Authority Monitoring Report

1 April 2022 – 31 March 2023

September 2025

Contents

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 2022 to 31 March 2023 (2022/23). 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[1].

1.3 Data published in this AMR has been taken from two main sources; the London Planning Data Hub[2], 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.

<u>The New London Plan</u>

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 The most recent London Plan was published in March 2021.

<u>National Planning Policy Framework 2019</u>

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

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[1] 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

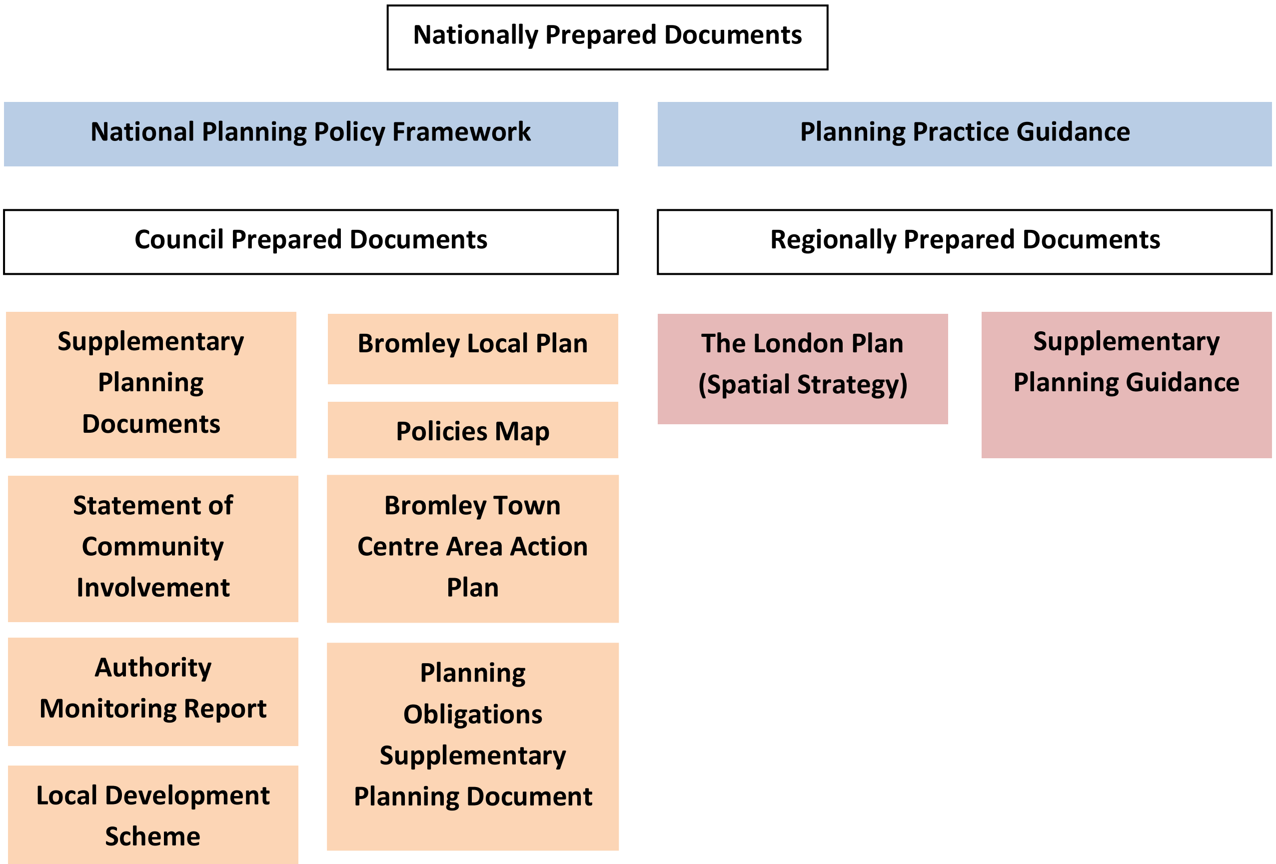
[2] The Planning Data Hub is populated using data from local authorities, which is collated on an annual basis.

within which Local Plans can be produced. The extant version of the NPPF during the monitoring period was published in July 2021.

Local Policy Framework

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

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. A revised Local Development Scheme was published in September 2020; this sets out an indicative timetable to produce future Local Plan documents and SPDs. Appendix 1 sets out progress made on the preparation of these documents.

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. 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.

