



THE LONDON BOROUGH

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# London Borough of Bromley

Authority Monitoring Report

1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2016

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# 1 Introduction and Background

## Background

- 1.1 This report forms the Authority Monitoring Report for the period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2016. The report has been produced in line with the requirements under the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011, for local authorities to monitor the implementation of their Local Development Scheme, and the extent to which the policies set out in the Local Development Documents are being achieved.

### **Borough Profile**

- 1.2 Bromley is geographically the largest of the 32 London Boroughs, which, together with the City of London, make up the 33 local planning authorities in London. It has the sixth highest population of the London Boroughs, with 309,392 people at the time of the 2011 Census and comprises an area of 64 square miles.

**Table 1: Bromley's Population**

<b>Local or Unitary Authority</b>	<b>2001 population</b>	<b>2011 population</b>	<b>Change since 2001 (%)</b>	<b>2016 population</b>
Bromley	295,532	309,392	4.7	329,000

Source: ONS/Census

- 1.3 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, the National Rail Network and major South East airports.
- 1.4 Bromley is a distinctive part of London's suburbs that is closely connected to London's economy and 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 Local Plan**

- 1.5 The London Borough of Bromley is in the process of replacing the saved policies from its adopted Unitary Development Plan (UDP) (2006) with a new Local Plan, incorporating the Bromley Town Centre Area Action Plan (AAP) and Supplementary Planning Documents (SPDs).
- 1.6 The programme for the preparation of the Local Plan is set out in the Local Development Scheme (LDS), which is updated as necessary. The LDS was last updated in November 2016 reflecting the scale of the response to different consultations and the work in preparing the Draft Local Plan. The 'Timetable for Preparation of the Local Plan' included in the latest LDS can be found in appendix 3.

## 2 Report Highlights

2.1 The highlights of this report are set out in two key sections, progress in the plan-making process outlined in the Local Development Scheme (LDS), and the monitoring results as of saved policies within Bromley's UDP.

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.
- In 2014, the Council consulted on the Draft Policies and Designations document including a 'Call for Sites', and in 2015 consulted on the 'Draft Allocations, Further Policies and Designations' document.
- In 2015 a revised Statement of Community Involvement was prepared with consultation in early 2016.
- In early 2016, Local Green Space consultation including potential nominations for LGS designation took place.

2.3 Key findings of the Policy Progress Section:

- Permission permissions granted and completed for employment floorspace (B use classes) remain positive.
- The footfall in two of the three town centres, Bromley and Beckenham have increased and Orpington has decreased.
- Retail vacancy rates have decreased in Bromley and Orpington and remained similar in Beckenham,
- 530 homes were completed on average in 2011/12 – 2014/15 exceeding the London Plan housing figure average of 500 homes per annum and in 2015/16 exceeded the new London Plan minimum figure of 641 homes with 748 (net) homes completed.

### 3 Development Plan Production

- 3.1 The beginning of 2014 saw the Council publish its Draft Policies and Designation Document, agreed by the Executive in January, and undertake consultation in February and March. 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.
- 3.2 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. The Council made representation to the FALP, and to the Examination in Public in September 2014. The FALP was consolidated into the London Plan in March 2015.
- 3.3 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. The implications of the FALP for the Borough required further research and consolidation of the issues raised.
- 3.4 The early part of 2015/16 focused on the follow up to consultation on the Draft Policies and Designation Document, its 'Call for Sites' and the preparation of the 'Draft Allocations, Further Policies and Designations' document (DAFPD).
- 3.5 The DAFPDP document was agreed by the Council's Executive for consultation in July 2015, with consultation taking place in September/October 2015. Over 1000 responses were received.
- 3.6 In February – March 2016, the Council consulted on an updated Statement of Community Involvement (SCI), reflecting the increased use of the internet and information technology generally, and the reduction in Council resources, since the production of the 2006 SCI. The revised SCI following consultation was agreed by the Council's Executive in July 2016. At the same time the Council also undertook consultation on the new proposed Local Green Space (LGS) designation. This included seeking views on a revised Local Green Space draft policy, the criteria for assessing potential LGS sites and seeking nominations for sites to be considered as part of the Local Plan process.
- 3.7 The Mayor consulted on the Minor Alterations to the London Plan (MALP) in May 2015, comprising Housing Standards and Parking Standards. The Council responded to both consultations and made representations at the Examination in

Public, with respect to the parking standards.

- 3.8 The programme for the preparation of the Local Plan is set in the Local Development Scheme (LDS) which is updated as necessary and agreed by the Council's Executive.
- 3.9 The LDS was last updated in November 2016, reflecting the scale of the response to different consultations and the work in preparing the Draft Local Plan. This included a revised timetable the Local Plan included as Appendix 3 to this report.

### Duty to Co-Operate

- 3.10 The Localism Act (2011) introduced a Duty to Co-Operate: the requirement for Local Planning Authorities to co-operate with neighbouring authorities, and other prescribed bodies when planning for sustainable development. The duty requires on-going, constructive collaboration and active engagement between local planning authorities and their neighbours, as well as other statutory bodies such as Natural England, English Heritage and the Environment Agency, throughout the preparation process of all development plan documents. This is in addition to statutory consultations.
- 3.11 Bromley is one of the five authorities forming the South East London sub-region. The other four authorities comprise 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).
- 3.12 The SELHP commissioned an update to its Strategic Housing Market Assessment in 2014. This identified that across the sub-region, the housing need would be met through the housing capacity assessment, and London Plan targets in the Further Alterations to the London Plan (incorporated into the London Plan 2015). In addition, the Council liaises regularly with its other adjoining authorities within, and outside, London including parishes and districts, holding meetings as appropriate.
- 3.13 On an on-going basis, Bromley Council liaises with its neighbouring local authorities, statutory consultees, and infrastructure/service providers. All statutory consultees were consulted as part of the Draft Policies and Designations, Draft Allocations and Further Policies and Designations, the revised Statement of Community Involvement and the Local Green Space consultations.

### Bromley Town Centre Area Action Plan (AAP)

- 3.14 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.
- 3.15 Environmental improvements to Bromley North Village have been a key part of the improvement programme for Bromley Town Centre .The improvement works to the original scheme area were completed in November 2014. A post scheme evaluation report in November 2016 concluded that the improvements have contributed to the creation of greater town centre coherency and a stronger and more diverse offer that has changed the perceptions and image of the town centre.
- 3.16 The Council continued to progress BTCAAP Opportunity Site G for mixed use development. An exclusivity agreement with preferred development partner Muse was terminated when it was determined that their proposal was not economically viable and would pose too great a financial risk for the Council. Subsequently the Council has since commenced work on drafting a revised development strategy for the town centre, focussing on a housing led scheme for Site G. Following a workshop held in Summer 2015, the Council prepared a revised development brief for the site. Outside the AMR period in 2016 the Council tendered for the appointment of a new development partner to take forward the scheme.
- 3.17 Site K: St Mark's Square continues its construction and Site C: The Old Town Hall received planning permission in November 2015 for the development of a hotel and 53 homes. The Council also produced a development brief for Opportunity Site B, allowing for low density Housing taking into account the sensitivities of the site. This was marketed and an offer accepted in 2016.

## 4 Policy Monitoring

4.1 This section sets out the indicators used to monitor the implementation of the saved policies of the UDP 2006. The following tables summarise the core (former government prescribed indicators) and local indicators, which have been assessed in terms of their policy performance during the period 2014-2016.

**Table 2: Core Output Indicators**

Indicator	
Business development and town centre COIs	
<b>BD1</b>	Total amount of employment floorspace on previously developed land by type
<b>BD2</b>	Floorspace on previously developed land
<b>BD3</b>	Employment land available by type
<b>H1</b>	Plan period housing targets
<b>H3</b>	Gross affordable housing completions
<b>H2</b>	Gypsy & Traveller pitches
<b>E1</b>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
<b>E2 (Previously E3)</b>	Renewable energy generation
<b>W1</b>	Capacity of new waste management facilities by waste planning authority
<b>W2</b>	Amount of municipal waste arising and managed by waste planning authority

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

<b>Local Indicators 5:</b>	Office to residential use under permitted development rights
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### Employment Land, Retail and Town Centre

4.2 This section of the AMR reports progress in relation to employment land, retail, and town centres.

4.3 Indicator BD1 – Employment floorspace on previously developed land by use class (type)

This indicator monitors the quantity of employment floorspace on previously developed by the main industrial employment Use Classes.

