

Bexley Monitoring Report

2013/14

December 2014



LONDON BOROUGH OF
BEXLEY

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1. Introduction

Purpose

- 1.1 This monitoring report assesses the effectiveness of the London Borough of Bexley's planning policies between 1 April 2013 and 31 March 2014. 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' (AMR) at a maximum of 12 month intervals. This report therefore meets this statutory requirement.
- 1.2 The Localism Act 2011 requires AMRs to monitor the progress and implementation of the Council's Local Development Scheme and to 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. This includes SEIs for Bexley's Supplementary Planning Documents (SPDs) too, as they were adopted prior to the legislative change removing the requirement for SPDs to have SEIs.
- 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 2013/14 against the relevant indicators.
- 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

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](#)

- | | |
|---------------------------------------|------------|
| • 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

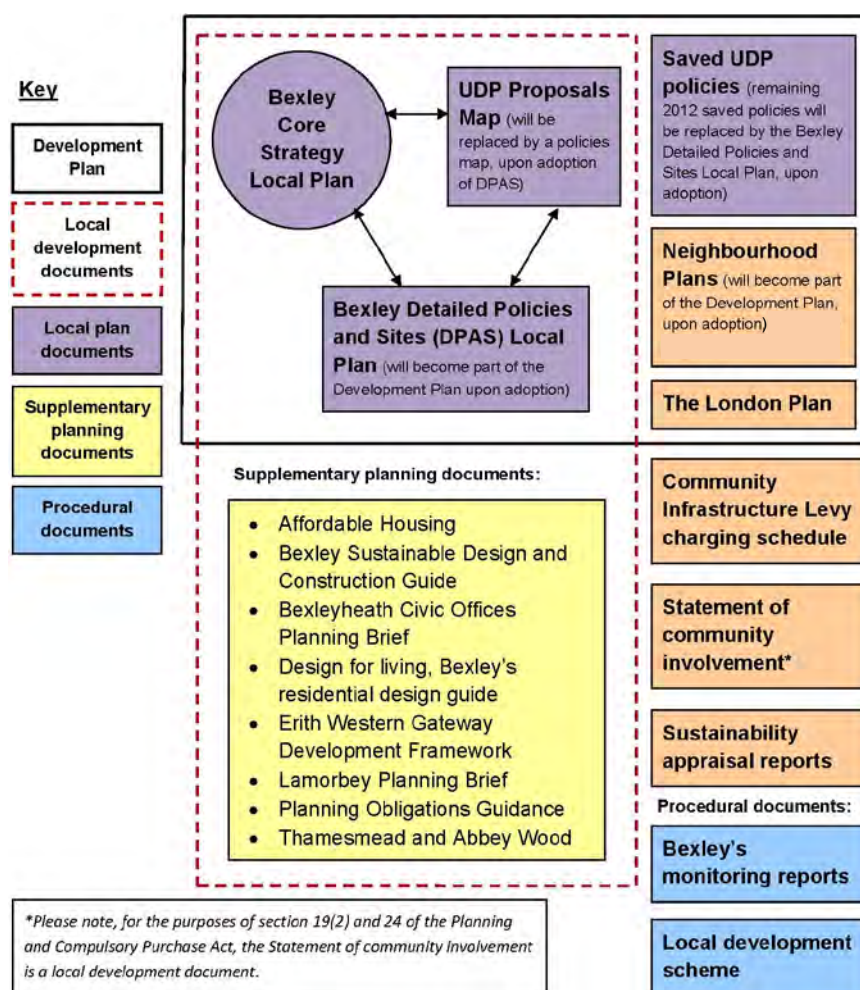
1.7 Planning policies for Bexley are contained in:

- The London Plan 2011⁷ (as revised October 2013);
- The Bexley Core Strategy (2012);
- The saved Unitary Development Plan (UDP) policies (2012); and
- The Unitary Development Plan 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 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 used in the assessment and determination of planning applications. For the purposes of section 17(7)(a) of the 2008 Planning Act, the documents containing these policies are referred to as Development Plan Documents (DPDs).
- 1.9 The Council is in the process of replacing the saved policies from its adopted Unitary Development Plan with a series of documents that are easier to use and update. The DPDs 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 document in the 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 Plan 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](#)