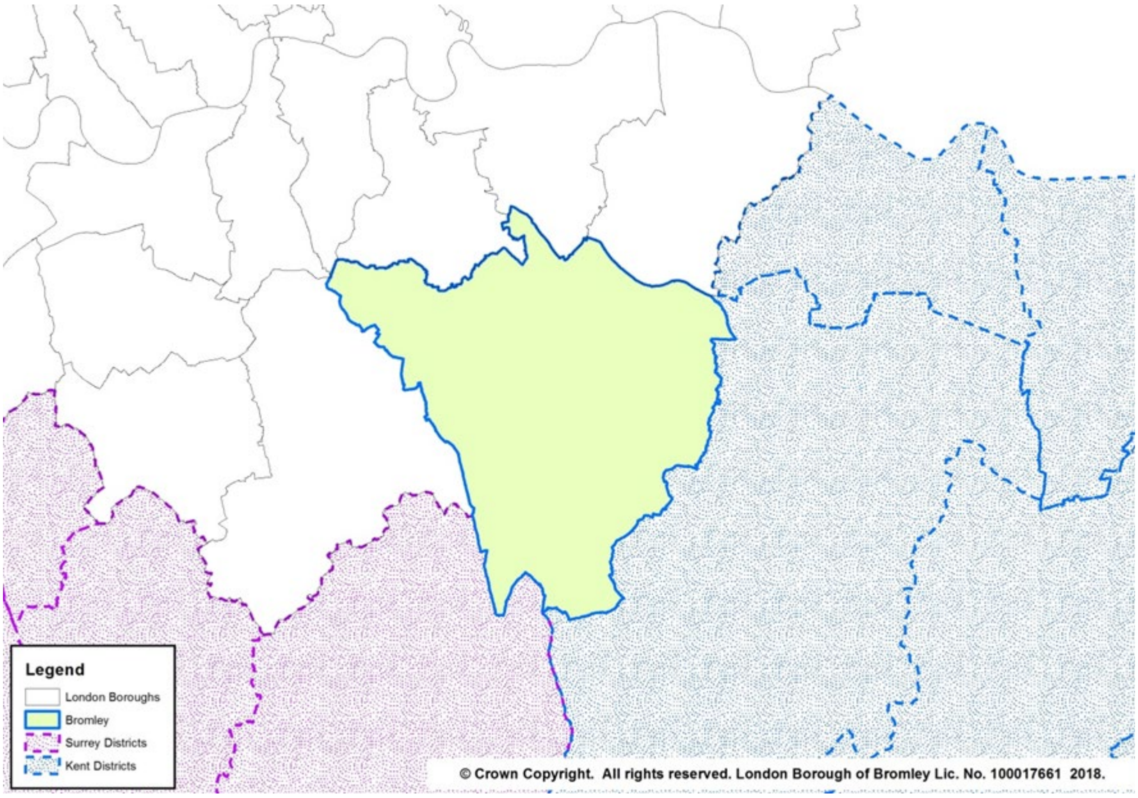
1.14 Bromley is one of the five authorities forming the South-East London sub-region. The other four authorities are Bexley, Greenwich, Lewisham and Southwark. The group of authorities hold regular meetings to discuss cross borough planning matters and form the South-East London Housing Partnership (SELHP) 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[3] 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%

[3] 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: a 11% increase from 2019. The anticipated population increase will vary by ward.

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 2022/23, 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
Open Space and the Natural Environment		
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
Health and Wellbeing		
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
Homes		
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
Business, Employment and the Local Economy		
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
Design and Public Realm		

Indicator Number	Indicator	Local Plan Policy
5.1	Completion of public realm projects	Policy 37 General Design of Development
Town Centres		
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
Built Heritage		
7.1	Number of listed buildings demolished/part demolished	Policy 38 Statutory Listed Buildings Policy 39 Locally Listed Buildings
Transport		
8.1	Completion of transport projects (as outlined in IDP)	
Environmental Challenges		
9.1	Amount of local authority collected waste[4] 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
Local Indicators		
	Self-Build and Custom Build Register	
	Office to Residential under Permitted Development Rights	

[4] 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.

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. 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);
- Conservation Area Consents;
- Windows;
- Changes of Use;
- Telecoms;
- Temporary uses of Caravans/Mobile Homes;
- Fences and Gates;
- Trees;
- Lawful Development Certificates;
- Temporary use as a Carpark;
- EIA Screening;
- Minor alterations to development permitted already; and
- Conditions.

<u>Indicator 1.1: Change in Green Belt</u>

2.4 In March 2023, there was an estimated 7,660ha of designated Green Belt in the Borough[5] following the adoption of the Local Plan. There was no change in Green Belt during the monitoring period.

2.5 There were 100 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 47 were refused.

<u>Indicator 1.2: Change in Metropolitan Open Land</u>

2.6 In January 2023, 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 14 determined full planning applications on Metropolitan Open Land during the monitoring period. 12 were permitted, notably including a number of single storey rear

[5] DCLG Annual Green Belt Return 2018-19

extensions, heat pump installations and the operation of a car boot sale. The remaining 2 were refused.