**Table 3:**

Employment Use Class (Net)	Floorspace Permissions (+-) (sqm) on Previously Developed Land		Floorspace Change (+-) (sqm) on Previously Developed Land	
	2014/15	2015/16	2014/15	2015/16
B1c (Light Industry)	184	160	839	-105
B2 General Industry	0	0	0	3,774
B8 Storage/Warehousing	-1045	-5950	-3553	-340

Source: London Development Database

The floorspace granted for Use Class B1(c)/B2 and B8 fell between 2014/15 and 2015/16, but still remains positive. The net position (sqm) for Use Class B1(c)/B2 and B8 has also reduced from 2014/15 to 2015/16.

4.4 Indicator BD2 - Employment Floorspace on previously developed land

**Table 4**

Indicator		Core BD2: Total amount of employment floorspace on previously developed land	
		Target	Progress
2014/15	Target	100%	Met 100%
	Progress/Target met	100%	
2015/16	Target	100%	Met 100%
	Progress/Target met	100%	

#### 4.5 Indicator BD3 - Land Designated as Business Use

This indicator measures the amount of land designated as business space and remains unchanged during 2014-2016 from the 13/14 figure.

**Table 6:**

<b>Total land designated as business use (sqm) (allocated within UDP as Business Area)</b>	903,534
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#### 4.6 Local indicator 5 Prior Approval for Change of Use from Office to Residential Use.

Permitted Development Rights (PDR) introduced in May 2013, for a temporary three year period, allowed premises in Use Class B1(a) office use to change to Use Class C3 residential use, subject to prior approval covering flooding, highways and transport issues, noise, and contamination. The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 Article 7 made the PDR change permanent.

This indicator shows how much office floorspace (sqm) has been converted to residential use under the permitted development rights. The indicator shows a high figure for 2014/15 which reflects the then requirement for schemes to be complete by Spring 2016.

Approximately 43,280sqm of office floorspace has been granted approval for change to residential use since 2013.

**Table 5: Prior Approvals for change of use from Office to Residential**

	14/15	15/16
Granted Approval	25,740sqm	6,740sqm
Commenced	17,740sqm	1,830sqm

Source LDD

Covering a small proportion of the Bromley Town Centre, Article 4 Directions to remove the permitted development rights came into effect on 1<sup>st</sup> August 2015 thereby requiring planning permission for change of use from office to residential use. The relevant areas of Bromley South, Bromley North, and London Road are shown on the map in Appendix 4.

#### 4.7 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.

Bromley Town Centre is the main location for the Borough's office-based businesses.

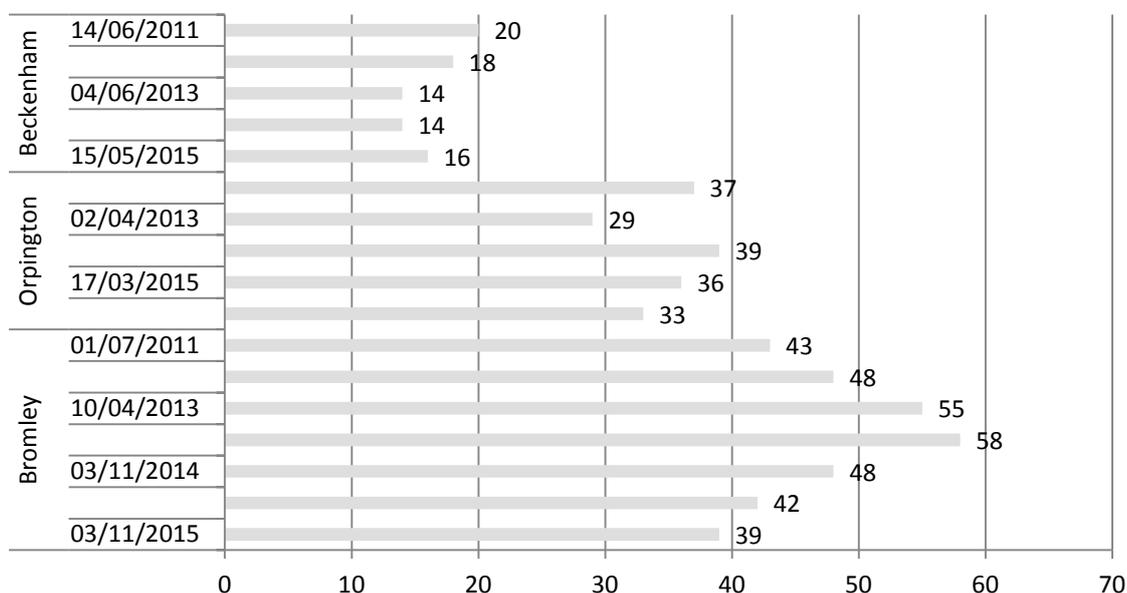
- 4.8 Bromley Metropolitan Town Centre and its surroundings is by far the largest centre of employment in the Borough. There are nearly 26,000 jobs based in the area (about 25% of all jobs Borough-wide).
- 4.9 Orpington is also a significant employment and office location, whilst also serving as the Borough's second largest retail centre. Strong and vibrant, it offers a good range of shopping, leisure and public amenities. The Walnuts Cinema Development, comprising a 7 screen (950 seater) cinema, 3 restaurants and 4 retail units fully opened in February 2016. Permission was granted in April 2015 for a 61 bedroom Premier Inn Hotel on the site of the former Silver Lounge and for a mixed use development comprising 83 residential units, a Health and Wellness Centre and a restaurant by Berkeley Homes on the former Police Station site.
- 4.10 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.
- 4.11 Beckenham is the biggest of the five 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. A network of smaller Local Centres and Neighbourhood Parades primarily offer convenience and 'top up' shopping and services to their localities.

**Table 7: Bromley's Retail Hierarchy**

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

#### 4.12 Local indicator 1 - Vacancy rates in Town Centres

**Table 8: Vacant Outlets in Bromley, Orpington, and Beckenham Town Centres**



Source: GOAD

The GOAD ‘Centre Reports’ show Bromley performed robustly in terms of vacant outlets in comparison to previous years. Beckenham and Orpington have stayed fairly consistent when compared to previous years.

The Bromley Town Centre Manager’s audit of vacant units covers the Town Centre, excluding those located in the Glades shopping centre and the Mall. The December 2014 audit counted 15 vacant ground floor units (out of 360). In 2015, this decreased to 7 vacant ground floor units.

The data that follows in tables show recent trends in footfall in Bromley, Orpington, and Beckenham Town Centres. Pedestrian flows, or ‘footfall,’ are key indicators of the vitality of town centres. The Council carries out footfall counts annually.

4.13 **Table 9: Town Centre Data: Bromley**

<b>Town Centre Data</b>	
<b>Bromley</b>	
<b>Financial Year</b>	<b>Footfall (December)</b>
2010-11	198,624
2011-12	204,750
2012-13	198,852
2013-14	188,094
2014-15	204,216
2015-16	234,654

Source: Manual two day counts

**Table 10: Town Centre Data: Orpington**

<b>Town Centre Data</b>	
<b>Orpington</b>	
<b>Financial Year</b>	<b>Footfall (December)</b>
2010-11	24,084
2011-12	33,084
2012-13	42,468
2013-14	42,216
2014-15	35,832
2015-16	36,726

Source: Manual one day count.

**Table 11: Town Centre Data: Beckenham**

<b>Town Centre Data</b>	
<b>Beckenham</b>	
<b>Financial</b>	<b>Footfall (December)</b>
2010-11	No data
2011-12	22,746
2012-13	25,158
2013-14	20,730
2014-15	28,836
2015-16	38,700

Source: Manual one day count.

In Bromley, the count for 14/15 remained depressed as a result of reduced accessibility to some parts of the town centre, due to public realm improvements, in preceding weeks. In 15/16 however, footfall recovered to levels not seen previously. For Bromley, a more reliable method of monitoring via automatic people counters known as SPRINGBOARD is now in place. The following table shows the monthly count for Bromley from April 2014 to March 2016. The average monthly footfall recorded in 15/16 by these counters was 900,505. For comparison, in the 14/15 period, the average monthly footfall was 884,941.

