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1. Introduction

Purpose

- 1.1 This monitoring report assesses the effectiveness of London Borough of Bexley's planning policies between 1 April 2012 and 31 March 2013. Section 113 of the Localism Act 2011¹ amends the Planning and Compulsory Purchase Act 2004 ("the Act")² and requires local authorities to produce a monitoring report known as an 'authorities' monitoring report' at a maximum of 12 month intervals. This report therefore meets this statutory requirement.
- 1.2 The Localism Act 2011 requires authorities' monitoring reports to monitor the progress and implementation of the Council's local development scheme, and assess the extent to which the objectives of the planning policies are being achieved. This report therefore monitors the Council's performance in producing and implementing its local plan policies and supporting national and regional policies.

Approach to monitoring

- 1.3 In summary, the Bexley Monitoring Report assesses performance by referencing two types of indicators:
 - 1.3.1 **Local indicators:** These indicators are locally set by the Council and are therefore locally specific. These indicators are used to monitor the Bexley Core Strategy local plan³ and saved policies from Bexley's Unitary Development Plan⁴ (UDP).
 - 1.3.2 **Significant effects indicators (SEIs):** these indicators are set out in sustainability appraisal reports that form part of local development documents. At the time the significant effects indicators in Table 3.2 were introduced, it was a requirement of European legislation (the Strategic Environmental Assessment (SEA) Directive) to include significant effects indicators in the sustainability appraisal of supplementary planning documents (SPDs). Although SEA is no longer a requirement for SPDs, Bexley's adopted SPDs are still relevant and therefore the significant effect indicators have been retained.
- 1.4 **Section 2** (Table 2.1) reports on the Council's performance against the timetable for the production of local development documents in the Bexley Local Development Scheme⁵ (see appendices to this report). In addition, section 2 also sets out the actions the Council has taken to cooperate with other local planning authorities or bodies prescribed under Part 2 (Reg 4) of the Town and Country Planning Act (Local Plan) (England) Regulations (2012)⁶ as required.
- 1.5 **Section 3** provides borough context and summarises the performance of the Council's planning policies in 2012/13 against the revised indicators.

¹ [Localism Act 2011](#)

² [Planning and Compulsory Purchase Act 2004](#)

³ [London Borough of Bexley : Core Strategy](#)

⁴ [London Borough of Bexley : Unitary Development Plan](#)

⁵ [London Borough of Bexley : Local Development Scheme](#)

⁶ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

1.6 **Sections 4 to 10** discuss performance against the revised indicators in detail across topic areas, following the order of the saved policies in Bexley's UDP:

- General policies section 4
- Environmental policies section 5
- Housing policies section 6
- Employment and economic policies section 7
- Traffic and transportation policies section 8
- Shopping and town centres policies section 9
- Minerals and waste policies section 10

Bexley's Development Plan

1.7 Bexley's planning policies are contained in:

- The London Plan 2011⁷ as revised Oct 2013
- The Bexley Core Strategy (2012)
- Saved UDP policies (2012) and adopted UDP proposals map (2004)

Contents of Bexley's local plan

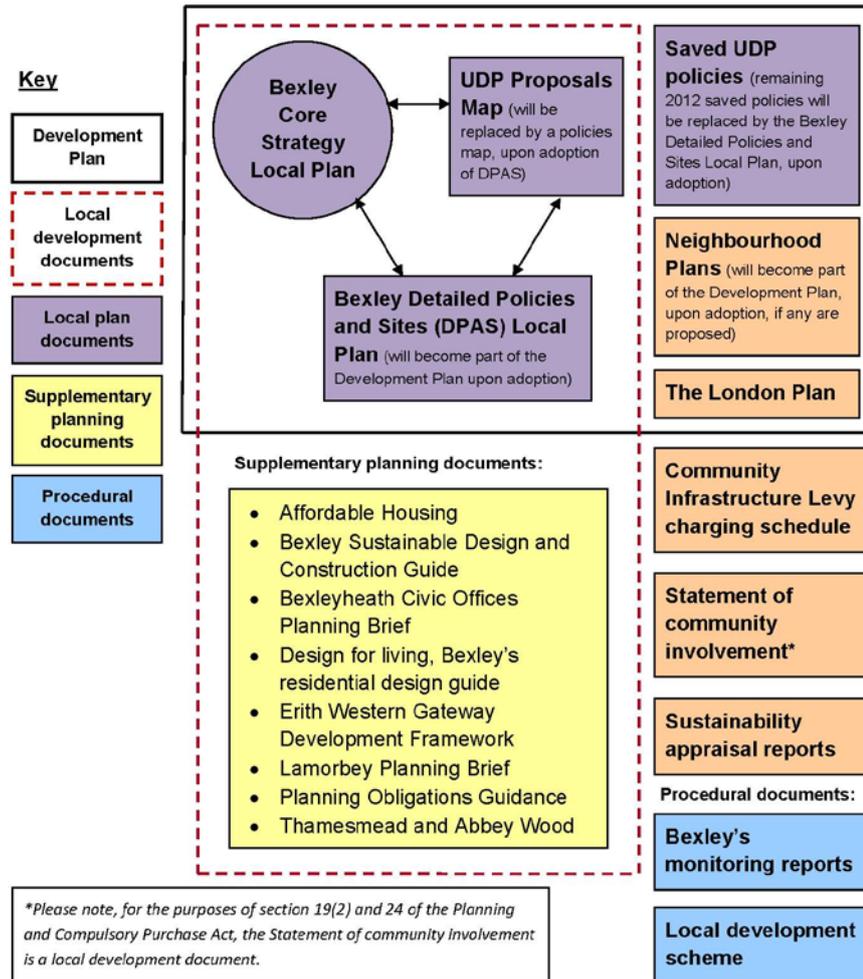
1.8 The term *local plan* was introduced by the National Planning Policy Framework (NPPF) and the Local Planning Regulations 2012. A local plan is a document that contains policies on the development and use of land, the allocation of sites for a particular type of development or use, and, development management and site allocations policies, which are intended to guide the determination of planning applications. For the purposes of section 17(7)(a) of the 2008 Planning Act, these documents are prescribed as development plan documents.

1.9 The Council is in the process of replacing the saved policies from its adopted Unitary Development Plan (2004) with a series of documents that are easier to use and update. The development plan documents that replace the saved UDP policies are the adopted Bexley Core Strategy local plan and the forthcoming Detailed Policies and Sites local plan, which will be accompanied by an updated policies map. Once the Detailed Policies and Sites local plan is adopted, a number of indicators within the Monitoring report will require a comprehensive review, to ensure all indicators are current and up-to-date.

1.10 The Bexley Core Strategy, which was adopted on 22 February 2012, was the first local plan to be adopted as part of this replacement process. It takes a strategic overview of development in the borough and sets out the long term vision for Bexley and how it will be achieved. The Core Strategy provides a robust, strategic starting point but does not provide details in respect of specific sites or development management policies. This will be addressed in the forthcoming Bexley Detailed Policies and Sites local plan.

1.11 Bexley's local planning framework is set out in more detail in Figure 1.1.

Figure 1.1 Bexley's local planning framework



- 1.12 Bexley's local plans will be linked, with regard to spatial planning, to the Council's key plans and strategies, and to the strategies of strategic partners and key delivery bodies.
- 1.13 As required by planning regulations, this monitoring report includes (in section 2) further information about the production of Bexley's planning documents.

Saved UDP policies

- 1.14 Bexley's saved UDP policies will gradually be replaced by new local plan policies. The Bexley Core Strategy commenced this process and was adopted on 22 February 2012. An updated UDP addendum was produced in 2012, which sets out whether the saved UDP policies have been replaced in full or in part by the Bexley Core Strategy and/or The London Plan. In total there are 136 saved policies that are being retained in full, two policies that have been retained in part, and eight remaining Design and Development Control guidelines. The 2012 Addendum statement to Bexley's UDP is available on the Council's website⁸.
- 1.15 The Bexley Core Strategy, The London Plan and remaining UDP saved policies provide relevant policy direction in areas previously covered by deleted UDP policies.

⁸ [London Borough of Bexley : Unitary Development Plan](#)

2. Local development scheme

Bexley Local Development Scheme (2012)

- 2.1 The most recent local development scheme was published by the Council in May 2012, with a revised timetable of documents published in July 2013. The Bexley Local Development Scheme⁹ (LDS) sets out the Council's programme for the production of local development documents up to February 2016, including preparation of the Bexley Detailed Policies and Sites local plan, which will provide polices for managing development and making decisions on development proposals, including the allocation of sites for a particular type of development or use. It will provide the local criteria against which planning applications will be judged, in conjunction with the requirements set out in other adopted planning documents that form Bexley's Development Plan i.e. the Bexley Core Strategy and The London Plan.
- 2.2 Appendix A of this report sets out information regarding progress against the Council endorsed local development scheme, which is required by Regulation 48(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012. Appendix B sets out the timetable for local development documents, summarised in Table 2.1 below.

Table 2.1: Local development document production timetable

Local development document	Document preparation	Publication of proposed submission documents	Submission	Adoption
Bexley detailed policies and sites local plan	To September 2014	October 2014	May 2015	Feb 2016
Related planning document (not a local development document)				
Community Infrastructure Levy charging schedule	To August 2013	September 2013	March 2014	November 2014

Duty to co-operate

- 2.3 Section 110 of the Localism Act 2011 amends the Planning and Compulsory Purchase Act 2004, placing a duty to co-operate on local planning authorities, county councils in England, and other bodies that are prescribed or of a prescribed description¹⁰, in relation to the planning of sustainable development. The duty to co-operate includes activities such as the preparation of development plan documents and other local development documents.
- 2.4 Bexley has co-operated with a number of other local planning authorities, including adjoining boroughs, and prescribed bodes, on a variety of issues; please see Table 2.2 below for more information.

⁹ [London Borough of Bexley : Local Development Scheme](#)

¹⁰ See section 4 of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) for the full list of the bodies prescribed for the purposes of section 33A(1)(c) of the 2004 Act.