Indicator 1.3: Change in Urban Open Space

2.8 In January 2023, 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 20 determined full planning applications on Urban Open Space during the monitoring period. All 20 were permitted, and mostly relate to replacement fences, single storey rear extensions, and loft conversions.

Indicator 1.4: Change in Local Green Space

2.10 In January 2023, there was an estimated 120ha of designated Local Green Space in the Borough. There have been no changes to Local Green Space in 2022/23.

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 Nine major planning applications were permitted (with a signed legal agreement) in 2022/23, including permissions on appeal. The following total approximate amounts were secured:

- Carbon offsetting - ~£1,246,327.93
- Health - ~£139,015.00
- Public Realm - ~£100,000.00

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

2.13 There were no improved sports and recreation facilities in 2022/23.

Homes

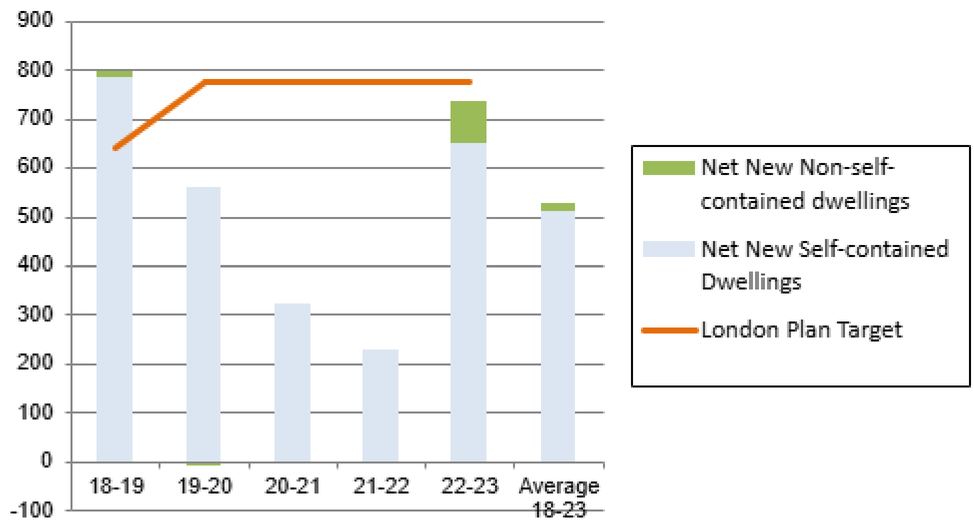
2.14 Monitoring the provision of new homes is important to ensure that there is an appropriate supply of homes to meet the varied needs of the local population, and to ensure new homes are designed to minimalise environmental impacts and are supported by appropriate social and environmental infrastructure.

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 national, regional, and local level due to the pandemic. The London Plan (2021) housing target of 774 was used for the 2022/23 financial year.

Indicator 3.1: Provision of new homes[6]

2.16 In 2022/23, 651 new self-contained dwellings were completed alongside 83 non-self-contained units. This gives a total net increase of 734 dwellings in the Borough for this monitoring period.

Figure 3: Net new dwellings 2018/19 to 2022/23



2.17 Figure 3 shows the level of housing completions in the Borough against the London Plan housing target over the last five years. The new London Plan was adopted in March 2021, which resulted in Bromley's housing target increasing from 641 homes per annum to 774 homes per annum (NB: target applies from 2019/20 monitoring period).

2.18 The net total of 734 housing completions is significantly higher than 2021/22 but misses the Housing Delivery Target (HDT) by 5%.

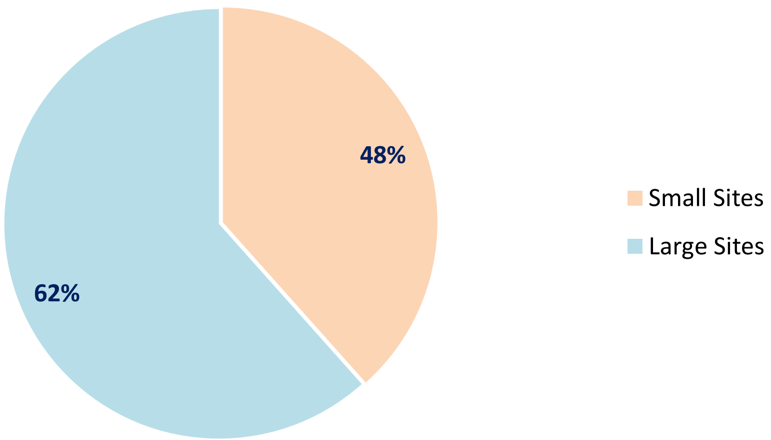
Small and Large Sites

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.