In Orpington, footfall has reduced in comparison with 2012-2014, but remains above the 2010-2012 figures. In Beckenham, the 15/16 figure is much improved on the previous five years.

**Table 12: Monthly Customer Count**

<b>Monthly Customer Count</b>	
<b>Bromley Town Centre (both cameras)</b>	
<b>Month</b>	<b>Total Visitors</b>
April (14/15)	732,701
May	864,003
June	835,240
July	884,857
August	866,728
September	814,331
October	888,351
November	899,450
December	1,319,321
January	874,552
February	773,918
March	865,843
<b>Monthly Average (14/15)</b>	<b>884,941</b>
April (15/16)	844,715
May	830,023
June	856,765
July	926,992
August	860,725
September	858,391

October	929,939
November	912,849
December	1,275,384
January	831,792
February	799,588
March	878,895
<b>Monthly Average (15/16)</b>	<b>900,505</b>

Source: SPRINGBOARD.

#### 4.14 Local Indicator 2 – Percentage of A1 uses in Primary Frontages.

The data below measures the degree to which use class A1 uses predominate in the Primary Frontages of the Borough's town centres, and it uses data from the latest GOAD maps for Bromley Town Centre, Orpington Town Centre, and Beckenham Town Centre.

**Table 13: Percentage A1: Bromley, Orpington, and Beckenham**

	% Target	2014/15	2015/16
<b>Bromley Town Centre</b>	Retain over 50%	71.8% of A1 units are in core frontages	74.3% of A1 units are in core frontages
<b>Orpington Town Centre</b>	Retain over 50%	73.7% of A1 units are in core frontages	72.6% of A1 units are in core frontages
<b>Beckenham Town Centre</b>	Retain over 50%	64% of A1 units are in core frontages	66.7% of A1 units are in core frontages

The figures above show that Bromley, Orpington, and Beckenham Town Centres all retained well over 50% of A1 retail units within the primary retail frontages.

#### 4.15 Housing

##### Indicator H1- Plan period housing targets

The 2011 London Plan set a housing requirement target for Bromley of 500 units per annum (2011/12 - 2020/21). This was replaced by the 2016 London Plan with an annual housing requirement target of 641 units. For the four year period (2011-2015) of the 500 homes target, completions averaged 570 units per annum. A net figure of 717 (811 gross) homes were built in 2015/16 exceeding the housing requirement target of 641 homes per annum.

**Table 14:**

<b>Indicator</b>	<b>Housing Output (net)</b>
Target 2014/15 (London Plan 2011) 500 per annum	426 new units (net) completed 573 net units were completed on average from 2011/12-2014/15
Target 2015/16 641 per annum ( London Plan 2015)	748 (net) homes completed

##### Current Five Year Housing Supply Position

The Council's Five Year Housing Land Supply Paper was agreed by the Council in November 2016. The paper was based on the London Plan period 2015/16-2024/25 to which an annual housing requirement target of 641 units relates.

During the five year housing supply period of 2016/17-2020/21, the Council's paper shows that the Borough will need to deliver 3,205 units to reflect the annual target of 641 units. The NPPF requires Boroughs to demonstrate an additional 5% buffer in their five year supply documents (where applicable), which would increase the existing figure of 3,205 to 3,365 units. The paper concluded that there are 3,544 deliverable units in the pipeline, which exceeds the target (plus 5%) by over 170 units and demonstrates that Bromley is able to meet its five year housing supply target.

The Council's Five Year Housing Land Supply paper will be formally updated on an annual basis and represents the most recent position in relation to housing supply for the Borough.

##### Indicator H2 Gross affordable housing completions

The gross number of affordable housing units completed in 2014/15 totalled 51 units. Due in part to the redevelopment of Alkham Tower, Bapchild Place (-104 units), there was an overall loss of 62 affordable units during this financial

year.

In 2015/16, 20 gross affordable housing units were completed and 10 net units overall.

In comparison, 140 affordable units were completed in 2013/14, -68 in 2012/13 (due in part to the redevelopment of the Ramsden Estate resulting in a net loss of -211 units), and 214 in 2011/12.\*

\*Data is extracted from the Greater London Authority's London Development Database and is based on affordable housing information available at the time of data input.

#### 4.16 Indicator H3 - Gypsy & Traveller pitches

**Table 15: Pitches**

Indicator	Net Additional Pitches
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	<p>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.</p> <p>A Certificate of Lawfulness for Existing Use was granted for use of land for stationing of no more than six caravans for residential use for no persons other than gypsies, as defined in section 24 (8) of the Caravan Sites and Control of Development Act 1960 as amended, at land adjacent to the gas holder station at Salt Box Hill, Biggin Hill. An appeal has been lodged on the basis that the appellant disputes the Council's stated description of the use of the land at the appeal site.</p>

## The Natural Environment

4.17 Indicator E1 - the number of planning permissions granted contrary to Environment Agency advice

This indicator monitors the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

**Table 16:**

Indicator	Number of Planning Permissions	
	(14/15)	15/16
Current Position:	None	None

4.18 Local Policy Indicator 3 - To encourage energy efficiency and promote environmentally acceptable energy generation and use

Indicator	Energy Stance
Current Position (14/15 and 15/16):	All major applications are required to include details of how the proposed development will meet or preferably exceed building regulations.

4.19 Indicator E2 (Previously E3) - Renewable energy generation

Indicator	Renewable Energy Generation
Current Position (14/15 and 15/16):	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

4.20 Indicator W1 - Capacity of new waste management facilities by waste planning authority

Indicator	Waste Planning Authority Capacity (14/15 and 15/16)
Current Position:	No new facilities have been granted or completed within the reporting period

4.21 Indicator W2 - Amount of municipal waste arising and managed by waste planning authority

Indicator	Amount of Municipal Waste	
Position (14/15):	Total municipal waste	149,961
	Household waste	129,882
	Landfill	37,407
	Incineration (waste to energy)	45,081
	Dry recycling	33,956
	Composting	27,845
	Inert waste	181
	Recycling rate	47.09%
Position (15/16)	Total municipal waste	146,227
	Household waste	123,319
	Landfill	39,788
	Incineration (waste to energy)	45,677
	Dry recycling	32,545
	Composting	24,593
	Inert waste	577
	Recycling rate	47.24%

### Built Environment

4.22 During the 14/15 period, 2,007 applications were considered within conservation areas. In 15/16, this increased to 2,277.

The Council's Advisory Panel for Conservation Areas (APCA) met on 24 occasions over the two year period, and considered approximately 480 applications.

Just over 9000 hectares of the Borough are Green Belt or Metropolitan Open Land (MOL) or Urban Open Space (UOS). It is estimated that there is about 4 hectares of publicly accessible open space per 1000 people.

In 14/15, 100% of development approved and 99.8% of development completed was on previously developed land.

In 15/16, 99.5% of development approved and 100% of development completed was on previously developed land.

379 householder prior approval applications were processed in 2014/15 and of these, 79 were office, retail or agriculture prior approvals. 458 householder prior approval applications were processed in 2015/16 and of these, 67 were office, retail or agriculture prior approvals. Prior Approval was granted for nearly 25,749 square metres of office floorspace in 14/15, and 6,740 in 15/16.

## **Community Facilities**

### **4.23 Indicator 4 - Number of applications safeguarding or achieving the provision of services/facilities for the community**

In 14/15, 69 applications relating to community facilities were determined for a range of development proposals in 57 community facility locations. In 15/16, 62 applications relating to community facilities were determined for a range of development proposals in 56 community facility locations. Some of these applications were for less complex applications such as listed buildings consents or works to trees with tree preservation orders.

Trends in respect of the more significant applications are set out below.

### **Education**

#### **4.24** Of the 131 applications determined on community facilities, 53% relate to school provision. 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 three 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.

Some of the 69 school related cases were very minor developments such as the erection of a flagpole, replacement windows, fencing, the provision of car parking spaces, the addition of ramps, canopies and play equipment and Listed Building Consent. There were 33 applications in 14/15 and 36 in 15/16.