Table 2.2: Duty to co-operate

Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8, s34(6)	
Document	Actions by the Council
Bexley core strategy local plan and Bexley detailed policies and sites (DPAS) local plan	<ul style="list-style-type: none"> ▪ Has formally created (with the other southeast London boroughs) the southeast London joint waste working group, to pool London Plan waste apportionment allocations, and to prepare a joint waste technical paper (key evidence in the preparation of local plans).
Bexley detailed policies and sites (DPAS) local plan	<ul style="list-style-type: none"> ▪ Attends duty to co-operate meetings with the other southeast London boroughs, covering many policy topic areas and including evidence base work, in the preparation of other boroughs' local development documents as well as DPAS. This includes a new Strategic Housing Market Assessment for southeast London. ▪ Attends London aggregate working party meetings and provides information for monitoring, which feeds into aggregate policies, and is also a member of the London regional technical advisory body (RTAB) on waste. These technical bodies were created through national legislation and provide advice that feeds into regional, national and local policy. ▪ Works with the Greater London Authority to develop a database of employment sites and in the production of a shared London strategic housing land availability assessment. Has also worked with the GLA on the 2013 strategic housing land availability assessment (SHLAA) as well as previous SHLAAs. ▪ Attend regular working party meetings with other southeast London Boroughs regarding our Green Chain open spaces. ▪ Regularly liaise with English Heritage with regard to the Council's Historic Environment Record (HER), archaeology and listed buildings. ▪ Have been involved in a number of consultations and attended workshops on characterisation and lifetime neighbourhoods. ▪ Have met with the GLA to discuss the roll out of the South East London Green Grid into an All London Green Grid. ▪ Have met with the Royal Borough of Greenwich to progress a new local centre designation for Abbey Wood, to capitalise on the opportunity offered by the Crossrail station, with a town centre boundary that straddles the two boroughs ▪ Regarding Crossrail, discussions continue with Crossrail Ltd, Network Rail and the Royal Borough of Greenwich to maximise the potential benefits from this important infrastructure scheme
Community infrastructure levy charging schedule	<ul style="list-style-type: none"> ▪ Have discussed with numerous boroughs inside and outside London in how they are progressing their CIL, verbally and by correspondence, as well as discussions held at regular ALBPO and Transport for London meetings.

3. Borough performance summary

- 3.1 In general, Bexley continues to perform well against its wide range of policies, which are summarised below.

General policies

★ **Performance in reporting year:**

- 3.2 Bexley has had consistently low level of departures from Development Plan policies, with only 12 relevant planning approvals in 2012/13.
- 3.3 A number of planning obligations were secured across various areas including transport and access, affordable housing, health services and facilities and open space.

Environmental policies

- 3.4 Bexley is one of London's greenest boroughs, with a good natural and built environment. The suburban built environment is bordered to the east by Green Belt and this, along with Metropolitan Open Land (MOL), makes up 12% of the borough's land area.
- 3.5 Bexley is home to a range of listed buildings, areas of special architectural or historic interest and sites designated as conservation areas, including two sites of special scientific interest, seven metropolitan sites of importance for nature conservation, 25 sites of borough importance for nature conservation and 23 conservation areas (2.2% of the borough's land area).

★ **Performance in reporting year:**

- 3.6 There was no loss of areas of nature conservation or biodiversity importance nor were there any developments permitted which would result in a loss of a listed building or landmark building in a conservation area.
- 3.7 One approval through exceptional circumstances was granted for inappropriate development on Metropolitan Green Belt or Metropolitan Open Land (MOL), representing less than 1% of all applications received in the reporting year.
- 3.8 99% of commercial developments in Bexley were constructed on previously developed ("brownfield") land.

Housing policies

- 3.9 Bexley is an attractive borough characterised by large areas of interwar family housing and with average house prices that are amongst the lowest in London at £229,787¹¹.
- 3.10 Future housing will be concentrated in the sustainable growth areas as set out in the Bexley Core Strategy with many potential housing sites falling in and around the borough's main town centres as well as the Bexley Riverside London Plan Opportunity Area.

¹¹ Source: Land Registry <http://www1.landregistry.gov.uk/houseprices/housepriceindex/>

★ **Performance in reporting year:**

- 3.11 Developers completed 771 net new homes in the reporting year, an increase since the previous year.
- 3.12 All new homes were constructed at density levels that comply with The London Plan objectives, with a high majority of developments having densities above 60 dwellings per hectare.
- 3.13 The number of affordable homes completed has decreased since the previous year. This is as a result of changes in the funding regime that involved considerable negotiations between housing associations and the Greater London Authority, which delayed the start on site for a number of schemes. As a result most of the affordable housing completions funded by the GLA will take place towards the end of 2014/15. Of those completed this year, 48% of the affordable housing was social rented and 52% were intermediate. This is below the policy requirement for the reporting year, because of the small amount of affordable housing completed in this period compared with previous years.
- 3.14 Overall over the last five years the affordable housing target still represents 51% of the housing delivery target. This is in line with policy requirements and therefore no review is proposed at this time. Also over the last five years the percent split between socially rented and intermediate housing is 66/34, slightly under the policy percent split target of 70/30. Therefore this policy will continue to be monitored.
- 3.15 In common with the rest of London and most of the UK, house prices and sales increased in the 2007/8 period, but declined significantly at the start of the economic downturn. However, house prices have risen slightly since July 2009 and have stayed relatively static since this time, beginning to rise slightly in the reporting year.

Employment and economic policies

- 3.16 Bexley's employment structure reflects more closely that of the national economy than of Greater London, with higher shares of manufacturing, construction and retail, and lower shares of finance and business employment. Approximately 60% of Bexley's working residents commute out of the borough to access employment. Unemployment rates in Bexley are lower than the London and UK averages but vary across the borough.

★ **Performance in reporting year:**

- 3.17 A significant proportion of the employment land identified in the UDP has been developed, with 25.84 hectares (ha) remaining.
- 3.18 In the review year, 18.15ha (181,589m²) of employment floorspace had approval for development and a further 7.4ha was either under construction or completed.

Transport policies

- 3.19 The Council has prepared a Local Implementation Plan (LIP) with a three-year delivery programme for transport infrastructure and other projects within the framework of the Mayor of London's Transport Strategy and in support of its goals. The current LIP covers the period 2011/12-2013/14. This plan is also intended to

better enable transport to be integrated with wider economic, social and environmental objectives at a local level.

★ Performance in reporting year:

- 3.20 There were no instances during the reporting year where maximum parking standards were exceeded in respect of approved commercial developments and housing schemes yielding 15 or more extra homes.
- 3.21 All residential developments approved in the reporting year were within 800 metres of a daily public transport service, in particular bus stops.

Shopping and town centre policies

- 3.22 Bexley is committed to promoting the viability and vitality of each town centre in the borough to ensure adequate local service provision and safe and pleasant public spaces for people to enjoy.
- 3.23 The impact of the global economic downturn on Bexley's main town centres has been reflected in increased vacancy rates, particularly in the major centres outside of Bexleyheath. The Council and its partners have been working to strengthen the vitality and viability of the borough's town centres and help mitigate the effects of the global economic downturn.

★ Performance in reporting year:

- 3.24 Vacancy rates in town centres remain below the national average despite the impacts of the global economic downturn. Additionally, vacancy rates are also under the 10% target and an appropriate balance between retail and non-retail was maintained.

Waste policies

- 3.25 Bexley's residents have achieved one of the highest levels of recycling in the country and the highest in London. Bexley has an important role to play in dealing with London's waste and has enough existing sites to meet our waste capacity allocation. The Council may work with other London boroughs to make the most efficient use of any surplus capacity.

★ Performance in reporting year:

- 3.26 No primary won aggregates were locally exploited during the reporting year. This figure is indicative of the low level of natural resources that are accessible and viable within the borough.
- 3.27 There was 117,259 tonnes of waste dealt with in the reporting year.

Summary of performance tables

- 3.28 The following tables (3.1 and 3.2) summarise Bexley's performance in terms of the local and significant effects indicators set out in the introduction and the action that will be taken for each indicator for next year.

Table 3.1: Summary of performance – local indicators

Indicator		Performance	Target	Action*	Page
General policies					
LOI 17	Advertised departures from Bexley's development plan	0.76%	Max 1%	None	13
Environmental policies					
LOI 16	Changes in protected nature conservation areas	None	None	None	15
LOI 2	Other development, previously developed land	99%	Min 60%	None	15
LOI 10	Inappropriate development on Green Belt/MOL	0.1%	Max 5%	None	15
LOI 15	Loss of listed/key buildings (approvals)	None	Max 5%	None	16
Housing policies					
H2	Additional dwellings (net):				17
H2a	In previous five years	N/A			
H2b	For the reporting year	771 homes		None	
H2c	In future years:				
	(i) managed supply (15 years to 2027/28)	6,102 homes		Monitor	
	(ii) hectares (15 years to 2027/28)	118.69		Monitor	
	(iii) annualised plan target	335 homes			
H2d	Projected net additions (15 years to 2027/28)	5,252 homes		Monitor	
LOI 1	New dwellings on previously developed land	99%	Min 60%	None	22
LOI 3	Affordable housing in private residential developments over 10 units approved in reporting year	37%	Min 35%	None	23
Employment and economic policies					
B1	Employment floorspace	180,953m ²		None	28
LOI 11	Industrial land developed by 2016 (UDP sites)	26.16 ha	57.61 ha	Monitor	28
Traffic and transportation policies					
LOI 14	Developments exceeding parking standards	None	Max 5%	None	29
Shopping and town centres policies					
LOI 5	Vacancy rate: strategic and district town centres	8.1%	Max 10%	None	30
LOI 9	Vacancy rate: neighbourhood shopping centres	8.8%	Max 10%	None	30
LOI 6	A1 uses in core frontages	72%	Min 70%	None	31
LOI 7	A1 uses in core and non-core frontages	57%	Min 55%	None	31
LOI 8	New retail floor space				31
	In centre/edge of centre	50%		Monitor	
	Out of town centre	50%		Monitor	

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Indicator		Performance	Target	Action*	Page
TK1	Vacant street level property	As LOIs 5 & 9		None	30
TK2	Pedestrian flows (footfall)	Figures 9.1 – 9.6		None	32
Minerals and waste policies					
M1	Production of primary won aggregates	None		None	35
M2	Production of secondary/recycled aggregates	No information		Monitor	35
W1	Capacity of new waste management facilities	None		None	35
W2	Municipal waste arising and managed	117,259 tonnes		None	35
*Action Required		Urgent action required	Keep under review	No action required	