[6] Information correct at time of writing (June 2025)

Figure 4: Gross housing completions by size of site 2022/23



2.20 Figure 4 shows that only 38% (346 units) of the net self-contained housing completions were concentrated on small sites. The remaining 62% (555 units) were distributed across large sites. The London Plan has set out a 10-year target (2019/20-2028/29) for net housing completions on small sites. Bromley has a target of 3,790 which equates to approximately 379 net completions on small sites per annum. Bromley misses this target by 9%.

2.21 Despite missing the London Plan target, there has still been a 100% increase in self-contained housing completions on small sites from 2021/22, and an increase of approximately 900% for self-contained housing completions on large sites.

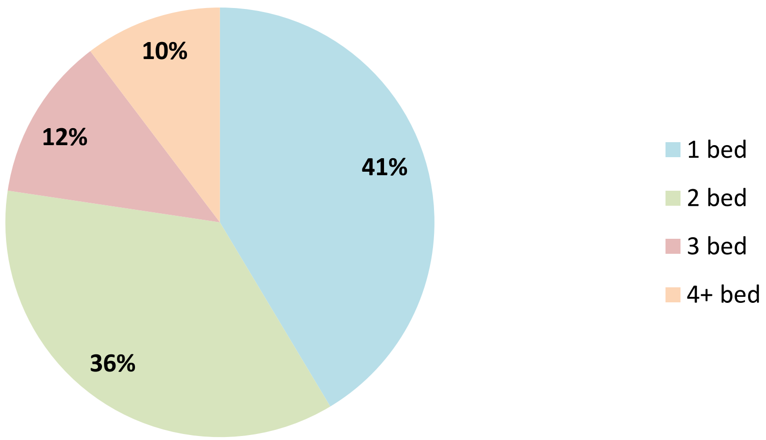
Local indicator: Office to Residential under Permitted Development Rights

2.22 During the monitoring period, approximately 6% (50 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

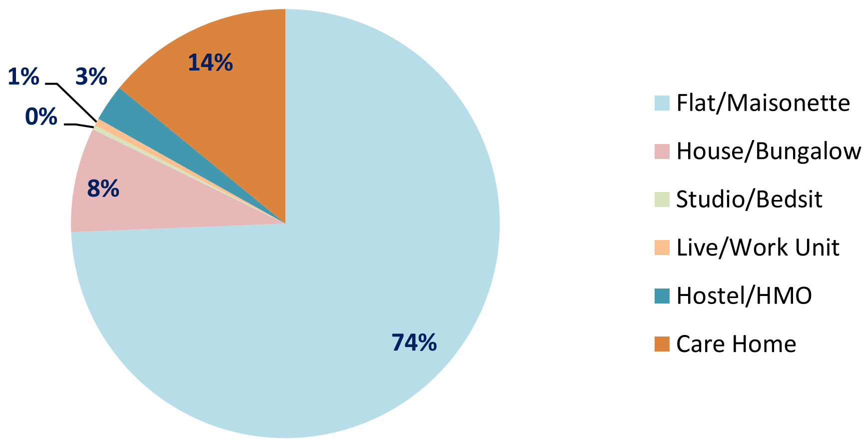
2.23 The provision of new housing should provide a variety in choice of accommodation in order to reflect local need as set out in the South-East London Strategic Housing Market Assessment (SHMA) (2014). It was found that Bromley has a significant under supply of one-bedroomed units against demand, and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

Figure 5: Gross Housing completions by number of bedrooms 2022/23



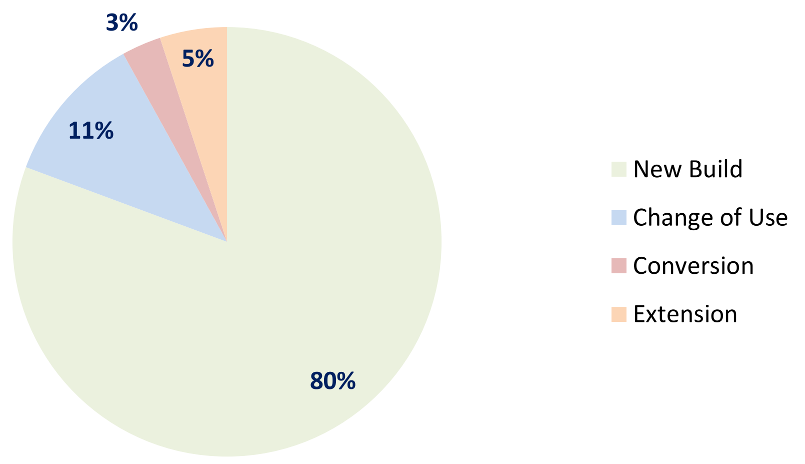
2.24 Figure 5 shows the number of housing completions (self-contained) by number of bedrooms in 2022/23. It shows that there has been a slight variety in unit size. 78% of housing completions have come in the form of much needed one- and two-bedroom units, compared to 84% over the last monitoring period. The completion of three-bedroom units has increased from 3% last year to 12%, whilst the completion of four-bedroom units has decreased from 13% to 10%.