An application for the demolition of All Saints Catholic School, Layhams Road, West Wickham was granted on appeal for residential development.

### **Health and Social Care**

#### **4.25** Nine applications were decided on care homes, three in 14/15, and six in 15/16. These included permission for a new 75 bed care home in 14/15 and a development of 16 'retirement flats' in 15/16. Other applications included two for the demolition, three for extensions, one for a conversion of a dwelling into a care home, and one for the change of use from a care home to a hostel.

With regard to health provision, planning permission was granted in 14/15 for a health and wellbeing centre are part of the residential redevelopment of the Orpington Police Station site.

### **Sports and Recreation**

#### **4.26** 30 applications were determined relating to sports facilities, although some of the school related applications included in the numbers above were also for

sporting facilities, such as the demolitions of blocks for different layouts. There were 19 applications in 14/15, and 11 applications in 15/16.

The majority of these 30 applications did not increase the capacity of the facilities, such as changing the turf material, or modifying access. The change of use of the sports hall at Blyth Wood Park, Blyth Road, Bromley, to residential was refused on appeal.

### **Places of Worship**

- 4.27 36 applications related to sites of places of worship; 20 in 14/15 and 16 in 15/16. This included enhancements to facilities and tree works on a number of sites.

There are four applications for the change of use to a place of worship in Orpington, Beckenham and Anerley in 14/15, and none in 15/16.

### **Public Conveniences**

- 4.28 Applications first seen a couple of years ago, relating to the sale of a number of public conveniences, continue to be received. Five applications were determined, four in 14/15 and one in 15/16. In 14/15, all four were change of use, with three involving demolition. In 15/16, there was also a change of use application.

## Appendix 1: S106 Agreements 2014-2016

Appendix 1 which sets out the completed Section 106 agreements for the period 1st April 2014 – 31st March 2016 demonstrates the scale and range of developments granted planning permission.

App No	Address	Applicant	Application	Date	Legal Agreement
13/02654	Compost Site On Land Off Cookham Road Swanley	Tamar Energy Ltd	Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing secondary vehicular access and upgrading of existing hard surfaces (to replace existing open window composting facility) to amend the type of buildings proposed for the reception and maturation process and the addition of a gas flare and overground pipework	11 <sup>th</sup> April 2014	The covenants and obligations contained in the original agreement shall apply to the revised development DEED OF VARIATION
11/00701 13/03136 13/04178	H Smith Engineers Ltd Fordcroft Road Orpington BR5 2DB	H Smith (Engineers) Ltd	Demolition of existing buildings and erection of 2 two storey blocks comprising 8 two bedroom flats, 1 three bedroom detached house, 2 four bedroom semi-detached houses and 17 terraced houses (9 two bedroom and 8 four bedroom) with 34 car parking spaces and estate road (houses to be two storey, four bedroom houses to have dormers/ accommodation in roof) OUTLINE	1 <sup>st</sup> May 2014	To remove definitions of "South East London Housing Partnership" and "Wheelchair Homes Design Guidelines" from the Main Agreement. Clause 2.5 of schedule 2 shall be removed from the Main Agreement. "Wheelchair Adapted flat" shall be removed from schedule 3. To insert clause 20 into the Main Agreement to include a wheelchair flat contribution. The Owner agrees to pay £5,512 to the Council on the date of the commencement. DEED OF VARIATION
13/01872	Oakfield Centre Oakfield Road Penge London SE20 8QA	London & Quadrant Housing	Demolition of existing buildings and erection of 8 terraced houses (6x3 bed; 2x4 bed) and a 4 storey building comprising 24 flats (9x1 bed; 15x2 bed) together with new vehicular access to Oakfield Road, 32 car parking spaces, bicycle parking, refuse and recycling provision and landscaping	1 <sup>st</sup> May 2014	Education contribution of £211,617.82 due prior to first occupation of the development. Health contribution of £37,342 due prior to first occupation of the development. No specified time limit for spend therefore notional date for spend is May 2019 35% affordable housing, 10% of the dwellings will be designed

App No	Address	Applicant	Application	Date	Legal Agreement
					in accordance with wheelchair homes design guidance.
13/02711	Kent County Cricket Ground Worsley Bridge Road Beckenham	Linden Ltd/ Galliford Try Plc	Permanent spectator stand (capacity 2,048 seats) and associated landscaping including remodelling of earth mound.	11 <sup>th</sup> June 2014	To append "Plan 3 1672(PL)012" to the principal deed under clause 1.1. To amend the definition of the "Spectator Stand". To add a new paragraph to schedule 2 to preclude construction of 2 stands. DEED OF VARIATION
13/00905	25 Scotts Road Bromley BR1 3QD	South East Living Group	Redevelopment of commercial premises at Nos. 24, 24A and 25 Scotts Road with part two/three storey block and three storey block comprising 755sqm office floorspace (use Class B1) and 4 one bedroom, 31 two bedroom and 3 three bedroom flats with 41 car parking spaces, bicycle parking and refuse storage	10 <sup>th</sup> June 2014	Affordable housing 12 units. Additional amount payable on commencement in the event that either the development does not commence by 2 months from grant of planning permission or is not completed by 42 months from grant of planning permission. Actual sum depends on calculation in Schedule 2. (Clause 13.1 requires owners to give notice of commencement)
12/00976	GlaxoSmithKline Langley Court South Eden Park Road Beckenham	DV4 Beckenham Trustee	Demolition of existing buildings and comprehensive phased mixed use development of up to 37,275sqm (gross external area) comprising up to 35,580 sqm Class C3 dwellings (up to 179 houses of different sizes and tenures including garages (including up to 79 affordable units)), up to 620sqm Class D1 (Non-Residential Institutions), up to 1,040sqm Class D2 (Assembly and Leisure) (including retention of existing pavilion and erection of replacement score hut), including reprofiling of site levels, creation of attenuation lake, estate roads and pedestrian/ cycle paths, open space, car parking, hard and soft landscaping, security access lodge and infrastructure works including substations. Use of pavilion building (permitted for staff restaurant/ sports club/ library, education and resource centre and general purpose meeting room) within Class D2 (Assembly and Leisure) in conjunction with adjacent playing field without any specific use/ occupier restrictions (as set out in condition 03 of permission ref. 98/01103/FUL PART OUTLINE	16 <sup>th</sup> June 2014	<b>Affordable housing</b> £2 million index linked towards the Affordable Housing Contribution To pay the Affordable Housing Contribution within 14 days of the transfer of the affordable housing land or the affordable housing scheme to a registered provider. To pay the supplementary Affordable Housing Contribution £500,000 upon the commencement date. 25% of habitable rooms are affordable 7 of the affordable dwellings shall be wheelchair adapted. To place each contribution in an interest bearing account. Repay after 5 years for Affordable Housing, Education, Employment Contribution and Supplementary Affordable Contribution from the date of receipt, Repay Highway Improvement Contribution after 2 years. Upon receipt of a written request from the Owner, within 30 days the Council shall repay the contributions or the unexpended balance together with the interest accrued.
14/01590	Land At South Side Of Ringers Road Bromley	Crest Nicholson	Minor material amendment to planning permission ref. 07/03632 (granted for redevelopment comprising one 10 and one 8 storey blocks comprising 97 one bedroom/ 59 two bedroom/ 4 three bedroom flats with 83 car parking spaces and motorcycle/ bicycle parking and refuse storage) to reposition the entrance to basement car parking area from Ringers Road, amend	3 <sup>rd</sup> September 2014	53 Affordable units Prior to the first occupation of a dwelling Crest will pay £119,040 to the Council towards additional health and medical facilities within a 2 mile radius of the site. If unspent or spend not committed from 5 years of the payment date shall be refunded together with accrued interest.