Table 3.2: Summary of performance – significant effects indicators (SEIs)

Indicator		Performance	Action*	Page	
Affordable housing SPD					
AH1	Dwelling type and size	Tables 6.8 & 6.9	None	24	
AH2	Average house price	£229,787	Monitor	25	
AH3	Ratio of house prices to earnings			26	
	Lower quartile	8.61:1	Monitor		
	Median	7.44:1	Monitor		
AH4	Housing register	9579 people	Monitor	26	
AH5	Affordable units constructed, by type:			22	
	Social rented	11 homes	Monitor		
	Shared ownership	12 homes	Monitor		
Residential design guide SPD					
RDG1	Dwelling size	Tables 6.7 & 6.8	None	24	
RDG2	Density (planning approvals):			27	
	Family homes (dwellings per ha)	31	None		
	Non-family homes (dwellings per ha)	113	None		
RDG3	Pedestrian travel distance (new dwellings more than 880m from public transport)	100%	None	29	
Planning obligations SPD					
PO1	Completed obligations and agreements			13	
	In reporting year:		11		None
	Cumulatively (since adoption of SPD):		76		None
PO2	Number and type of obligations secured	Table 4.1	None	13	
PO3	Percentage of qualifying developments for which obligations were successfully secured	100%	None	14	
*Action Required		Urgent action required	Keep under review	No action required	

4. General policies

Departures from the development plan

LOI 17	Number of advertised departures from the development plan approved by the local planning authority	
	Target:	Less than 1% of total permissions granted
	Performance:	0.76% (12 departures; 1,571 permissions)

4.1 This low level of departures is consistent with previous years and indicates that planning policies are being applied consistently. No policy changes are required.

Planning obligations guidance supplementary planning document (SPD)

4.2 Planning obligations are agreements between local councils and developers to offset negative impacts of developments and make sure contributions are made towards the provision of local infrastructure, services and facilities. The Planning obligations guidance¹² supplementary planning document, adopted in 2008, includes the following significant effects indicators to monitor its impact.

SEI PO1	Number of completed planning obligations and unilateral agreements
	Performance In the reporting year: 11
	Cumulatively: 76 (since adoption of Planning obligations guidance SPD)

SEI PO2	Number and type of planning obligations secured
	Performance Table 4.1

4.3 In the reporting year, planning obligations were completed in respect of 11 developments (SEI PO1), excluding any deed of variations or agreements involving restrictions of land use. This is lower than last year due to pressure from applicants in the previous year to approve applications before the Mayor's community infrastructure levy became operational.

4.4 Additionally, 46 different planning obligations were secured from developers (SEI PO2). Table 4.1 summarises these by service area and other, site-specific, obligations. Please be aware that Table 4.1 is correct in terms of what was secured within the legal agreements, but sites may subsequently be developed to provide additional affordable housing.

Table 4.1: Number and type of planning obligations secured (SEI PO2)

Type	Number
Affordable housing	5
Transport and access	4
Public realm improvements	0
Education	2
Employment training	4 (in kind)

¹² [London Borough of Bexley : Planning Obligations Guidance SPD](#)

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Type	Number
Health services and facilities	5
Open space	5
Sports and leisure facilities	3
Local community facilities and services	5
Monitoring	5
Other	9
Total secured planning obligations	46

4.5 There are nine obligations categorised under 'other' in Table 4.1 above, which are: two traffic regulation orders; carbon off-set contribution; provision of a community unit; public transport; CPZ exemption; ball court maintenance; provision and maintenance of electronic vehicle charging points; and an ecological management plan.

SEI PO3	Percentage of qualifying developments for which planning obligations were successfully secured
Performance	100%

4.6 The Council will seek the full contributions as set out in the SPD annexes. However, it is recognised there may be instances in which the Council will not be able to secure all the obligations sought to the highest level, such as when an applicant has demonstrated a case by submission of a valid financial viability appraisal or when there is no infrastructure scheme to justify levying the planning obligation.

4.7 The percentage of qualifying developments that secured planning obligations in the reporting year was 100% (SEI PO3). This is the same as last year and meets the Council's performance target; however the impact of the Planning obligations guidance SPD will be kept under review.

5. Environmental policies

Contextual indicators for environmental policies

- 5.1 Bexley has continued to protect and enhance its natural and built environment and exceeded targets for its environmental policies in the reporting year.

Biodiversity

Net change in area of biodiversity importance and/or protected by nature conservation designations		
LOI 16	Target	No net loss of designated land
	Performance ^{13F}	None

- 5.2 LOI 16 monitors changes in biodiversity habitat, including sites of special scientific interest (SSSIs); sites of metropolitan, borough or local importance for nature conservation; and local nature reserves. The Council monitors developments within areas designated for their biodiversity importance and/or protected by nature conservation designations.

- 5.3 During the reporting year, there was no net change in areas of biodiversity importance or areas protected by nature conservation designations in Bexley. Therefore, no changes are proposed in the way policies are implemented.

Non-residential development¹⁴ on previously developed land

Percentage of development (other than new dwellings) on previously developed land		
LOI 2	Target	At least 60%
	Performance ^{15F}	99%

- 5.4 More than 99% of non-residential developments completed in the reporting year were on previously developed land. One development of approximately 0.003ha in size was completed in the reporting year, for a small office within cemetery grounds. (ref-12/00873/FUL).

- 5.5 The minimum target has again been substantially exceeded and no review of relevant policies is required.

Development in Green Belt or Metropolitan Open Land

Inappropriate development in Green Belt or Metropolitan Open Land		
LOI 10	Target	Less than 5% of relevant applications approved.
	Performance	one application approved

- 5.6 Generally, development is considered inappropriate on Metropolitan Green Belt or Metropolitan Open Land where by definition it is harmful, as stated in the National

¹³ Source: London Borough of Bexley Strategic Planning and Regeneration department.

¹⁴ Residential development on previously developed land is discussed in Chapter 7, Housing policies.

¹⁵ Data is recorded for sites greater than 1,000 sqm in respect of developments for other than Use Class B.

Planning Policy Framework. Inappropriate development on Green Belt land should only be approved in very special circumstances to prevent urban sprawl and protect the open character of green belt.

- 5.7 In the reporting year, one application was approved, for one replacement residential property (11/ 01946/FUL). This represented less than 1% of all approvals in the reporting year, thus current planning policies are continuing to be effective and no changes are proposed.

Loss of listed buildings or landmark buildings

Approvals that would result in the loss of listed buildings or landmark buildings in conservation areas		
LOI		
15	Target	Less than 5% of appropriate decisions resulting in loss of buildings
	Performance	None

- 5.8 As in previous reporting years, the Council gave no approvals that would result in the loss of listed buildings, or unlisted landmark buildings in conservation areas. No review of planning policies is proposed.

6. Housing policies

Contextual indicators for housing policies

6.1 At the end of the reporting year, Bexley had 771 (net) new homes, an increase on the previous year's figure of 332.

Plan period projections and housing delivery targets

6.2 The London Plan sets a target of 3,350 net additional homes in Bexley for the ten year period from 2011 to 2021, which is an annual delivery of 335 homes a year. The Bexley Core Strategy seeks to meet The London Plan target, and Bexley's published five, ten and 15 year housing supply annual assessment reflects this. Recent National Planning Policy Framework (NPPF) guidance recommends a buffer of either 5% or 20% over the borough's housing requirements. Using the 20% uplift ensures that the maximum boost is given to the local supply of sites, and is identified in the borough's five year housing supply.

Net additional dwellings

H2 Net additional dwellings		
Performance	(a) since the start of the plan period:	1,370
	(b) actual completions ¹⁶ for the reporting year:	771
	(c) projections	
	(i) managed supply ¹⁷ (15 years to 2028/29):	5,987
	(ii) hectares (15 years to 2028/29):	107.05
	(iii) annualised plan target	335
	(iv) NPPF 20% uplift of supply over target (annual)	67
	(d) projected net additions, having regard to the NPPF requirement for an uplift in supply (15 years to 2028/29)	5,485

6.3 H2(a) measures recent levels of housing delivery since the start of the plan period, and H2(b) in the reporting year, when a total of 771 net new homes were completed. Table 6.1 below shows how this completed housing was divided amongst the Core Strategy geographic regions.

Table 6.1: Completions by Bexley Core Strategy geographic region

Geographic region	Number of units	Percentage	Geographic region	Number of units	Percentage
Belvedere	95	12%	Erith	22	3%
Bexleyheath	12	2%	Sidcup	167	22%
Crayford	414	54%	Welling	49	6%

6.4 H2(c) projects future levels of housing supply, and this is set out in detail in table 6.2, which sets out the projected annual managed supply (H2(c)(i)), capable of delivering a total of 5,987 units over 15 years to 2028/29, an average of 399 a

¹⁶ UNI-form; London Development Database

¹⁷ Bexley sites from *The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009*, Greater London Authority, October 2009

year. This is higher than the annualised plan target of 335 (H2(c)(iii)). However, NPPF guidance recommends an additional supply of 5% or 20% over the housing target (H2(c)(iv)). For Bexley, this works out to an additional 67 units per annum (using the 20% uplift), bringing the average annual managed supply to 402. Therefore, the projected average of 399 is about right for Bexley.