Figure 6: Gross housing completions by type of dwelling 2022/23



2.25 Figure 6 shows that housing completions (self-contained) are predominantly (74%) in the form of flats and maisonettes, which is an increase from 69% recorded over the last monitoring period. Overall, this reflects local need.

Figure 7: Sources of new housing 2022/23



2.26 Figure 7 shows that the majority of net self-contained housing completions in the Borough were new builds (80%, 542 units). This is an increase of 382 units from the previous monitoring period.

<u>Indicator 3.2: Number of affordable homes</u>

Table 3: Net Affordable Housing Completions[7]

Year	Total self-contained units completed	Number of affordable units completed	Affordable/Social		Intermediate		Affordable units as % of total self-contained completions
			Number	%	Number	%	
2018/19	784	171	41	*24*	130	*76*	***22%***
2019/20	558	109	57	*52*	52	*48*	***19%***
2020/21	322	11	2	*18*	9	*82*	***3%***
2021/22	228	27	17	*63*	10	*37*	***12%***
2022/23	651	235	183	*78*	52	*22*	***36%***
Total	**2543**	**553**	**300**	***54***	**253**	***46***	***21%***
Average	**509**	**110**	**60**	***50***	**50**	***50***	***18%***

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

2.28 From 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,

[7] 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

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.

Bromley Local Intermediate Income Thresholds

2.29 Paragraph 4.6.3. of the London Plan states:

"The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing, the Mayor's preferred affordable housing tenures are:

- *Homes based on social rent levels, including Social Rent and London Affordable Rent*
- *London Living Rent*
- *London Shared Ownership"*

2.30 Paragraphs 4.6.8 – 4.6.9 of the London Plan outline all intermediate rented products such as London Living Rent and Discounted Market Rent should be affordable to households on incomes of up to £60,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of net household income, based on the household income limits set out above. Boroughs should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit.

2.31 Paragraph 4.6.10 sets out that boroughs can set local intermediate income levels to reflect local housing need. Any local criteria including income caps below the maximum amounts set out in the London Plan, should automatically cascade out to the London-wide eligibility criteria within three months to ensure that units are not left vacant. Re-sales and re-lets should be available to those meeting the London-wide income caps and not be restricted by local eligibility criteria.

2.32 The GLA Homes for Londoners Affordable Housing and Viability SPG (2017) refers to intermediate products including London Living Rent and/or shared ownership being the default tenures assumed in the intermediate category (paragraph 2.40).

2.33 Local intermediate housing income thresholds currently exist for new 1–3-bedroom intermediate housing units in Bromley. Local thresholds help to ensure that the intermediate housing units can be accessed initially by people on lower incomes compared to applying the London-wide thresholds from the outset. Thresholds are set out in the Planning Obligations SPD (June 2022)[8]. The SPD states that these thresholds can be updated through the Council's AMR.

2.34 The gross income thresholds (upper limit) set out in the Planning Obligations SPD are as follows:

- 1-bedroom units, £55,000
- 2-bedroom units, £68,800
- 3-bedroom units, £73,400
- 4-bedroom units – existing Greater London Authority limit applies of £90,000 for intermediate ownership and £67,000 for intermediate rent products[9].

2.35 The 20/21 AMR (April 2020 to March 2021) updated the above income thresholds in October 2024 (date published) for 1–3-bedroom units. The thresholds are still applicable and are set out below for information.

2.36 The current gross income thresholds are as follows:

- 1-bedroom units, up to £60,367
- 2-bedroom units, up to £75,474
- 3-bedroom units, up to £80,503
- 4-bedroom units, existing Greater London Authority limit applies of up to £90,000 for intermediate ownership and up to £67,000 for intermediate rent products[10].

2.37 The methodology used to prepare the updated thresholds is provided in Appendix 2.

Bromley Housing Trajectory September 2021

2.38 The Council agreed an updated Bromley Housing Trajectory in November 2021[8], including the Five-Year Housing Land Supply (FYHLS) based on the revised housing target of 774 units per annum set out in the 2021 London Plan.

2.39 The position was that the FYHLS (covering the period 2021/22 to 2025/26) is 3,245 units, or 3.99 years supply. This was acknowledged as a significant undersupply and for the purposes

[8] Available from: https://www.bromley.gov.uk/downloads/file/669/bromley-housing-trajectory

of assessing relevant planning applications means that the presumption in favour of sustainable development will apply.

2.40 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

2.41 Bromley has the largest elderly population of all London boroughs, and that is set to continue to grow over the Local Plan period.