App No	Address	Applicant	Application	Date	Legal Agreement
			the slab levels, amend the ground floor layout, extend the basement parking area with associated revisions to car parking, introduce a pedestrian ramp and reposition refuse storage door		Residents will not be able to apply for a parking permit. Restriction does not apply to a Blue Badge Holder. DEED OF VARIATION
13/04035	Land South Of Marcols Berrys Green Road Berrys Green Westerham	Mr And Mrs P Downes	Retention of stables. RETROSPECTIVE APPLICATION.	5 <sup>th</sup> September 2014	Not to build the stables permitted under reference 13/02821 in addition to the retrospective permission granted under reference 13/04035
14/01873	Isard House Glebe House Drive Hayes Bromley BR2 7BW	Croudace Homes	Demolition of existing care home and erection of 21 dwellings to provide 2 x one bedroom flats, 10 x two bedroom flats, 6 x three bedroom houses and 3 x four bedroom houses with a total of 37 car parking space, provision for refuse/recycling and cycle parking and associated landscaping	2 <sup>nd</sup> December 2014	8 Affordable units Education contribution of £112,881.95 due prior to first occupation Health contribution of £27,930.00 due prior to first occupation Repay 10 year from date received on demand from payee. Interest to be accrued on unspent funds and repaid as above
14/02364 14/02410	Hayes Court West Common Road Hayes Bromley BR2 7AU	London Square	Part demolition of Hayes Court (Grade II listed) and detached outbuildings on site. Change of use and restoration of part of Hayes Court to accommodate 8 apartments (1 one bedroom and 7 two bedroom) and erection of 15 detached and mews style houses (1 x three bedroom, 8 x four bedroom and 6 x five bedroom) with associated communal and allocated car parking and landscaping including refuse/recycling store and cycle store	9 <sup>th</sup> December 2014	Affordable housing contribution £94,000. Health and education contribution £207,654.88 not to commence the development until the contributions have been paid. Public access - to construct the Public Access Route in accordance with the Public Access Route Plan as part of the development. Landscape Buffer Zone - not to permit or occupy any of the dwellings until the landscape buffer zone management plan has been approved and implemented. Ice House - to implement the Ice House Improvement Scheme before the occupation of any of the dwellings and to comply with the same for the life of the development. Bat Roosting Box Scheme - to implement before the occupation of any dwellings and to comply with the same for the life of the development. Listed Building - not to occupy or permit occupation of more than 50% of the dwellings on the site until CML Certificates have been issued in respect of all dwellings to be built or formed with the listed building. No time limit and no interest payable.
14/02081	Compost Site On Land Off Cookham Road Swanley	Tamar Energy Ltd	Variation of Condition 2 of permission 09/03618 granted for composting facility buildings for reception of food and green waste, anaerobic digestion process, digestate maturation process and conversion of methane gas to electricity together with liquid feed tanks, bays/structures to store finished products, biofilters beds, car parking, improvements to existing	11 <sup>th</sup> December 2014	The covenant and obligations on the owner and the Council contained in the original agreement which apply to the original permission shall in addition to the Development now also apply to the revised development DEED OF VARIATION

App No	Address	Applicant	Application	Date	Legal Agreement
			secondary vehicular access and upgrading of existing hard surfaces (to replace existing open window composting facility) to add additional structures and amend the type and layout of proposed buildings for the reception and maturation process		
14/02600 1203606	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Millgate	Variation of Condition 22 of permission ref 12/03606 granted for the 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 to amend the amend the size and appearance for the proposed house on Plot 1.	19 <sup>th</sup> September 2014	In the agreement signed under ref. 12/03606 to amend the definition of "permission" to incorporate the S73 application ref. 14/02600/RECON amending plot 1. FIRST DEED OF VARIATION
14/02904 12/03606	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Millgate	Variation of Condition 22 of permission ref 12/03606 granted for the 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 to amend the amend the size and appearance for the proposed house on Plot 41	19 <sup>th</sup> September 2014	In the agreement signed under ref. 12/03606 to amend the definition of "permission" to incorporate the S73 application ref. 14/02904/RECON amending Plot 41 SECOND DEED OF VARIATION
14/03031 14/03032 11/01989	Sundridge Park Manor Willoughby Lane Bromley BR1 3FZ	City and Country Ltd	Variation of conditions 1,2,4,5,6,7,8,9,11,12,13,14,15,17,18,21,22,25,28,30 and 31 and deletion of condition 32 to enable phased works to The Cottage and The Mansion granted permission under ref 11/01989 for partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats.  Addition of new condition deletion of conditions 11,17 and 18 and variation of conditions 1,23,4,5,6,7,8,9,10,12,13 and 14 to enable phased	2 <sup>nd</sup> October 2014	To delete and replace the definition of "Commencement of development", "Development", "Occupation", "Permission". To amend the definition of development and permission in the agreement signed under ref. 11/01989 and 11/01994/LBC to incorporate the S73 applications ref. 14/03031/RECON and listed building application 14/03032/RECON to amend the conditions on the original permissions FIRST DEED OF VARIATION

App No	Address	Applicant	Application	Date	Legal Agreement
			works to The Mansion granted listed building consent under ref 11/01994/LBC for partial demolition, internal and external alterations and rear extension to Mansion		
14/02667	Kingswood House Mays Hill Road Shortlands Bromley BR2 0HX	Harris Federation	A two form entry primary school, involving the demolition of all existing buildings together with the erection of a two storey building with associated vehicular access, parking and landscaping	13 <sup>th</sup> January 2015	Parking restriction contribution of £21,000 to be paid prior to the date of commencement. Any part of the Parking Restriction Contribution which has not been spent within 6 years of the date of payment shall be repayable on demand in accordance with clause 9 of the agreement
14/05029	Land Rear Of 86 To 94 High Street Beckenham	London & Quadrant Housing Trust	Application to modify legal agreement attached to planning permission DC/11/02100/FULL1 in respect of the Unilateral Undertaking signed on 13 June 2012 in connection with the following planning permission:  Development of 3 x four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 37 car parking spaces, bicycle parking, landscaping and access at Land to the rear of 86-94 High Street, Beckenham.  The purpose of the modification is to enable amendments to the affordable housing obligation by way of :- - Increasing the income threshold cap for eligibility for the Intermediate Units from £35,000 to £45,000 - Changing the location of the intermediate units by moving them from Blocks B and C to Block A	25 <sup>th</sup> February 2015	Amendment to the definition of "Intermediate Housing" in clause 1.1 of the unilateral undertaking. To amend the definition of "Affordable Housing Scheme" in Clause 1.1 of the unilateral undertaking. To delete the table under the "Affordable Housing Intermediate Units" and replace with an updated table. To amend the definition of "plans" in clause 1.1 DEED OF VARIATION
14/00820	Grays Farm Production Village Grays Farm Road Orpington BR5 3BD	Grays Farm Production Village	Demolition of existing buildings and redevelopment to provide 1,077sqm of use Class B1 floorspace in a detached 2 storey building with accommodation in roof and 45 two storey houses (some with accommodation in roof) with access road and car parking	10 <sup>th</sup> March 2015	Payment in lieu of £105,000 due prior to the commencement of development. To be used solely towards off-site affordable housing within 5 years of receipt of payment.  Upon written request from the owner the Council will repay any unspent funds after 5 years of receipt of payment
09/01664	Dylon International Ltd Worsley Bridge Road London SE26 5HD	Relta Limited	Mixed use redevelopment comprising basement car parking and 2 part five/ six/ seven/ eight storey blocks for use as Class B1 office accommodation (6884 sqm)/ Class A1 retail (449 sqm)/ Class A3 cafe/ restaurant (135 sqm)/ Class D1 creche (437 sqm) and 149 flats (32 one bedroom/ 78 two bedroom/ 39 three bedroom)	15 <sup>th</sup> January 2015	Affordable housing contribution of £80,000 one half due on first occupation of the 15th dwelling. The remaining half shall be paid upon occupation of the 112 dwelling. Limitations see agreement for full details of expenditure; Education contribution of £195,117.49 Employment contribution of £346,736 Healthcare contribution of £76,970 Contributions due upon first occupation of the 37th dwelling