- 6.5 Table 6.2 also shows the amount of land, in hectares (H2(c)(ii)), of the managed supply, derived from the related five, ten and 15 year housing supply assessment, which is considered in paragraphs 6.13 to 6.16. An annual average (over the 15 planning period to 2028/29) of 7.14 hectares of land is available through the managed supply.
- 6.6 H2(d) projects the levels of housing that are expected to come forward from the managed supply, taking into account actual and projected performance and having regard for the NPPF requirement for an uplift supply. This set out in table 6.2 and shown graphically in figure 6.1.
- 6.7 Figure 6.1 illustrates the housing trajectory by combining the results and projections set out in table 6.2 (H2(a), H2(b), H2(c)(i) and (iii), and H2(d)).
- 6.7.1 The pink line shows Bexley's London Plan annual housing delivery target of 335 net additional homes (H2(c)(iii)), identified in the London Plan as 3,350 over ten years, or 5,025 over the fifteen year plan period.
- 6.7.2 The blue line shows the actual net additional homes delivered during the 2012/2013 reporting year (H2(a)) and the projected housing supply for future years. The projected net additions deduct the NPPF 20% uplift in supply over the housing delivery target from the managed supply (H2(c)(iv)).
- 6.7.3 The green line shows the actual and projected net additions (H2(d)), having regard to actual and projected performance against the annual London Plan housing delivery target.
- 6.8 Whilst Bexley has, over the past several years due to the recent economic downturn, struggled to deliver the annualised plan target, the reporting year's completions show Bexley to be on target overall in delivering housing. In addition, the uplift in managed supply ensures that the borough is also on track in the longer term to meet or exceed its London Plan ten year housing delivery target.
- 6.9 Through the NPPF 20% uplift in managed supply over Bexley's housing delivery target, the projections in Table 6.1 make an allowance for sites developers may choose not to bring forward for development, or planning consents that developers may decide not to implement, thus ensuring that the managed supply is robust.
- 6.10 Figure 6.2 sets out how cumulative existing and proposed completions compare with cumulative targets for completions. Figures 6.1 and 6.2 and Table 6.1 demonstrate that housing provision in Bexley has been – and is projected to continue to be – in line with housing requirements set in The London Plan and adopted by the Bexley Core Strategy.

Table 6.2: Housing trajectory (H2) (number of dwellings)

	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
	Rep	Cur	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H2(a) performance																	
H2(b) performance	771																
H2(c) projections:																	
(i) managed supply		413	476	476	476	330	330	390	390	390	390	390	390	390	390	390	390
(ii) hectares		6.96	10.29	7.20	7.20	3.51	7.62										
(iii) target		335	335	335	335	335	335										
NPPF uplift in supply			67	67	67	67	67										
H2(d) projections		413	409	409	409	263	263	374	374	374	374	374	373	373	373	373	373

Figure 6.1: Housing trajectory (H2(b), H2(c)(i), H2(c)(iii), and H2(d))

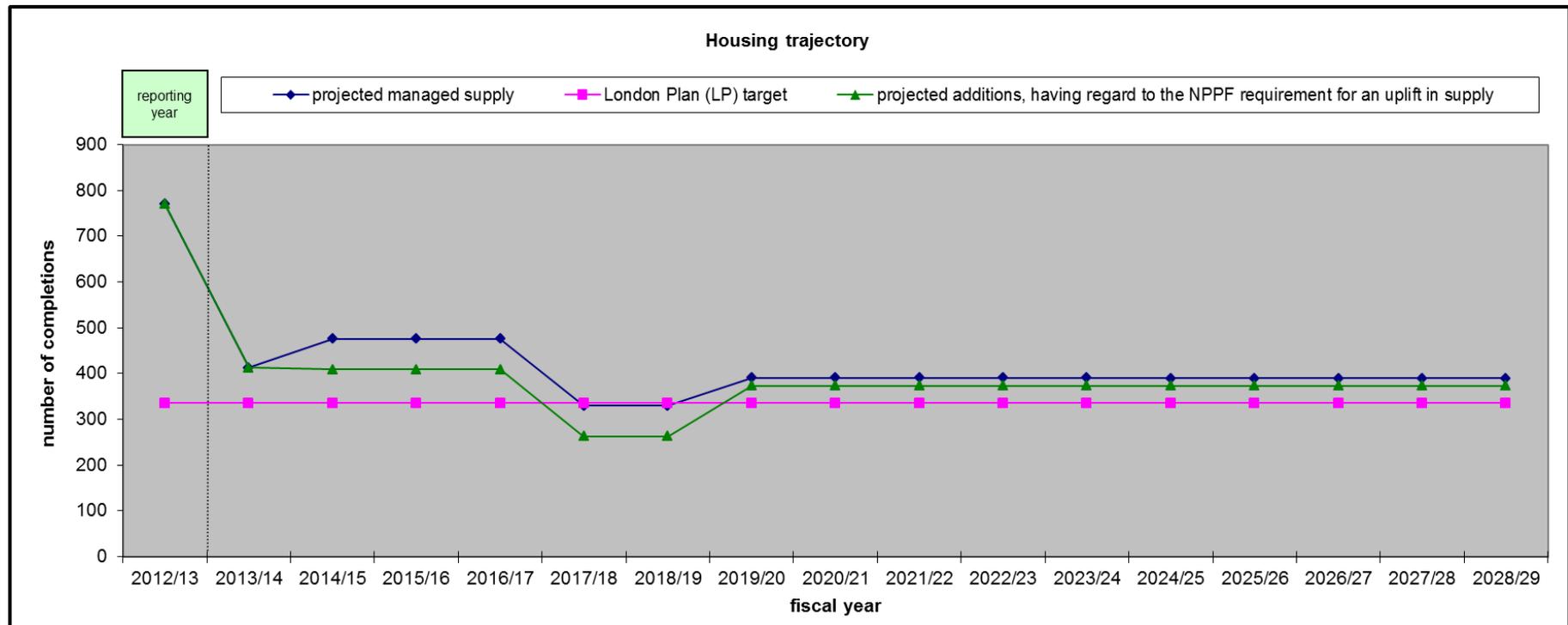
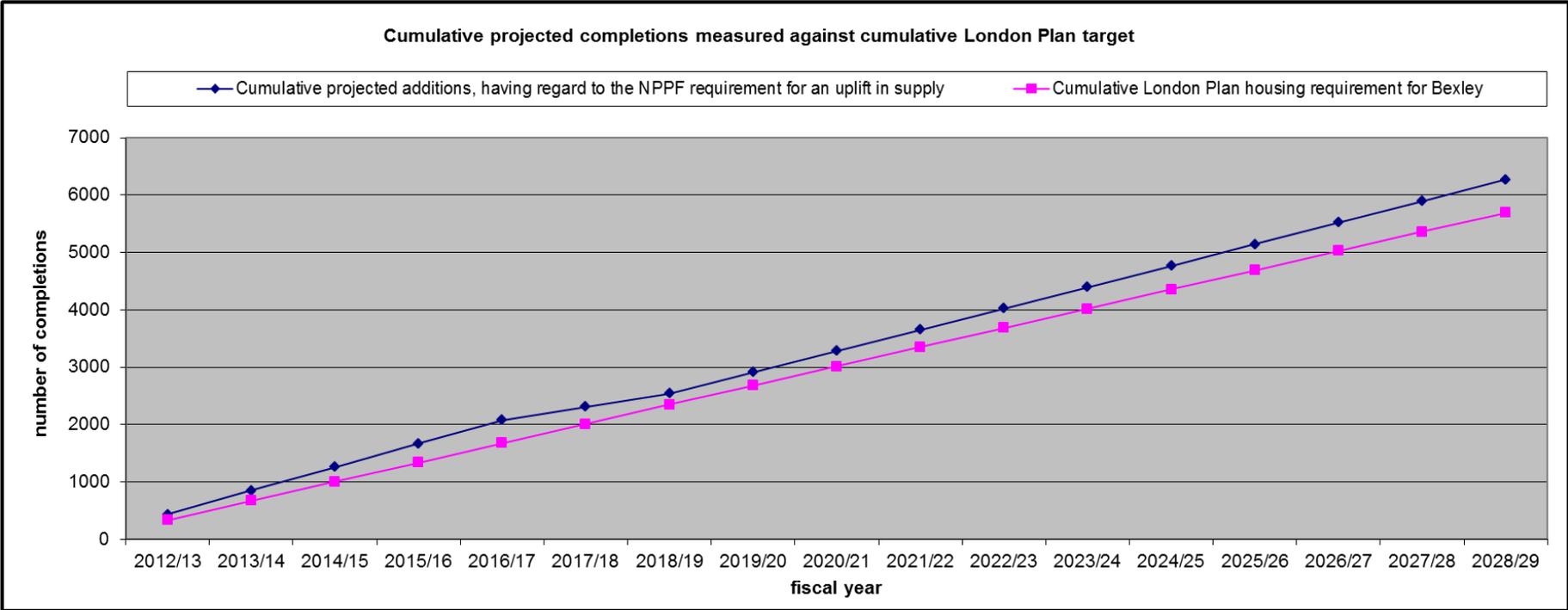


Figure 6.2: Cumulative housing completions and targets (H2(c)(iii) and H2(d), LOI 4)



Five-year housing supply assessment

- 6.11 The NPPF requires each local planning authority to identify a five year supply of sites in its area appropriate for housing development. The Council has considered sites identified within the *London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009*¹⁸ (SHLAA), in conjunction with those sites that have planning permission or are currently under construction. Only sites likely to have development completed within five years have been included.
- 6.12 Table 6.3 summarises Bexley's five year housing assessment from 1 April 2014 to 31 March 2019. With a projected total supply of 2,087, the Council considers that Bexley is on course to meet its current London Plan target for conventional housing supply of 1,675 homes over the next five years. The full assessment is published annually on the Council's website alongside this monitoring report.

Table 6.3: Five-year housing supply assessment 2014 – 2019

Source of identified sites	Net additions
(a) sites under construction	605
(b) sites with current planning permissions	823
(c) SHLAA sites with applications, pending approval or s106 agreements	559
(d) Small sites (windfall) allowance of 50 net new homes per annum	100
Total five year housing supply	2,087

- 6.13 At the end of September 2013, there were 1,428 (net) new homes either under construction or with planning permission from developments with 10 or more (net) new homes, with 1,164 (net) new homes on SHLAA sites. The Erith Park development is a redevelopment in two phases of the Erith Park housing estate, which will deliver new housing for the area, but no additional units. Table 6.4 highlights those schemes that are being delivered from identified SHLAA sites.