2.42 During the 2022/23 monitoring period there were 27 net completions for specialist housing (extra-care units).

2.43 New developments of specialist older persons accommodation in Bromley are currently well below the London Plan's annual borough benchmarks figure of 210 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

2.44 There were 0 major planning applications were approved within the designated Renewal Areas in 2022/23.

Indicator 3.5: Number of Traveller pitches/plots

2.45 The London Plan does not set Borough targets for traveller pitches/plots but requires in Policy H14 that local authorities ensure that local authorities plan to meet the identified need for permanent gypsy and traveller pitches (including travelling show people) and must include ten-year pitch targets in their Development Plan Documents.

2.46 Traveller sites allocated in the Bromley Local Plan offer potential for applications to be submitted to seek additional pitches and/or plots, subject to Policy 12.

2.47 In 2022/23 there were a total of 55 Gypsy and Traveller Pitches and 29 Travelling Showman Plots with permission in the Borough, an increase of 4 pitches since 2021/22. These include two additional pitches at Rosedale Hockenden Lane, allowed on appeal in January 2023, an additional pitch at Southview, Trunks Valley and one additional temporary pitch adjacent to Southview, allowed on appeal in August 2022.

Local indicator: Self/Custom Build Register

2.48 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.

2.49 Bromley exercised its option to introduce a local connection test in November 2020 (during the monitoring period) but has not introduced any other local eligibility conditions at the time of writing.

2.50 Between October 2022 and October 2023 (base period 8) there were 24 self-build and custom housebuilding registrations. 5 registrations were on Part 1 of the register, and 19 registrations were on Part 2 of the register.

Business, Employment and the Local Economy

2.51 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[9]. 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.

2.52 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.

2.53 In September 2020, there was a Use Classes Order update which introduced a new Class E (Commercial, Business and Service), which combined many previously separate categories like shops (A1), financial services (A2), cafés and restaurants (A3), and offices (B1) into a single, more flexible category. However, the indicators for the Local Plan reflect the old use classes so applications will continue to be monitored with the old use classes.

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)

2.54 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. There was a gain of B Use Class floorspace within the SIL and LSIS, which exceeds the target set out in the Local Plan. There was a significant loss

[9] 2017 Employment projections for London by borough, available from: https://data.london.gov.uk/dataset/long-term-labour-market-projections

within Office Clusters, particularly in the Orpington Office Cluster, with one application seeing a loss of 1,795sqm of floorspace through permitted development.

Table 4: Anticipated change in designated B Class floorspace (sqm)[10]

Designation	Approximate Floorspace (sqm)	Applications	Permissions involving Change of Use/Floorspace	Loss/Gain B Use Class Floorspace (sqm)
Strategic Industrial Location	467,689	1	1	+100
Locally Significant Industrial Sites	400,189	4	3	+484
Office Clusters	36,258	4	0	0

<u>Indicator 4.3: Employment floorspace on previously developed land (sqm)</u>

Table 5: Floorspace Granted Permission on Previously Developed Land

Employment Use Class	Floorspace Change (+/-) (sqm) on Previously Developed Land (Net)
B1 (Business)	-1,796
B2 (General Industrial)	1,967
B8 (Storage/Warehousing)	-1,253

2.55 In 2022/23, there were 22 B Use Class permissions (both gains and loss of floorspace). The floorspace granted permission is distributed widely across the Borough.

2.56 Based on these permissions, there has been a net loss of floorspace across all B1 and B8 use classes. In relation to the loss of B1 and B8 floorspace in the Borough, there were not any comprehensive developments, instead several small developments accumulated losses. The gain of B2 floorspace came primarily through an application at Kangley Business Centre for improvements to facilitate the change of the existing Class B8 unit to a Class B2 unit.

<u>Indicator 4.6: New permanent "Forms of Entry (FE)" provided</u>

2.57 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.

Design and Public Realm

[10] These figures are based on extant permissions recorded on the LDD and are not completions figures.

Indicator 5.1: Completion of public realm projects

2.58 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

2.59 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.