App No	Address	Applicant	Application	Date	Legal Agreement
					The deed hereby discharges, supersedes and cancels the following agreements deed and undertaking dated 16th March 2010 4th July 2012 7th February 2014 (never signed)
14/03991	The Haven Springfield Road Sydenham London SE26 6HG	Kitewood Estates Ltd	Demolition of existing buildings and redevelopment of The Haven and Rookstone House to provide 46 residential units comprising 27 x 4 bedroom houses, 7 x 1 bedroom flats, 6 x 2 Bedroom flats and 6 x 3 bedroom flats, together with 71 car parking spaces, cycle parking provision, refuse and recycling provision, a relocated vehicular access to Springfield Road and landscaping and associated works	31 <sup>st</sup> March 2015	19 Affordable dwellings (see table in s106 for details. Meet level 4 of Code for Sustainable Homes) 10% affordable dwelling to meet SELHP (2012) wheelchair compliance standard Education contribution £432,915.63 Healthcare contribution £72,680  Contributions will be paid prior to first occupation of a dwelling Upon written request received by the Council, any unspent funds will be repaid by the 10th anniversary of the payment date
13/03889	The Rising Sun 166 Upper Elmers End Road Beckenham BR3 3DY	McCullochs	Demolition of existing buildings and erection of a 3 storey block with 400sqm of commercial floorspace (Class A1), 1 two bedroom and 1 one bedroom flats on the ground floor, 14 two bedroom flats above, revised vehicular access, 11 car parking spaces and servicing arrangements for the commercial use and 16 residential car parking spaces, commercial and residential cycle storage, refuse store for the residential units and associated landscaping	31 <sup>st</sup> March 2015	6 Affordable housing units Meet Code 4 of the Code for Sustainable Homes 10% Affordable home to meet SELHP(2012) wheelchair homes standard Education contribution £44,360 Healthcare contribution £16,096 Highways contribution £22,231.50  All contributions shall be paid prior to the first occupation and will need to be spent within 5 years of receipt At the end of the 5 year period upon written request any unspent funds will be repaid.
15/00201	Bigsworth Court 2 Betts Way Penge London SE20 8TZ	Town And Country Housing Group	Application to modify the legal agreement attached to planning permission DC/12/03634 in respect of the S106 Agreement signed on 01 March 2013 in connection with the following planning permission: Demolition of existing building and erection of 4 storey building comprising 22 flats and 2 semi-detached wheelchair bungalows with 24 car parking spaces at 2 Betts Way, Penge, London, SE20 8TZ The purpose of the modification is to enable amendments to the affordable housing obligation by way of increasing the income threshold cap for eligibility for the Intermediate Units from £35,000 to £45,000 (45%)	31 <sup>st</sup> March 2015	The definition of shard ownership in clause 11.1 of the principal agreement shall be amended. Clause 6.5 shall be inserted into the principal agreement. Part 1 of the third schedule shall be amended DEED OF VARIATION
14/01262	112 Elmstead Lane	S E Living Ltd	Demolition of existing dwelling and outbuildings and	31 <sup>st</sup> March	Development shall not commence unless the Council has first

App No	Address	Applicant	Application	Date	Legal Agreement
	Chislehurst BR7 5EL		erection of detached two storey building with accommodation in roofspace comprising 5 two bedroom and 3 one bedroom flats, with 8 car parking spaces and vehicular access to side. OUTLINE	2015	been given not less than 14 days notice by the Owner of intention to commence the Development. Before the commencement date the Owner will enter into a Section 38 agreement
14/04671	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Millgate	Application submitted under S73 of the Town and Country Planning Act for a Minor Material Amendment by way of variation of Condition 22 of permission ref 12/03606 granted for the 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 in order to allow an increase in visitor parking spaces and design amendment to the vehicular turning area.	31 <sup>st</sup> March 2015	All Covenants contained within the principal agreement will apply to this deed. To amend the definition of "Permission". To insert the definition "first permission" and "the third Section 73 Application" DEED OF VARIATION
14/05054	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Millgate	Application submitted under S73 of the Town and Country Planning Act for a Minor Material Amendment to vary conditions 2 (landscaping), 3 (boundary treatment), 22 (compliance with submitted plans and 27 (management of rear gardens for plots 2-15) granted under permission ref 12/03606 for the 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 in order to increase the length of the rear gardens of Plots 2-15 and amend the footpath beyond, to amend the position and design of the main entrance gate and gate to Plot 1, amend details of the hard and soft landscaping and additional tree planting	31 <sup>st</sup> March 2015	All covenants contained within the principal agreement will apply to this deed. To amend the definition of "Permission". To insert the definition "first permission" and "the third Section 73 agreement" and "the fourth section 73 permission" DEED OF VARIATION
14/03324	Summit House Glebe Way	Crest Nicholson (Eastern) & Lidl UK	Demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm	2 <sup>nd</sup> April 2015	Education contribution £154,431.62 Health contribution £57,996

App No	Address	Applicant	Application	Date	Legal Agreement
	West Wickham BR4 0RJ	GmbH	Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure		<p>Prior to the commencement of the development to pay the education contribution 1 and health contribution 2</p> <p>Prior to the first occupation to pay the education contribution 2 and health contribution 2</p> <p>To be spent within a period of 5 years of the payment date, upon written request the Council will repay any unspent funds</p>
14/03316	Orpington Police Station The Walnuts Orpington BR6 0TW	Berkeley Homes (Eastern Counties)Ltd	Demolition of existing buildings and erection of part 4 rising to part 9 storey building for use as a health and wellbeing centre on the ground and first floors plus a retail (Class A1/A3) unit on the ground floor together with 34 x 1 bedroom flats and 49 x 2 bedroom flats (total 83 flats) on the upper floors with ramp to basement and 46 basement car parking spaces (including 4 disabled spaces) together with refuse and recycling facilities, cycle storage and landscaping proposals	17 <sup>th</sup> April 2015	<p>Car club contribution of £8,300 to be paid before 1st occupation of a residential property to be paid to the Car Club Operator (not to Lb Bromley) solely for the car club contribution purpose.</p> <p>CPZ deposit contribution means the sum of £12,000 to be used to implement a controlled parking zone to be paid before occupation of the 1st residential property.</p> <p>Disabled parking bay contribution of £2,000 to be paid on or before the commencement of development.</p> <p>Education contribution means the sum of £160,491.61. The Owner will pay 50% of the contribution to the Council on or before 1st occupation of the first residential property. The Owner will pay the remaining 50% to the Council on or before occupation of the 63rd residential property For preschool facilities at St Pauls Cray Primary School</p> <p>Public realm contribution of £326,050 to be paid in 4 instalments of £85,512.50 for specified public realm works (see s106 for details) First - before commencement of development Second - on or before occupation of the 1st residential property Third - on or before occupation of the 42nd residential property Fourth - on or before occupation of the 63rd residential property</p> <p>To design and construct 8 of the residential properties as wheelchair Housing</p> <p>Upon written request any part of the contributions that have not been expended within 8 years of receipt will be repaid to the</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					Owner.  The Owner will reserve and set aside the Healthcare Facility Area for a Healthcare Facility in accordance with the terms of Schedule 2 of the agreement.  The Council to hold contributions in an interest bearing account
14/04452	87 The Walnuts Orpington BR6 0TW	Garden Property Investment Ltd	Third storey extension, first and second floor rear extension together with change of use of part ground floor, first and second floors to provide a part one/part four storey 61 room Class C1 Hotel with elevational alterations and associated servicing and access	6 <sup>th</sup> May 2015	The Public realm contribution of £24,500 towards the cost of resurfacing of external areas at The Walnuts Shopping Centre, together with improvements to lighting, canopy and wayfinding signage at The Walnuts. To pay the contribution on or before the Commencement Date. If the contribution has not been paid prior to or on the commencement date the applicant shall pay the Council interest at the Default Interest Rate.
15/01036	35 Julian Road Orpington BR6 6HT  (37 Julian Road)	Mr Jacek Ciupka	Proposed new dwelling at number 35 Julian Road and additional first floor and extensions to 37 Julian Road	6 <sup>th</sup> August 2015	The owner covenants to use best endeavours to achieve Practical Completion of the works at 35 and 37 Julian Road within 12 months of each other.  The dwellings will not be occupied until both works have reached a Practical Completion.
14/05055	Land Rear Of 86 To 94 High Street Beckenham	London and Quadrant Housing Trust	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of the planning permission (DC/11/02100) granted on appeal dated 26th July 2012, for the construction of 3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 41 car parking spaces, bicycle parking, landscaping and access in order to allow provision of 40 car parking spaces as opposed to 41 car parking spaces	28 <sup>th</sup> August 2015	Affordable housing contribution £351,230.05  Education Contribution £80,099.95 Clare House Primary, Oakwood Avenue, Beckenham  Health Contribution £18,670 for Penge Clinic, 17-19 Oakfield Road, Penge  To pay the whole of the contributions prior to the first occupation of any dwelling.  Not to occupy or permit occupation of any dwelling until the whole of the contributions have been paid to the Council.  Spend within 5 years of receiving the money and repay contribution plus interest if unspent/uncommitted. <b>UNILATERAL UNDERTAKING</b>
14/05055	Land Rear Of 86 To 94 High Street Beckenham	London and Quadrant Housing Trust	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of the planning permission (DC/11/02100) granted on appeal dated 26th July 2012, for the construction of 3 four storey blocks comprising 9 one	10 <sup>th</sup> September 2015	All expressions and terms used in this Supplemental Deed of Variation shall bear the same meaning as in the Principal Agreement <b>DEED OF VARIATION</b>