Table 6.4: housing development on SHLAA sites under construction or with planning permission

Development	Total units (net)	SHLAA no	Site area (hectares)
Belvedere Park, Belvedere	235	191	1.845
Land at Crittall's Corner, Sidcup	40	392	0.11
Bexley College	192	904	3.268
Crayford Town Hall and Library, Crayford	44	1047	0.261
Howbury Centre, Slade Green	372	2481	7.963
Land to the rear of the former Woolwich Building	119	2486	1.871
Former Forest Laboratories, Bourne Road, Bexley	69	2845	0.995
NCP Car Park, Albion Road, Bexleyheath	43	4602	0.289
Carlton Training Centre and Hoblands, Sidcup	38	7236	0.731
Erith Park (Lamer Road), Erith	0	100762	7.742
Former Riverside Works, Bourne Road, Bexley	12	100958	0.233
Totals	1,164 units		25.30 ha

¹⁸ [Greater London Authority, October 2009](#)

6.14 In addition to the five year supply of sites, the NPPF requires that a further ten year's supply of specific sites or areas for development be identified. Through the SHLAA, Bexley has a ten year managed supply of sites capable of delivering 3,900 net additional homes, which is more than the housing delivery target of 3,350, providing an uplift of 16% in the managed supply.

Dwellings¹⁹ on previously developed land

Percentage of new dwellings on previously developed land		
LOI 1	Target	Minimum 60%
	Performance	99% (as COI H3)

6.15 Performance for this reporting year was 99% as it was the previous year, with one residential application approved in the reporting year on 0.005 hectares of green field land (11/01946/FUL).

6.16 The percentage of new homes built by developers on previously developed land is consistently significantly higher than the government's target of 60% and no review of planning policies is proposed.

Affordable housing – number and type

Number of affordable units constructed by type (all sources)			
SEI AH5	Performance	11 social-rented homes	23 total affordable homes
		12 intermediate homes	

6.17 SEI AH5 measures the number of affordable homes constructed. It monitors the impact of the Affordable Housing SPD²⁰ on the types of affordable housing provided in Bexley, in particular the planning policy requirement for affordable housing to comprise by tenure 70% social rented and 30% shared ownership (Core Strategy policy CS10 as well as paragraphs 3.7 and 3.8 of the SPD). Table 7.4 summarises performance in the reporting year and the previous five years.

6.18 The total number of affordable homes for SEI AH5 is different to the figures for housing completions in H2(b). This is due to the fact that the figure for SEI AH5 is the number of gross units completed and the figure for H2(b) is net. Additionally, there are different requirements for these indicators in terms of collecting the data and how the data is sourced.

6.19 The number of affordable homes completed has decreased since the previous year. This is as a result of changes in the funding regime that involved considerable negotiations between housing associations and the Greater London Authority, which delayed the start on site for a number of schemes. As a result most of the affordable housing completions funded by the GLA will take place towards the end of 2014/15. Of those completed this year, 48% of the affordable housing was social rented and 52% were intermediate. This is below the policy requirements for the reporting year, because of the small amount of affordable housing completed in this period compared with previous years.

¹⁹ Non-residential development on previously developed land is discussed in Chapter 5.

²⁰ <http://www.bexley.gov.uk/article/4055/Affordable-housing-SPD>

6.20 Overall over the last five years the affordable housing target still represents 51% of the housing delivery target. This is in line with policy requirements and therefore no review is proposed at this time. Also over the last five years the split between socially rented and intermediate housing is 66% / 34%, slightly under the policy target of 70% / 30%. Therefore this policy will continue to be monitored.

Table 6.5: Number of affordable homes constructed, by type (SEI AH5)

Year	Homes				
	Total Number	Social rented		Intermediate	
		Number	%	Number	%
2008/09	141	63	45	78	55
2009/10	142	106	75	36	25
2010/11	194	167	86	27	14
2011/12	357	221	62	136	38
2012/13 (reporting year)	23	11	48	12	52
Average over last five years:	171 (51% of housing delivery target)	113	66%	58	34%
Policy requirement:			70%		30%

Affordable housing in private developments

Percentage of affordable housing in private developments		
LOI 3	Target	35% of private residential developments over 10 units to be affordable housing
	Performance	35% (23 affordable homes; 66 total homes)

6.21 The Bexley Core Strategy sets the policy requirements for affordable housing in private developments at 10 or more homes whereby developers are required to include a minimum of 35% affordable housing. LOI 3 measures the impact of this policy.

6.22 In the reporting year, six schemes were approved that were over 10 units in size and therefore liable for affordable housing provision. Table 6.6 shows that performance on LOI 3 in the reporting year is just over the 35% target at 37%.

Table 6.6: Affordable housing in private developments (LOI 03)

Year	Schemes completed	Percentage of affordable housing
2008/09	1	34%
2009/10	1	35%
2010/11	1	40%
2011/12	4	34%
2012/13	6	37%

Dwelling type and size

SEI AH1	Dwelling type and size	
	Performance	Please see Table 6.7
SEI RDG1	Dwelling size: planning approvals for new housing by number of habitable rooms	
	Performance	Please see Table 6.8

6.23 The Affordable Housing SPD and design for living SPD identified dwelling size and type as primary indicators of their impact. The SPDs introduced SEIs AH1 and RDG1 to measure their impact.

6.24 Tables 6.7 and 6.8 show the dwelling sizes in Bexley's housing schemes in the reporting year, by completions (SEI AH1) and permissions (SEI RDG1). The vast majority of new homes completed or approved in Bexley have one or two bedrooms; and a small proportion have three or four bedrooms.

Table 6.7: Dwelling size – Gross completions (SEI AH1)

Year	Size								
	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2008/09	74	31	129	55	22	9	10	4	235
2009/10	81	31	119	45	57	22	6	2	263
2010/11	45	22	112	55	18	9	27	13	202
2011/12	47	21	109	49	36	16	30	14	222
2012/13	296	37%	407	51%	74	9%	16	2%	793
Five year total	543	32	876	51	207	12	89	5	1715

Table 6.8: Dwelling size – Gross permissions (SEI RDG1)

Year	Size								
	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2008/09	224	31	390	54	60	8	53	7	727
2009/10	127	48	94	36	25	10	16	6	262
2010/11	21	15	78	55	36	26	6	4	141
2011/12	168	30	288	52	78	14	25	4	559
2012/13	110	13%	408	50%	255	31%	48	6%	821
Five year total	821	27%	1,527	50%	511	17%	215	7%	3,074

6.25 The total number of homes has increased in the reporting year; however the number of three bedroom homes completed is still relatively low, although planning approvals this year have seen a slight rise, particularly in the proposed amount of three bedroom units (13%); however this indicator should continue to be kept under review.

House prices

SEI AH2	Average house price	
	Performance ^{21F}	£ 229,787

- 6.26 SEI AH2 monitors the average house price in Bexley to measure the need for affordable housing. At the end of the reporting year, the average price was £229,787 compared with £226,497 a year earlier, an increase of 1.4%.
- 6.27 Figures 6.4 and 6.5 show average house price and sales volume in Bexley from March 2007 to 2013. It demonstrates that the average house price and sales volume in Bexley, in common with the rest of London and most of the UK, increased in 2007/8 but rapidly declined towards the end of 2008 due to the recession. House prices and sales increased slightly in 2009 and have stayed relatively static ever since.

Figure 6.4 Average house price in Bexley (SEI AH2)^{F22}

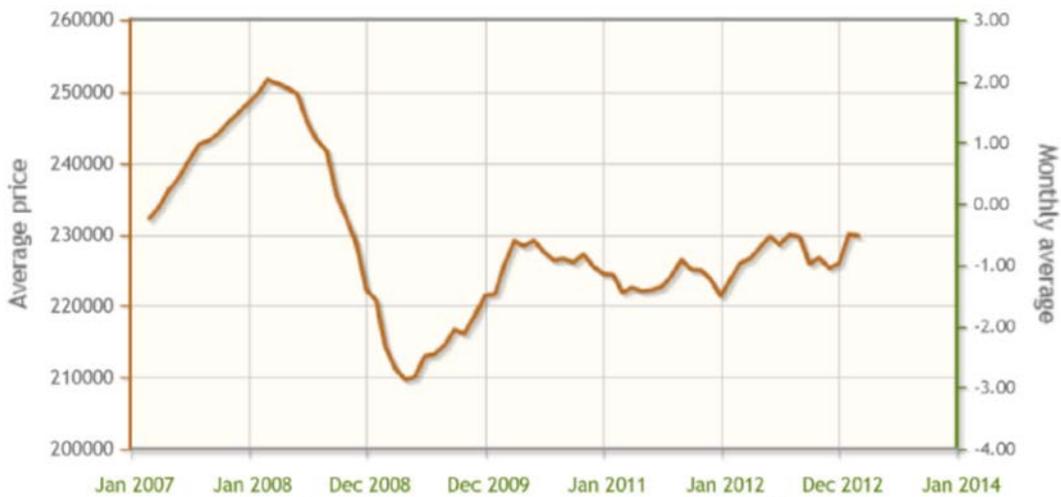
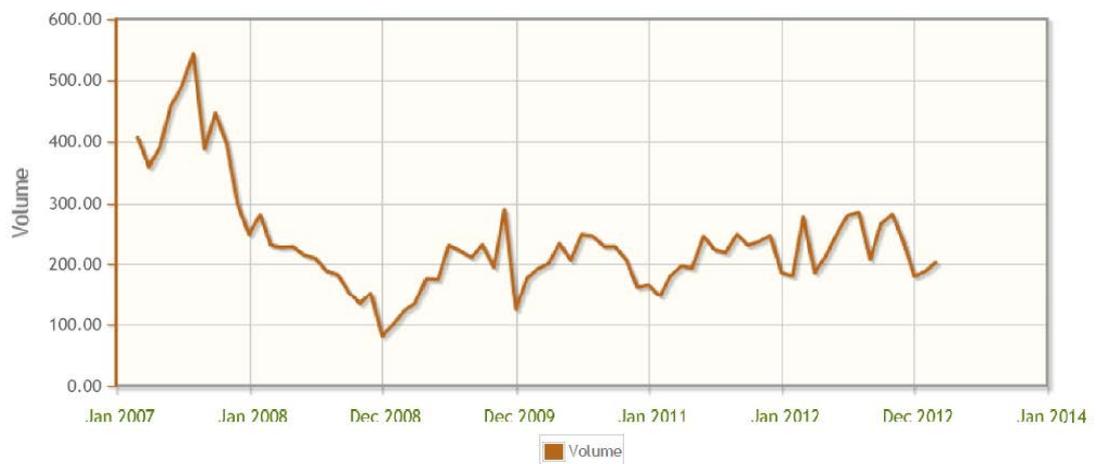


Figure 6.5 Sales volume in Bexley (SEI AH2)^F



²¹ Source: Land Registry: <http://www1.landregistry.gov.uk/houseprices/housepriceindex/>.