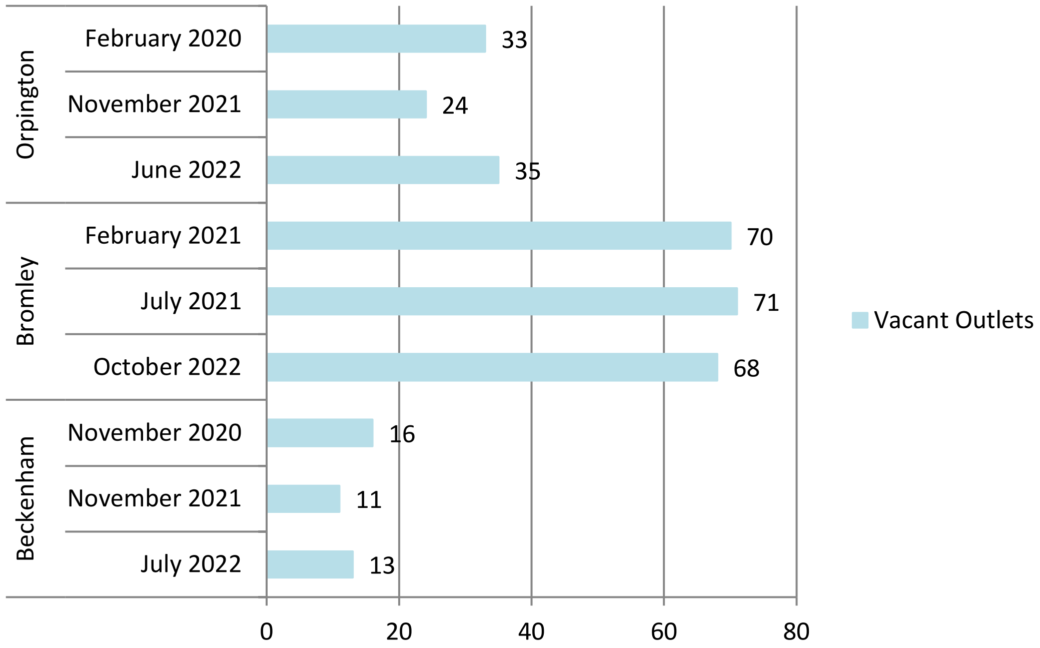
2.60 In September 2020, there was a Use Classes Order update which introduced a new Class E (Commercial, Business and Service), which combined many previously separate categories like shops (A1), financial services (A2), cafés and restaurants (A3), and offices (B1) into a single, more flexible category. However, the indicators for the Local Plan reflect the old use classes so applications will continue to be monitored with the old use classes.

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)*



2.61 The GOAD 'Centre Reports' show how Bromley's town centres have fared in recent years in relation to vacant retail outlets. Whilst vacant units have tended to fluctuate across all of the centres over the last five years, Beckenham and Orpington have seen an increase in their vacancies during this monitoring period, whilst Bromley Town Centre has seen a reduction.

2.62 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.

2.63 As mentioned above, there was a Use Classes Order update which introduced a new Class E (Commercial, Business and Service), which combined many previously separate categories like shops (A1), financial services (A2), cafés and restaurants (A3), and offices (B1) into a single, more flexible category. However, the indicators for the Local Plan reflect the old use classes so applications will continue to be monitored with the old use classes.

Indicator 6.2: Footfall (by centre)

Table 7: Footfall Counts in Bromley, Orpington and Beckenham (December 2022)

	2018/19	**2019/20**	**2020/21**	**2021/22**	**2022/23**
Bromley	109,044	83,850	47,380	128,053	109,934
Beckenham	29,766	No data	No data	No data	24,225
Orpington	24,270	No data	No data	No data	22,070

Table 8: Net Retail Floorspace Lost in 2022/23

Use Class	Net Floorspace Change (+/-) (sqm)
A1	-1,778

2.64 Of 22 applications recorded relating to A1 floorspace, 7 resulted in a net loss. The majority of net loss resulted from change of use to C3.

2.65 Footfall data is only available for Bromley Town Centre during 2021/22. It shows a significant increase from 2019/20 and 2020/21 and is in line with pre-covid levels. Footfall data was not available for Beckenham and Orpington during covid, but data in December 2022 shows that levels have also returned to previously 'normal' levels, suggesting that they all remain strong town centres.

Built Heritage

Indicator 7.1: Number of listed buildings demolished/part demolished

2.66 No permissions were permitted in 2022/23 that involved the demolition/part demolition of a listed building.

Transport

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

2.67 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 November 2020 was the up-to-date version during the monitoring period. No transport projects identified in the IDP were completed in 2022/23.

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)

Amount of local authority collected waste arising and managed by type (in tonnes)			
	Household waste	**Non-household waste**	**Total**
Local authority collected waste	120,956	21,716	142,672
Waste sent for recycling	58,858	1,739	60,597
Dry recycling	29,274	1,739	31,013
Composting	29,585	0	29,585
Recycling rate	49%	8%	42%
Inert waste			
Landfill			96

Amount of local authority collected waste arising and managed by type (in tonnes)			
	Household waste	**Non-household waste**	**Total**
Incineration (waste to energy)			80,691

2.68 Table 9 shows the total amount of local authority collected waste arising and managed by type. The recycling rate in 2022/23 was just under half for household waste, which is consistent with the previous year.

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

2.69 S106 information shows there were no agreements signed in 2022/23 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

2.70 S106 information shows seven agreements[11] were signed in 2022/23 with a carbon offsetting financial contribution, totalling approximately £1,246,327.93. These agreements included residential and non-residential development, and approximately £494,000 came from development proposals at Crystal Palace Park.