App No	Address	Applicant	Application	Date	Legal Agreement
			bedroom, 32 two bedroom and 3 three bedroom flats, with 41 car parking spaces, bicycle parking, landscaping and access in order to allow provision of 40 car parking spaces as opposed to 41 car parking spaces		
14/04199	165 Masons Hill Bromley BR2 9HW	Hambridge Homes	Demolition of existing buildings at 165-169 Masons Hill and 1-3 Homesdale Road and erection of part 3/4/5 storey mixed-use development comprising 328sqm ground floor Class A1 (retail) unit, 29 flats (20x2 bed and 9x1 bed) with car park for 24 cars (19 residential and 5 retail), cycle and refuse storage and associated landscaping	17 <sup>th</sup> September 2015	11 Affordable Housing units  Education contribution £154,431.62 to St Georges, Bickley CE Primary School, Tylney Road, Bromley  Health Contribution £57,996 to Dysart Surgery, 13 Ravensbourne Road, Bromley Health and Education contributions to be used for projects identified in the Agreement The Owner covenants to pay the Education and Health contributions to the Council prior to First Occupation of the 1 <sup>st</sup> Market Housing Unit. Upon written request the Council shall repay any unspent funds within eight years of the date of receipt. Together with interest.
15/00640	Kingswood House Mays Hill Road Shortlands Bromley BR2 0HX	Harris Federation	Variation of Condition 17 of permission ref. 14/02667/FULL1 (granted for a two form entry primary school, involving the demolition of all existing buildings together with the erection of a two storey building with associated vehicular access, parking and landscaping) to allow amendment to the approved scheme including the removal of part of the first floor, reconfiguration of the first floor, removal of the roof overrun of the external staircase and an increase of the screened roof plant area	21 <sup>st</sup> September 2015	The original agreement shall be supplemented as follows:  Amendment to the definition of "Commencement Date".  A new definition of "Supplemental Application" shall be inserted into Clause 1.1  A new definition of "Supplemental Permission" shall be inserted into Clause 1.1  The definition of "Development" in Clause 1.1 shall be supplemented as per the Clause 4 of the First Schedule of the Deed of Variation.
15/00140	Old Town Hall, 30 Tweedy Road, Bromley, Kent and Land Known as the Former South Street Car Park Site, Bromley, Kent	Bromley Town Hall Limited	Partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 94 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with re-configuration of the existing access ramp on Widmore Road and provision of pickup/drop	6 <sup>th</sup> November 2015	Car Club Space Contribution – £4,000 Contribution paid prior to commencement;  Health Contribution – £56,062 for new facilities and/or improvement of existing facilities at Dysart Surgery. Paid prior to first occupation of any residential unit;  Education Contribution – total £116, 368.12 for the following new facilities and/or the improvement of existing facilities: (i)

App No	Address	Applicant	Application	Date	Legal Agreement
			off in Tweedy Road and South Street and Planning Permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1bed, 34 x 2-bed, 1 x 3 bed), with basement parking for 26 cars and 118 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.		<p>£51, 151.63 at St George's School, Tylney Road; (ii) £38,329.82 at Ravensbourne School, Hayes Lane; and (iii) £26,886.67 at Beacon House, Holmesdale Road. Paid before first occupation of any residential unit;</p> <p>Highway Works Contribution – £3,000 to relocate disabled parking bays in Court Street and coach pick-up/drop-off parking bay in South Street. Paid prior commencement of hotel;</p> <p>Stopping Up Order Contribution – £3,000 to be used for the Council's costs in obtaining the Stopping up Order. Paid before commencement of hotel</p> <p>Contract for hotel shall be let and work commenced prior to commencement of residential development</p> <p>Landscaping scheme on TfL land adjacent to residential and hotel parts of the development to be approved prior to commencement and implemented prior to first occupation</p> <p>Return funds 10 years from date of receipt plus interest accrued</p>
15/00696	Broadway House 3 High Street Bromley BR1 1LF	Monetta Limited	Extension of third, fourth, eighth and ninth floor to provide 9 flats	28 <sup>th</sup> October 2015	Highways Contribution - £2,500 for lining and signing a dedicated parking bay for use by a nominated Car Club Operator. Paid prior to first residential occupation of the Development. No time limit for spending or when the contribution would become repayable to the owner.
15/04319	The Haven Springfield Road Sydenham London SE26 6HG	Kitewood Estates Ltd	S73 Application for a Minor Material Amendment to 14/0399/FULL1 (46 residential units and associated works), amendment to include change to house types across site, roof form to house type 1 amended, house type 7 removed, removal of first floor rear roof terraces to house type 1, external elevation changes to all dwellings including the addition of Juliet balconies and changes to window design and size, installation of photo voltaic panels to roofs, erection of two double garages, instillation of electric charging points and change of front boundary walls to railings, dwarf brick wall and hedges.	16 <sup>th</sup> February 2016	<p>Affordable Housing Schedule amended to provide 2x1 bed wheelchair units to SELHP standards</p> <p>"Dwelling" in para 1 and 2 of Schedule 2 to the Main Agreement replaced by "Open Market Dwelling"</p> <p>Amended wording of Clause 2.6.1 (see Deed for details)</p> <p>The definition of "Affordable Housing Dwellings" shall be deleted and amended to provide 19 dwellings (9 Affordable Rent and 10 Intermediate ).</p> <p>Amend Affordable Rent Dwellings definition to 4 x 3 bed Affordable Rent Dwellings</p>

App No	Address	Applicant	Application	Date	Legal Agreement
					Amend Affordable Housing Schedule to add 2 x 2 bed Intermediate Dwellings, making a total of 6. DEED OF VARIATION
15/00909	Harris Academy Beckenham, Manor Way, Beckenham, BR3 3SJ	Kier Construction	Demolition of all buildings on site (except the basketball block) and erection of replacement buildings to accommodate a 3 storey 6FE Academy (8,112 sqm GIA) for 1,150 pupils and a 2 storey primary Academy for 420 pupils together with temporary classroom accommodation for a period of two years, provision of 97 car parking spaces, 170 cycle parking spaces, associated circulation and servicing space, multi-use games areas and landscaping.	6 <sup>th</sup> November 2015	Highways Contribution - £40,000 as a contribution towards the cost of resurfacing Manor Way, Beckenham. To be paid on or before the First Occupation Date. To be expended in accordance with the provisions of the agreement within seven years.
15/04343	Provident House 6 - 20 Burrell Row Beckenham BR3 1AT	Ironstone UK Ltd	Change of use from Class B1 (a) office to Class C3 dwellinghouses to form 18 one bedroom and 2 two bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class M, Part 3 of the GPDO).	18 <sup>th</sup> November 2015	Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space.  CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development.  All contributions to be refunded to the owner if unspent after 5 years.  Residents will not be entitled to a parking permit unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.
15/04343	Provident House 6 - 20 Burrell Row Beckenham BR3 1AT	Ironstone UK Ltd	Change of use from Class B1 (a) office to Class C3 dwellinghouses to form 18 one bedroom and 2 two bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class M, Part 3 of the GPDO).	18 <sup>th</sup> November 2015	Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space.  CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development.  All contributions to be refunded to the owner if unspent after 5 years.  Residents will not be entitled to a parking permit unless they

