houses and 1 x 2.5 storey block with 3 x 2 bed flats (total 20 units), together with 42 car parking spaces, cycle parking and refuse/ recycling store and associated landscaping	30 th May 2013	To enter into a nominations agreement. 7 Affordable units (32 habitable rooms and 11 car parking spaces) 2 of the affordable units shall be designed and built in accordance with the wheelchair homes design guidance. No more than 50% market units to be occupied until affordable housing dwellings transferred to registered provider. The developer shall pay the sum of £18,136.52 prior to first occupation towards pre-school education. The developer shall pay £70,456.77 prior to first occupation towards Primary school education. The developer shall pay the sum of £55,736.49 prior to first occupation towards secondary school education. The developer shall pay the sum of £24,407.76 prior to first occupation towards 16+ further education. Education contribution total: £168,737.54 The developer shall pay the sum of £1,797.65 per unit prior to first occupation towards health services. Health Contribution total: £35,953 (20 units) Repayment 10 years after date payment received on demand to person who paid the contribution.

App No.	Address	Applicant	Application	Date	Legal Agreement
					Includes any interest accrued
13/00768	Danjeana Cottage Grays Road Westerham TN16 2JB	Mr And Mrs Albert	Single storey front extension, demolition of part of house, replacement roof and elevational alterations/extensions	30 th May 2013	To revoke planning permission ref. no. 12/03729
12/00842	Cranbrook Court 50 Thesiger Road Penge London SE20 7NW	Tanqueray- HewittLimited	Change of use from residential institution (Class C2) to temporary accommodation for the homeless	30 th May 2013	The owner undertakes to ensure that all tenants of the site shall be people whose last residence was within the Borough of Bromley. The London Borough of Bromley shall nominate such tenants in the first instance through a Registered Provider. Should LBB fail to provide sufficient nominations to fill the premises, then the Owner shall be free to nominate suitably qualified residents by way of another Registered Provider.
12/00102	Graham Chiesman House St Pauls Cray Road Chislehurst BR7 6QA	McCarthy And Stone Retirement Lifestyles LTD And The Rochest	Part demolition of existing buildings and three storey extension, comprising 10 one bedroom and 32 two bedroom retirement flats, 2 guest suites, communal facilities and management offices, with 30 car parking spaces (14 covered by pergolas), and bicycle, electrical scooter and refuse	19 th June 2013	To pay the affordable housing contribution £383,397 (index linked) prior to the first occupation of a Dwelling. To be spent within 5 years. To be repaid after 5 years together with accrued interest from the date of receipt. Not to be occupied until the whole of the affordable housing contribution has been paid to the Council. To pay the Heath Contribution of £42,000 (index linked) prior to the first occupation of the dwelling. Not to be occupied until the whole of the health contribution has been paid to the Council. UNILATERAL UNDERTAKING
11/02140	Kent County Cricket Ground Worsley Bridge Road Beckenham	Kent County Cricket Club	3 detached buildings for use as indoor cricket training centre/ multi-function sports/ leisure facility, health and fitness centre and conference centre. Spectator stand for 2000-3000 people. Car parking. All weather/ floodlit pitches. 48 detached houses OUTLINE	23 rd July 2013	Paragraph 12 of schedule 2 shall be amended to include wording as set out in the deed. To amend Paragraph 3 of schedule 3 to change repayment date of the financial contribution to the 5 th Anniversary of the date of the payment of the financial contribution. DEED OF VARIATION