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

2.71 Data could not be sourced to effectively monitor these indicators in 2022/23. The Council will explore ways to access reliable data for future AMRs.

[11] Planning permission references: 20/00325/OUT, 20/03881/FULL1, 21/00091/FULL1, 21/02269/FULL1, 21/02829/FULL1, 21/03145/FULL1, and 21/03622/FULL1

Appendices

Appendix 1: progress against Local Development Scheme 2020 indicative timetable (as of end of monitoring period)

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	Evidence base gathering underway during this period.

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 consultation period ran from March to April 2022 and was subsequently adopted in June 2022.
Urban Design Guide 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	The consultation period ran from October 2022 to January 2023.
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	The consultation period ran from Match to July 2022.

Appendix 2: Bromley Local Intermediate Income Thresholds Methodology

1. To establish an upper limit gross income threshold for intermediate ownership housing, it was considered that finding the midpoint between social-rented unit capitalised values and lower quartile house prices would be appropriate to establish a value upon which to work out the income level (see Table A2.1 below).

2. Social rented capitalised values and lower quartile house prices from 2017 were used as a basis for the calculations and then uplifted. These values were used the last time local intermediate income levels were updated in 2018.

3. The following uplifts were used based on information from the Office for National Statistics UK House Price Index relating to annual house price increases:

- 2017 - 10%
- 2018 - 3.5%
- 2019 - 1%
- 2020 - 2.2%
- 2021 - 8.8%

Table A2.1: Gross salary required to access intermediate ownership prices by unit size.

	Social rented capitalised value uplifted from 2017-2021	Lower quartile house prices uplifted from 2017-2021	Midpoint between social rented capitalised values and lower quartile house prices	Gross salary required to access midpoint (midpoint/4)	Monthly housing costs (40% net household income based on gross salary)
1 bed unit	£182,145	£300,787	£241,466	£60,367	£1,437
2 bed unit	£227,810	£375,984	£301,897	£75,474	£1,723
3 bed unit	£242,975	£401,050	£322,012	£80,503	£1,818
4 bed unit	£258,139	£525,746	£391,942	£97,986	N/A

4. The GLA advise that for dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40%[17] of net household income. These monthly housing costs are set out in Table A2.1.

5. The GLA upper limit of £90,000 is considered applicable for 4+ bedroom units in light of the fact that the annual income threshold is calculated at £97,986.

6. Table A2.2 illustrates that current share to buy units could be accessed on the suggested income ranges based on 40% net income being available for annual housing costs, including rent and service charges.

Table A2.2: Examples of current Borough intermediate housing schemes (new and resale) and how reviewed income levels relate to monthly outgoings[18]

	Location	Full Price	Share price (and min share)	No. bedrooms	Estimated monthly cost (mortgage, rent and service charge)	40% net threshold income
1	Varney Court 10 St Marks Sq BR2 9YD	£360,000	£126,000 (35%)	1	£1,268	£1,437
2	Foxgrove Manor Foxgrove Road BR3 5DB	£500,000	£125,000 (25%)	1	£1,510 (exceeds 40% net income)	£1,437
3	Beck Gardens Langley Court BR3 3AT	£355,000	£88,750 (25%)	1	£1,202	£1,437
4	Marta Rose Court 188 Croydon Road SE20 7YU	£270,000	£148,500 (55%)	1	£1,169	£1,437
5	Lawrie House Crystal Palace Park Road SE26 6UG	£394,000	£137,900 (35%)	1	£1,405	£1,437
6	315 High Street BR6 0NN	£275,000	£68,750 (25%)	1	£956	£1,437
7	Foxgrove Manor Foxgrove Road BR3 5DB	£500,000	£125,000 (25%)	2	£1,582	£1,723
8	Hardwick House Masons Hill BR2 9GW	£350,000	£140,000 (40%)	2	£1,441	£1,723
9	Halligans Court 12B Cowper Road BR2 9RX	£330,000	£132,000 (40%)	2	£1,097	£1,723
10	Beck Gardens Langley Court BR3 3AT	£435,000	£108,750 (25%)	2	£1,465	£1,723
11	Flat 3 Delta Court 94 Worsley Bridge Road SE26 5FL	£460,000	£115,000 (25%)	2	£1,449	£1,723
12	Standcumbe Court 166 Upper Elmers End Road BR3 3DY	£365,000	£164,250 (45%)	2	£1,294	£1,723
13	Beck Gardens Langley Court BR3 3AT	£585,000	£146,250 (25%)	3	£1,909 (exceeds 40% net income)	£1,818
14	Flat 12 Delta Court 94 Worsley Bridge Road SE26 5FL	£530,000	£132,500 (25%)	3	£1,656	£1,818