App No	Address	Applicant	Application	Date	Legal Agreement
					are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.
15/04293	Ironstone House 205 - 213 High Street Beckenham BR3 1AH	Ironstone UK Ltd	Change of use of first, second and third floors from Class B1 (a) office to Class C3 dwellinghouses to form 18 one bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class O Part 3 of the GPDO 2015)	18 <sup>th</sup> November 2015	Car Club Contribution of £2,500 to be paid prior to commencement towards cost of Council providing car club parking space.  CPZ contribution of £5,000 to be paid, prior to commencement, towards cost of any CPZ extension within the vicinity of the Proposed Development.  All contributions to be refunded to the owner if unspent after 5 years.  Residents will not be entitled to a parking permit unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.
13/03743	All Saints Catholic School Layhams Road West Wickham BR4 9HN	Regalpoint Homes (WW) Ltd & The R.C Diocese Of Southwark	Demolition of all school buildings, with the exception of the Reception building, and part demolition of the North Stable block, and erection of 48 dwellings comprising 24x4 bed houses, 16x1 bed flats and 8x 2 bed flats and conversion of the stable block into 2x2 bed residential units, together with 108 car parking spaces. Associated landscaping, hardstanding areas, cycle stores and bin stores. Conversion of existing Reception building to 799sqm of office floorspace (Class b1A) together with 8 dedicated car parking spaces and the construction of 2 tennis courts, designated car park. Erection of pavilion and amenity area for community use.	22 <sup>nd</sup> March 2016	Cycle Voucher to the value of £50 towards the purchase of a bicycle provided to the first occupier of each residential unit.  Oyster Card preloaded to the value of £1,272 provided to the first occupier of each residential unit.  School Travel Plan Incentive organised with local schools to create or increase the use of the walking buses and cycle trains initiatives.  Appointment of a Travel Plan Champion no later than three months prior to the date of first occupation of any of the residential units who shall remain in place for three years after first occupation of the final residential unit.  £20,000 towards the school travel plan incentive fund within 20 working days after the date on which the first residential unit is occupied.
13/03345	H G Wells Centre St Marks Road Bromley BR2 9HG	Cobalt Bromley South LTD	Demolition of existing building and erection of a part 7, part 11, part 17 storey mixed use building comprising 256sqm community uses (use Class D1/D2), 1,467sqm office use (use Class B1) and 52 residential flats with associated landscaping and public realm works, new pedestrian links, refuse and cycle stores,	23 <sup>rd</sup> July 2015	Affordable Housing:  6 dwellings (4 x 2 bed and 2 x 1 bed) with no more than 50% of private dwellings to be occupied until the Affordable Dwellings have been transferred to a Registered Provider.

App No	Address	Applicant	Application	Date	Legal Agreement
			plant room and 3 disabled car parking spaces		<p>£515,000 towards the Council's allocation of affordable housing in the local borough to be paid prior to commencement of development.</p> <p>Education Contribution:</p> <p>£140,635.07 towards education in the local borough to be paid prior to commencement.</p> <p>Health Contribution:</p> <p>£52,364 towards health in the local borough to be paid prior to commencement.</p> <p>Highways Contribution:</p> <p>£7,800 to Car Club Operator on date of commencement towards Car Club Scheme.</p> <p>£2,500 towards the Council's costs of laying out and providing a car parking space for the Car Club Scheme to be paid on date of commencement.</p> <p>Car Club Scheme to be in operation for a minimum of three years with each new occupier being provided written details of the Car Club Scheme including two year's free membership and a £50 drive time credit.</p> <p>New Owners will not be entitled to obtain a resident's parking permit within any controlled parking zone (unless they are the holder of a disabled person's badge).</p> <p>No deadline date for contributions to be spent by or accrued interest to be returned.</p>

## Appendix 2: Saved and Expired Policies from the Unitary Development Plan

### Saved Policies

#### Housing

H1	Housing Supply
H2 (Not used in this document)	Affordable Housing
H3	Affordable Housing – payment in lieu
H2 (Previously 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

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
C1	Community 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

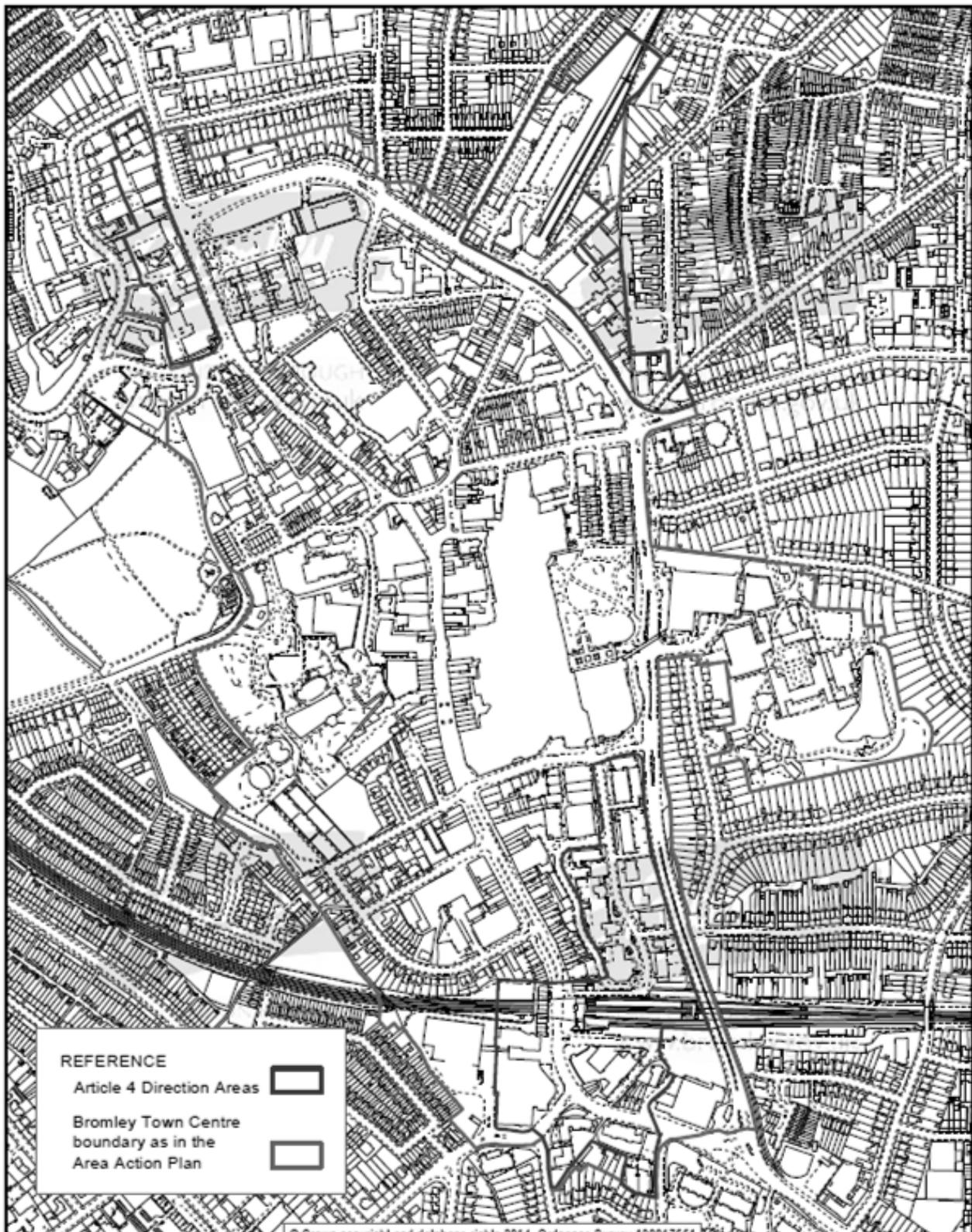
## Implementation

IMP1	Waste Management Facilities
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## 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





**Appendix 4: Article 4 Direction  
Boundaries**

**REFERENCE**

Article 4 Direction Areas 

Bromley Town Centre  
boundary as in the  
Area Action Plan 