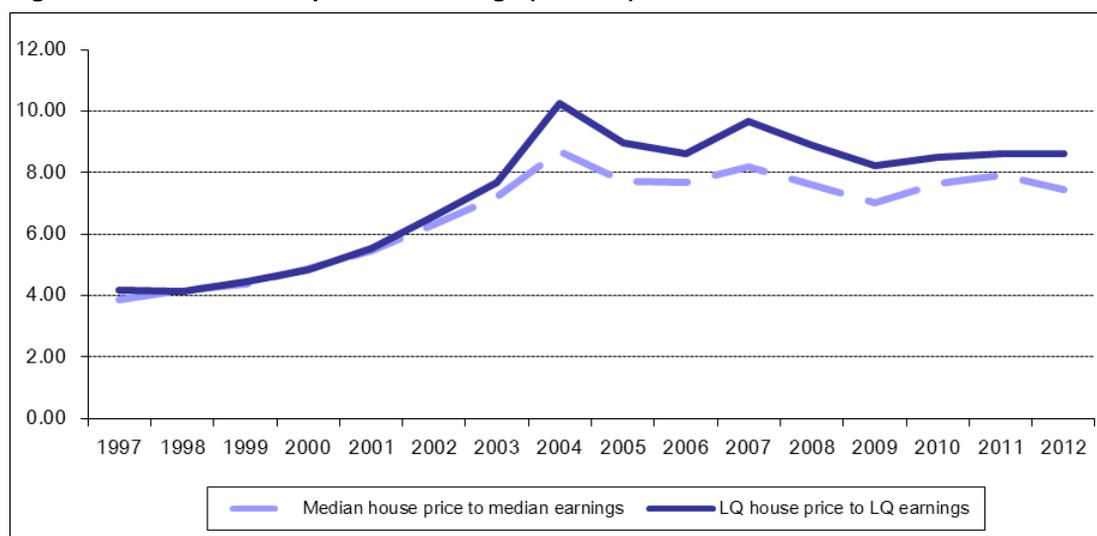
²² Source: Land Registry <http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>

House price-to-earnings ratio

Ratio of house prices to earnings		
SEI AH3	Performance ^{23F}	8.61:1 (lower quartile house price to lower quartile earnings) 7.44:1 (median house price to median earnings)

6.28 SEI AH3 monitors the ratio between the price of a house and full-time earnings in Bexley to measure the need for the Affordable Housing SPD. Figure 6.6 shows the trend in the ratio of house prices to earnings since 1997.

Figure 6.6: Ratio of house prices to earnings (SEI AH3)



6.29 This year, the lower quartile and median house price-to-earnings ratios in Bexley were slightly lower than the outer London averages of 10.00:1 and 9:12:1, respectively.

6.30 Relatively small local changes in the supply of housing are unlikely to make much difference to this ratio, which is determined more by market conditions and the policy of mortgage lenders. This indicator will be kept under review in light of the impact of the economic downturn on house prices and earnings.

Housing register

Number of people on housing register		
SEI AH4	Performance ²⁴	9579 people

6.31 The number of households on the housing register had risen steadily over time; however the amount has dropped in the reporting year to 9,579 people by the end of March 2013 (for example the 2010/11 monitoring report showed 6,759 people on the housing register). The amount is still high which relates to additional out-of-borough residents and those with lower need for affordable housing being placed

²³ Source: Department for Communities and Local Government, data as at April of relevant year. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>, tables 576 (lower quartile) and 577 (median).

²⁴ Source: LBB housing and regeneration team Sept 2013.

on the register. Additionally, the number of people on the housing register relies on supply and demand and fluctuates along with market conditions.

Housing density

SEI	Density of planning approvals	
RDG2	Performance	91% of planning approvals with a density of 60 or more dwellings per hectare.

6.32 Table 6.9 demonstrates that the Council is responding to the need for higher density developments in line with policies. This has been changed from previous years to better reflect table 3.2 of The London Plan density matrix and shows that the majority of developments within Bexley have a density of over 60 units per hectare.

6.33 In previous monitoring years the density of family and non-family homes has been measured. However this has previously been done through measuring wholly flatted development and wholly housing development. Due to developments having a greater mix of houses and flats development, this calculation would no longer be an accurate reflection of all the residential developments taking place in borough. Therefore this is not recorded in this year's report.

6.34 Table 6.9: Housing density: planning approvals (SEI RDG2)

Year	Density (dwellings per hectare)						Total
	Less than 35		35 – 59		60 plus		
	Number	%	Number	%	Number	%	
2007/08	49	11	13	3	370	86	432
2008/09	12	6	15	8	168	86	195
2009/10	16	6	21	8	211	85	248
2010/11	14	5	16	5	276	90	132
2011/12	8	1	52	10	474	89	534
2012/13	18	4%	22	5%	417	91%	457
Total	117	5%	139	6%	1,915	88%	2,171

7. Employment and economic policies

Contextual indicators for economic activity and employment²⁵

- 7.1 A significant proportion of the employment land identified in the UDP has now been developed. Only 25.84 hectares (ha) remain to be developed in order to meet the target of developing all these sites by the end of the Plan period, which is 2016.

B1	Total amount of additional employment floorspace by type	
	Performance	See table below

Table 7.1: Additional floor space in square metres (m²)

	B1	B1a	B1b	B1c	B2	B8	All employment uses
Planning Permission	21,560	865	0	20,695	88,725	49,108	180,953
Under Construction	7,692	6,706	0	0	19,148	36,973	70,519
Completed	1,450	1,450	0	0	356	214	3,470

- 7.2 B1 measures the amount of employment floorspace approved, under construction and completed in the reporting year to give an overall picture of development taking place on employment land.
- 7.3 The additional employment floorspace in the reporting year was on previously developed land and the majority was B2 (industrial) and B8 (storage and distribution) uses. The development of floorspace for employment will continue to be monitored to identify any implications for planning policy.
- 7.4 At the end of the review year, a total of 49.3ha had planning permissions or developments under construction, the majority of which were mixed developments.

Industrial land taken up for development

Area of land allocated for industrial use taken up for development	
LOI 11 Target	All sites identified in the UDP to be taken up by 2016
Performance	26.16 hectares taken up for development

- 7.5 Appendix I of the UDP, Business Land Provision, identified 20 sites in Bexley with available business land totalling 56.71ha. LOI 11 measures progress against our target of developing all these sites by the end of the Plan period (2016). In the reporting year, 26.16ha had been developed to date.
- 7.6 If current trends continue, the target should be achieved by 2016. However, performance is dependent on developers bringing sites forward, and no sites have been developed from this list in the last two years. Although no changes to planning policy are required, the Council is monitoring this indicator.
- 7.7 It should be noted that Bexley Core Strategy policy CS12 indicates that there is scope for the release of 43 – 50 hectares of industrial land. Once this land has been reallocated through the detailed policies and sites local plan, then this indicator will be reviewed and updated.

²⁵ Sources (except where otherwise indicated): LBB: [Bexley Core Strategy employment land study final report](#). LBB: Economic and Employment Development Strategy, *Knowing Bexley*.

8. Traffic and transportation policies

Contextual indicators for traffic and transportation

- 8.1 Bexley has no north-south railway lines and cross-borough travel is difficult. Only 40% of the population live within 800 metres of a railway station. No part of the borough is connected to the London Underground, the Docklands Light Railway or tram/transit systems, which compares unfavourably with other London boroughs.

Percentage of approved dwellings within 800m of public transport

SEI RDG3	Percentage of approved dwellings within 800m of public transport	
	Performance	100%

- 8.2 All residential developments approved in the reporting year were within 800 metres of a daily public transport service, in particular buses. This was also the case in the previous year; therefore no review of planning policies is required.
- 8.3 As set out in the Bexley Core Strategy, much of the future development is expected to come forward in and around the borough's main town centres, which have good public transport links.

Parking standards

LOI 14	Number of commercial and large housing schemes approved exceeding maximum parking standards	
	Target	Less than 5% of schemes approved
	Performance	None (No approvals exceeding standards)

- 8.4 There were no instances during the reporting year where maximum parking standards were exceeded in respect of approved commercial developments and housing schemes yielding 10 or more extra homes. This target was also met in the five previous years and no changes to planning policy are required.

9. Shopping and town centres policies

Contextual indicators for shopping and town centres policies

- 9.1 Bexley has one strategic town centre; Bexleyheath and four major district centres: Crayford, Erith, Sidcup and Welling. These centres all face challenges such as the growth of internet shopping. Across the borough, there are also a range of smaller district and neighbourhood centres.

Vacant shop premises

Vacancy rate of shop premises in strategic and major district shopping centres	
LOI 5 Target	Vacancy rate less than 10%
Performance	8.1%
Vacancy rate of shop premises in neighbourhood shopping centres	
LOI 9 Target	Vacancy rate less than 10%
Performance	8.8 %

Table 9.1: Vacancy rates in strategic, major district and neighbourhood shopping centres (LOI 5 and 9)

Type	Shopping centre vacancy rates (per cent)						
	Strategic	Major District				District	Neighbourhood
Year	Bexleyheath	Crayford	Erith	Sidcup	Welling	District	Neighbourhood
2007	3.7	7.2	22.3	12.9	9.0	7.4%	8.0%
2008	3.4	7.4	22.7	12.3	14	7.5%	8.1%
2009	6.1	12.9	22.8	16.9	12.7	6.5%	8.4%
2010	6.4	14.2	18.2	17.1	9.8	5.5%	7.4%
2011	6.0	8.0	8.7	14.0	8.1	4.9%	8.8%
2012	6.9	5.2	12.2	9.2	7.0	3.0%	8.8%

- 9.2 In the reporting year, the Council exceeded its less than 10% target for both LOI 5 and LOI 9 in most town centres. Vacancy rates have remained particularly low in district & neighbourhood centres in recent years despite the economic climate.