App No.	Address	Applicant	Application	Date	Legal Agreement
13/01094 And 11/03865	Multistorey Car Park Simpsons Road Shortlands Bromley	Cathedral (Bromley) Limited	Demolition of existing buildings and redevelopment with mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 units (restaurant and cafe) (Including 1 unit for flexible class A1 (retail shop) Class A3 (restaurant and cafe) or Class A4 (drinking establishment) use), basement car parking, associated access arrangements (including bus parking), public realm works and ancillary development (Minor material amendment - Reductions in approved heights of hotel and residential 'shoulder' buildings, alterations in internal layouts, elevational alterations and incorporation of a roof access system)	23 rd July 2013	To incorporate amendments approved under 13/01094/MATAMD into original agreement relating to permission 11/03865 (amendment to Clause 10.10 of original agreement) DEED OF VARIATION
03/02319	Blue Circle Sports Ground Crown Lane Bromley BR2 9PQ	Asprey Homes	Mixed use development comprising erection of new medical centre/ nursing home/ affordable housing and open market housing at a density of between 50-80 dwellings per hectare/ children's playground/ consolidation of allotments/ bus interchange/ associated public open space/ access roads and car parking (OUTLINE)	9 th October 2013	<p>Second supplemental deed of variation. Joint use education payment is reduced to £500,000 to be paid in instalments.</p> <p>The Council has already been paid the "Contingency Sum" of £250,000 which is the 1st instalment.</p> <p>The second instalment shall be payable on 31st Jan 2014. No interest payable.</p> <p>The third instalment shall be payable on 31st July 2014. No interest payable.</p> <p>Accrued interest on 2nd and 3rd instalments shall be the property of the Council. Paragraph 1.30 to 1.32 of the 2007 agreement are replaced by the provisions of this deed. Clause 8.1.2 of the 2007 agreement shall cease to apply to the phase 1 joint use education contribution the Council shall instead apply the Phase 1 Joint use education payment and interest earned under sub-clause 8.1.4 solely towards the stated objects.</p> <p>Any part of the Phase 1 Joint use education payment has not been spent within 5 years of receipt shall be repaid together with accrued interest. 28 days prior to letting contract for works to spend Phase 1 joint use Education payment, Council shall notify Asprey. Prior to releasing, expending or applying Phase 1 joint payment, Council to grant necessary</p>

App No.	Address	Applicant	Application	Date	Legal Agreement
					rights for Asprey acknowledgement on any construction/ security hoarding of said site and for 1 year include Asprey acknowledgement; promotional materials relating to such works.
12/03886	Home Farm Kemnal Road Chislehurst BR7 6LY	Mrs P Selby ·& Mr O Ertosun	MINOR MATERIAL AMENDMENT: Detached five bedroom house with curtilage, 5 car parking spaces and removal of access drive (Amendment to create basement car park cellar and plant room)	29 th October 2013	The 2012 agreement shall apply equally to the 2013 Planning Permission as it does to the 2012 Planning Permission. DEED OF VARIATION
12/03606	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Millgate Developments Limited	Erection of 1 x 3 storey 6 bedroom house; 1 x 2 storey 5 bedroom house (known as Tower House); 4 x 3 storey buildings comprising 13 x 4 bedroom and 1 x 5 bedroom town houses; 3 x 4 storey buildings comprising 8 x 2 bedroom and 17 x 3 bedroom apartments (total 41 dwellings), together with 91 car parking spaces (part basement/ part surface/part garage), recycling and refuse facilities and 91 car parking spaces and landscaping	29 th October 2013	Affordable housing contribution of £700,000 one third due on the implementation date. One third due 12 months from the implementation date. One third due 24 months after the implementation date. Education contribution of £50,000 one half due 12 months after the implementation date. One half due 24 months after the implementation date To repay any unspent sums 5 years after the date of the final payment.
13/01670	1 Chilham Way Hayes Bromley BR2 7PR	Affinity Sutton Homes Ltd	Demolition of existing sheltered accommodation and erection of 26 two storey semi-detached houses (2 two bedroom, 18 three bedroom and 6 four bedroom) and 1 two storey block comprising 4 one bedroom and 4 two bedroom flats with estate road and 54 car parking spaces	7 th March 2014	12 affordable housing units. Education contribution of £283,046.92 to be paid on first occupation of the development towards the provision of education. Repayment plus accrued interest of unspent sums after 10 years from the date of payment on request of owner. Health contribution of £52,315 to be paid on first occupation of the development towards the provision of health. Repayment plus accrued interest of unspent sums after 10 years from the date of payment on request of owner. To not permit occupation of any of the dwellings until the Owner has submitted details of a barrier to prevent vehicular access and constructed the approved barrier. Owner to meet cost to construct the barrier. The Cost of maintaining, repairing and renewing the barrier shall be the responsibility of the Council.

Appendix 2: Saved & expired policies from the Local Plan

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: Timescales for Local Plan

BROMLEY LOCAL DEVELOPMENT SCHEME 2015-2016

Revised Diagram showing Provisional Timetable for the preparation of the Local Plan and Community Infrastructure Charging Schedule

	2015						2016												
	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	
The plan for the future development of Bromley including spatial, strategic, and detailed development policies and site allocations							Consultation					Formal pre-submission consultation		S					A
To set out the Council's Proposed CIL charges							Preliminary Draft Charing Schedule consultation					Draft charging schedule consultation		S					A

Notes

S' refers to Submission to the S/S for examination

'A' refers to Adoption by the Council.