- 9.3 The Council has agreed with businesses and other stakeholders a number of schemes to improve the trading environment and help renew particular areas. Schemes in the current year include:

- 9.3.1 Secured funding from the Mayor's Outer London Fund Round 2 for the Sidcup High Street Revival Project, to implement a series of public realm improvements, including legible London, along with business support packages to help create a more vibrant town centre, including introducing the 'In Store for Sidcup' initiative within the town centre;
- 9.3.2 Continued work on the Bexleyheath Town Centre Revitalisation (BTCR) project, which focuses on transport and public space enhancements throughout the town centre;

- 9.3.3 Continued work on phase 3 of the Sidcup Town Area Renewal (STAR) scheme throughout Sidcup town centre;
- 9.3.4 Starting work on Phase 1 of the Welling Corridor Project, which includes Bellegrove Road, Crook Log and Welling Way, and will continue until the 2013/14 financial year;
- 9.3.5 Construction of the Crayford Town Hall and library redevelopment site is underway, with the scheme providing over 200 new homes, a new library, a modern community facility, and a restaurant, health centre and shops; and
- 9.3.6 In Erith, work is under way to move Bexley College to Erith town centre from its Tower Road site, which will be redeveloped for housing.

A1 (shop) uses in core/non-core frontages

Percentage of A1 (retail use) in core shopping frontages		
LOI 6	Target	Retain over 70% A1 units in core frontages
	Performance	72% of units in core frontages A1 use
Percentage of A1 (retail use) in core and non-core shopping frontages		
LOI 7	Target	Retain over 55% A1 (shop use) units in core and non-core frontages
	Performance	57% of units in core and non-core frontages A1 use

9.4 LOI 6 and LOI 7 measure the degree to which Class A1 uses predominate in the busiest parts of Bexley's strategic and district centres and use data from autumn 2012.

9.5 Performance in the reporting year was similar to that reported in previous years and exceeded the UDP target. Therefore no policy review is required.

New retail floorspace

New retail floorspace		
LOI 8	Target	Percentage of major applications in and out of town centres
	Performance	In centres/edge of centre: 50% Out of town centres: 50%

9.6 LOI 8 measures the percentage of major retail applications in the reporting year for both in town centre and out of town centre locations. This enables the Council to monitor its policy objective of ensuring the majority of retail development takes place in or adjacent to our town centres.

9.7 Major applications are included where net additional floorspace is gained in retail uses (A1-A5 Use Classes²⁶).

9.8 In the reporting year, there were two major applications where net additional floor space was gained in retail uses. The first is within Welling town centre, at 21 – 27

²⁶ Use Classes <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

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Upper Wickham Lane, but the second is outside of the main town centres, in a large redevelopment area at Norman Park, Belvedere. This involved a slight increase on the existing proposed retail uses here, and was found to be in line with the sequential policy approach. However, this policy will continue to be monitored for the next reporting year, as well as through the development of the Council's Detailed Policies and Sites Local Plan document.

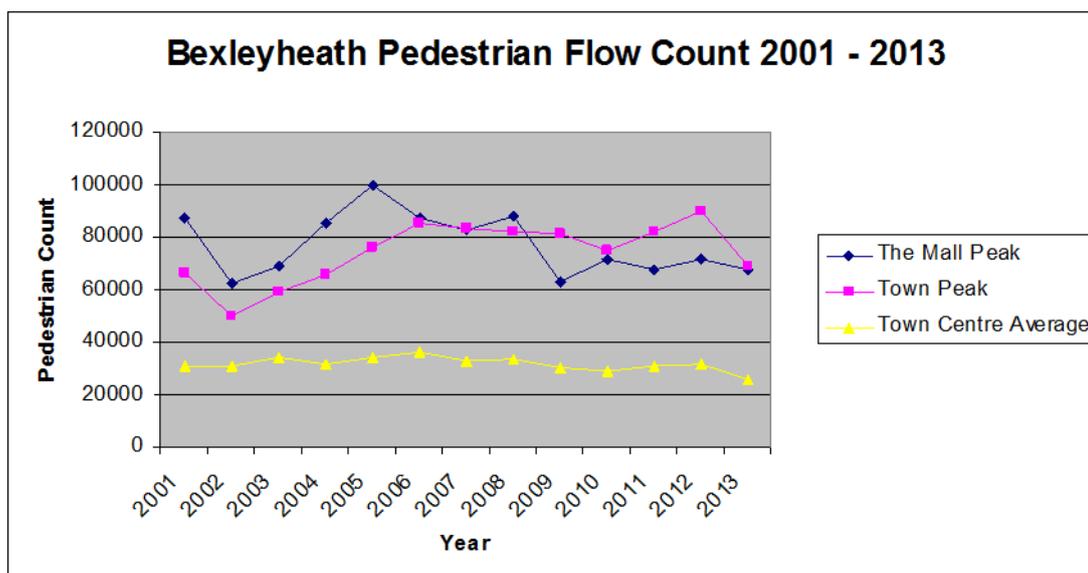
- 9.9 The following indicators measure the vitality, viability and health of our town centres and monitor any changes.
- 9.10 Pedestrian flows ("footfall") are a key indicator of the vitality of town centres. The Council carries out footfall counts twice a year in each of the five main town centres. Table 9.2 shows that, in March 2013, the average footfall figures in Bexley's main town centres were²⁷:

Table 9.2: Average footfall in major district centres

Town Centre	Bexleyheath	Crayford	Erith	Sidcup	Welling
Footfall	25,430	5,200	11,370	8,200	7,950

- 9.11 In the majority of aspects, the foot fall figures across all town centres decreased from the previous year, due in part to the inclement weather that took place throughout March 2013, at the time the footfall counts were taken. These are expected to increase close to previous levels in the next reporting year.
- 9.12 Figures 9.2 to 9.6 show recent trends in footfall in Bexley's main town centres.
- 9.13 In Bexleyheath, the footfall in the Mall has stayed relatively static over the last few years; however, figures for the town centre peak and average footfall have dropped this year, largely due to inclement weather during March 2013 and the ongoing works for the Bexleyheath Town Centre Revitalisation (BTCR) Scheme, although figures are expected to increase now some of this work has been completed.

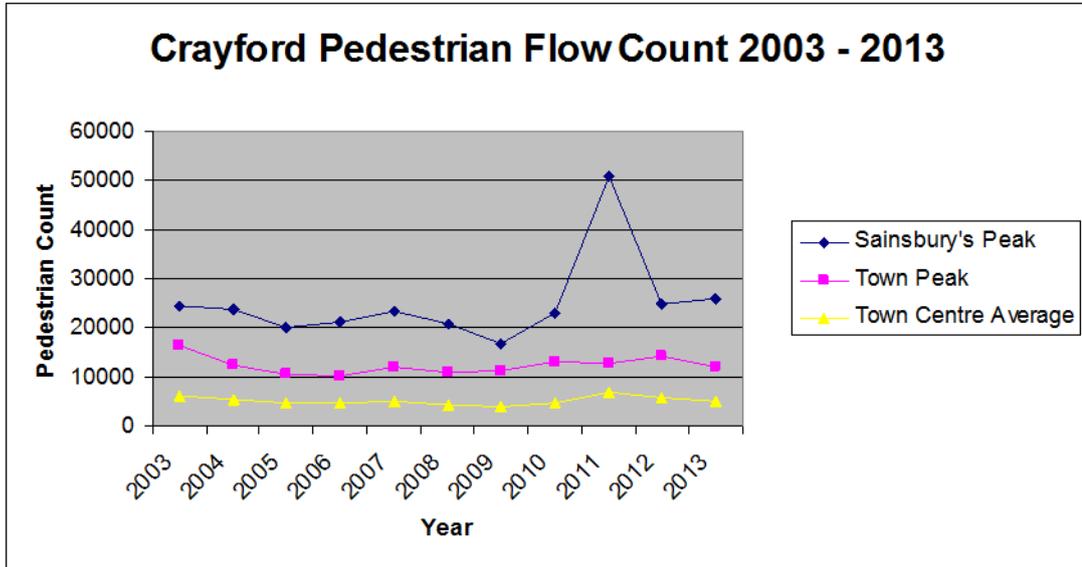
Figure 9.2



²⁷ Source: PRMS Ltd, Pedestrian Flow Charts.

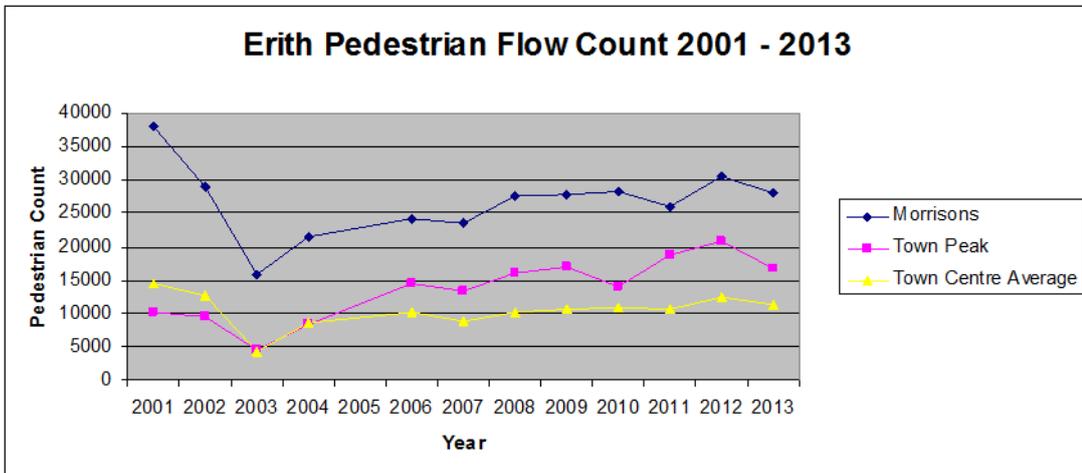
- 9.14 In Crayford, the footfall in the town centre decreased by 14% and the Sainsbury's peak increased by 5% in comparison with last year. March 2013 had unusually bad weather and this could explain the slight fall in figures from 2012 for the town centre, and it is expected that the town centre peak should climb back to 2012 footfall figures.

Figure 9.3



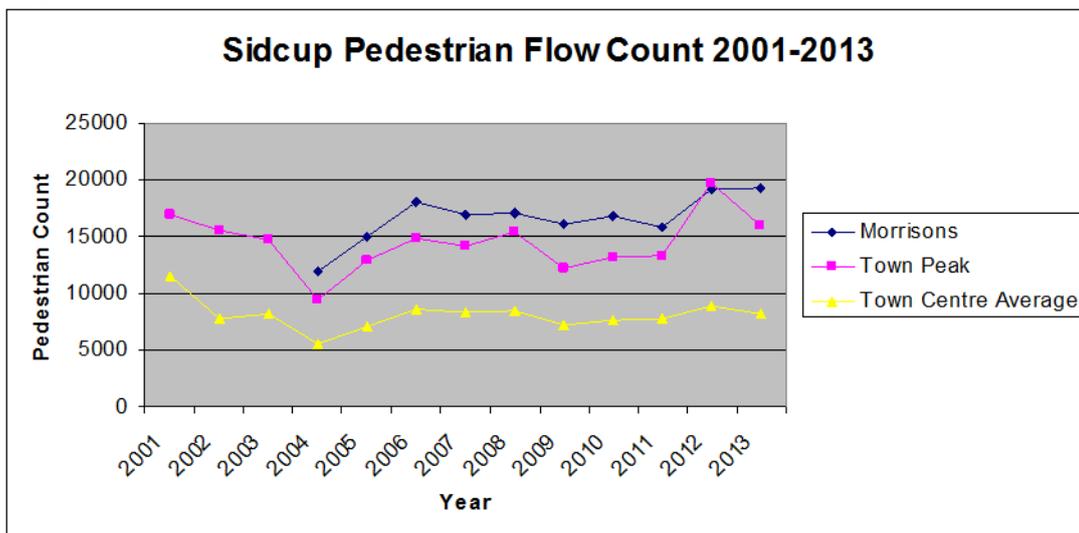
- 9.15 The footfall in Erith decreased across the town centre and Morrison's by an average of 8%, again likely due to the inclement weather during March 2013.

Figure 9.4



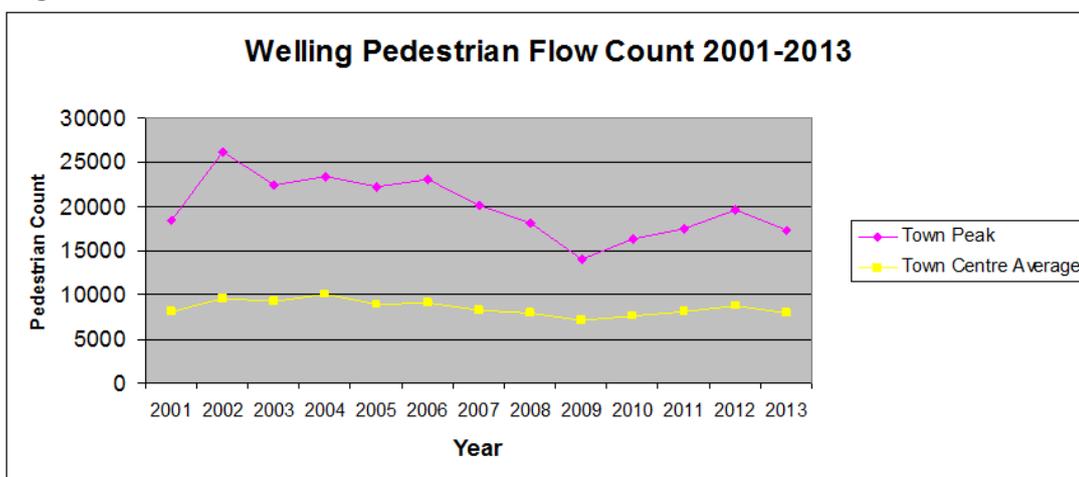
- 9.16 In Sidcup town centre the footfall decreased on average across the town centre by 7%, and the town peak decreased by 19%, although the footfall figures remain above figures from 2010 and 2011, and is expected to rise again, as the inclement weather during the footfall count may have had an impact on this year's figures. However this should be monitored as forms the largest footfall drop amongst the town centre footfall surveys

Figure 9.5



9.17 In Welling, the footfall in the town centre as a whole decreased by 12% in comparison to last year. In addition, the average footfall also decreased by 9%, Similar to the 2011 footfall figures.

Figure 9.6



10. Minerals and waste policies

Production of aggregates

M1	Production of primary land-won aggregates
Performance	None
M2	Production of secondary/recycled aggregates
Performance	No information

10.1 No primary land-won aggregates were locally exploited during the reporting year. This figure is indicative of the low level of natural resources that are accessible and viable within the borough. Data in respect of secondary/recycled aggregates are not currently available, therefore these indicators will be kept under review.

Waste management policies

10.2 During the reporting year, over half of Bexley's household waste was recycled, composted or incinerated to provide energy. Bexley remained London's top performing borough for waste recycling and composting.

Capacity of new waste management facilities

W1	Capacity of new waste management facilities by waste planning authority
Performance ²⁸ F	

10.3 W1 shows the capacity and operational throughput of new waste facilities. During the reporting year there were no new waste management facilities created to add to those already in present in the borough, such as the RRRL energy from waste plant in Belvedere, which became operational in 2011.

W2	Amount of municipal waste arising, and managed (by management type) by waste planning authority
Performance ²⁹ F	117,259 tonnes

Table 10.1: Amount of municipal waste by management type (W2)

2012/2013	Landfill	Incineration (with energy from waste)	Recycled/composted	Other	Total
Amount (in tonnes)	1,335	57,245	58,539	140	117,259
Percent	1.1%	48.8%%	50%%	0.1%	100%

10.4 W2 shows the amount of municipal waste arising and how it is processed.

10.5 The total amount of waste dealt with in the reporting year shows a decline, following previous growth. Growth in total waste is usually associated with growth

²⁸ Source: LBB Waste and Recycling Service

²⁹ Source: LBB Waste and Recycling Service

in the economy and the decline over the last few years may reflect the impact of the global economic downturn.

Table 110.2: Amount of municipal waste dealt with in reporting year

Municipal waste arisings (over five years)	
2008/09	135,203 tonnes
2009/10	122,594 tonnes
2010/11	119,977 tonnes
2011/12	118,850 tonnes
2012/13	117,259 tonnes

- 10.6 Bexley has a good record in reducing waste and increasing recycling, reflected in the Council's Beacon status for sustainable development: dealing with waste. This trend is likely to continue as new waste collection arrangements, introduced in 2008, have resulted in a significant reduction in waste collected with over 50% of waste now being recycled or composted. The Council does not, therefore, intend to review its waste policies.

Appendix A – Bexley Local Development Scheme (LDS)

Information required by Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 – progress on local plan documents in relation to the local planning authority’s local development scheme. Tables A.2 and A.3 below set out production timetables of the two documents identified in the LDS (see Table A.1). These timetables are current at the time of publication of this monitoring report, as an updated timetable to the May 2012 LDS was published in July 2013.

Regulation 34(c): statement of fact

The Bexley Core Strategy local plan was adopted by the Council on 22 February 2012.

Table A.1: Documents in preparation (LDS 2012)

Regulation 34(a) – title of document	Regulation 34(b)(i) – timetable for preparation	Regulation 34(b)(ii) – the stage the document has reached in its preparation
Bexley detailed policies and sites local plan	see Table A.2 below	Evidence gathering, informal consultation analysis and preparation of the proposed submission documents
Community infrastructure levy charging schedule	see Table A.3 below	Preparation of the draft charging schedule

Table A.2: Local development document preparation timetable (updated LDS timetable, July 2013)

Document production timetable for the Bexley detailed policies and sites local plan	
Evidence gathering, preparation and continuous informal consultation of the proposed submission documents	January 2005 – September 2014
Consultation with statutory bodies on the scope of the sustainability appraisal (separate consultation exercises carried out for the Erith Area Action Plan (EAAP), the Site Specific Allocations (SSA), and on Detailed Policies and Sites matters)	June – July 2006 October – November 2008 December 2010 – January 2011
Consultation with the public and stakeholders on site specific issues and options (carried out for the EAAP)	January – February 2007
Consultation with the public and stakeholders on site specific issues and options (carried out for the SSA)	November – December 2010
Consultation with statutory bodies on proposed changes to the scope of the sustainability appraisal (arising from the merging of three development plan documents into one local plan)	December 2012 – January 2013
Consultation with the public and stakeholders on the proposed matters to be covered in the local plan (Reg 18)	November 2012 – January 2013
Consultation with the public and stakeholders on the preferred options of the local plan (Reg 18)	August – September 2013
Consultation analysis and preparation of proposed submission documents	October 2013 – September 2014
Publication of and representations on the proposed submission documents (Reg 19 and 20 stages)	October – November 2014
Consultation analysis and preparation of submission documents	December 2014 – April 2015

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Document production timetable for the Bexley detailed policies and sites local plan	
Submission (Reg 22 stage)	May 2015
Pre-examination meeting (subject to PINS' timetabling)	July 2015
Commencement of examination (subject to PINS' timetabling)	August – September 2015
Receipt of Inspector's report	November 2015
Preparation of adoption documents	November 2015 – January 2016
Adoption of the Bexley detailed policies and sites local plan at full council meeting	February 2016
Publication of adopted documents	April 2016

Table A.3: Community Infrastructure Levy document timetable (regulations referenced below are from the Community Infrastructure Levy Regulations 2010 and 2011 Amendment Regulations)

Document production timetable for Community Infrastructure Levy charging schedule	
Gathering of appropriate and available evidence (Planning Act 2008 and Localism Act 2011)	February – July 2012
Preparation of preliminary draft charging schedule	July – November 2012
Consultation with community, delivery bodies and stakeholders on the preliminary draft charging schedule (Reg 15)	December 2012 – January 2013
Preparation of draft charging schedule	January – July 2013
Publication of and representations on the draft charging schedule (Regs 16 and 17)	August – September 2013
Consultation analysis and preparation of submission documents	October 2013 – February 2014
Statement of modification procedure if necessary (Reg 21)	Currently not timetabled
Submission of documents and information to examiner (Reg 19)	March 2014
Pre-examination meeting (subject to PINS' timetabling)	April 2014
Commencement of examination (subject to PINS' timetabling)	June 2014
Receipt of Inspector's report	July 2014
Revision of submission documents and preparation of adoption documents	August - October 2014
Adoption of CIL charging schedule at full council meeting	November 2014
Publication of adopted CIL charging schedule	January 2015