Neighbourhood Planning

- 1.16 Neighbourhood planning was introduced by the Localism Act 2011. The Government also introduced guidance on submitting Neighbourhood Area and Forum applications in the Neighbourhood Planning (General) Regulations 2012⁹.
- 1.17 Neighbourhood planning allows communities to influence the development and growth of their local area through the production of a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build Order. Neighbourhood planning is taken forward by Parish Councils or Neighbourhood Forums that apply to the Council to designate a 'Neighbourhood Area' for which to focus their proposals.
- 1.18 Neighbourhood Plans can provide detail on how the Council's borough-wide planning policies should be applied in a local area, to reflect the aspirations of the community and local circumstances. Neighbourhood Plans have to be in line with the overall strategic approach in Bexley's existing adopted plans and national guidance and policy.
- 1.19 Section 34(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires reporting on any neighbourhood development order or neighbourhood development plan in the area. At present there are no plans to introduce any neighbourhood development orders and no neighbourhood plans have yet been adopted within the borough.
- 1.20 As of 31 March 2014, the Council has received one application from the proposed Hill View Neighbourhood Forum to designate part of the "Hill View" locale as a Neighbourhood Area.

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 revised timetable of documents most recently in July 2014. The Bexley Local Development Scheme¹⁰ (LDS) sets out the Council's programme for the production of Local Development Documents up to February 2017, including preparation of the Bexley Detailed Policies and Sites Local Plan, which will contain policies 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 assessed, in conjunction with the requirements set out in 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.

⁹ <http://www.legislation.gov.uk/uksi/2012/637/schedule/1/made>

¹⁰ [London Borough of Bexley : Local Development Scheme](#)

Table 2.1: Local Development Document production timetable

Local Development Document	Document preparation	Publication of proposed submission documents	Submission	Expected Adoption
Bexley Detailed Policies and Sites (DPAS) Local Plan	To September 2015	October 2015	May 2016	Feb 2017
Related planning document (not a local development document)				
Community Infrastructure Levy (CIL) Charging Schedule	To July 2013	August 2013	August 2014	April 2015

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 description¹¹, 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 bodies, on a variety of issues throughout the reporting year (see Table 2.2).

Table 2.2: Duty to co-operate

Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8, s34(6)
<i>Actions by the Council</i>
<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. ▪ Works with southeast London boroughs through the South East London Housing Partnership on a new Strategic Housing Market Assessment for southeast London. ▪ 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. ▪ 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. ▪ 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). ▪ Formally responded to numerous duty to co-operate requests regarding waste processed within the borough, from authorities including Essex County Council and Lincolnshire County Council. ▪ Attends regular working party meetings with other southeast London Boroughs regarding our

¹¹ 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.

Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8, s34(6)
<i>Actions by the Council</i>
<p>Green Chain open spaces.</p> <ul style="list-style-type: none"> ▪ Regularly liaise with English Heritage with regard to the Council's Historic Environment Record (HER), archaeology and listed buildings. ▪ 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. ▪ Regularly meet Crossrail, Network Rail and Royal Borough of Greenwich to maximise the benefit from Crossrail and ensure that Abbey Wood Station redevelopment enhances the surrounding public realm and improves accessibility. ▪ Attended London Council's Infrastructure Workshop and provided information for London Council's Infrastructure Study. ▪ Provided a response on the scope of Thurrock's retail capacity study and the GLA's draft Sustainable Design and Construction SPD. ▪ Discussed with numerous boroughs inside and outside London how they are progressing their CIL, verbally and by correspondence, as well as discussions held at regular ALBPO and Transport for London meetings. ▪ Attends TFL CIL collection group meetings and workshops with other London boroughs. Continue discussions with other London and out of London authorities on their CIL progress and implementation.

3. Borough performance summary

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

General policies

Performance in reporting year:

- 3.2 Bexley has had consistently low level of departures from Development Plan policies, with only 13 relevant planning approvals in 2013/14 (out of a total of 1,624 permissions).
- 3.3 70 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 approximately 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:
- 2 Sites of Special Scientific Interest;
 - 7 Metropolitan Sites of Importance for Nature Conservation;
 - 25 Sites of Borough Importance for Nature Conservation; and
 - 23 Conservation Areas.

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 No applications for inappropriate development on Metropolitan Green Belt or Metropolitan Open Land (MOL) were granted approval in the reporting year.
- 3.8 100% of non-residential developments and 99.9% of residential 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. However, the borough's average house prices remain amongst the lowest in London at £237,451¹².
- 3.10 Future housing development 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 London Plan Opportunity Areas.

Performance in reporting year:

- 3.11 Developers completed 530 net new homes in the reporting year. Whilst this is a fewer than the previous year, it remains well above Bexley's London Plan housing target of 335.
- 3.12 The number of affordable homes completed has increased since the previous year. Of those completed this year, 40% were social rented and 60% were intermediate.
- 3.13 The delivery of affordable housing over the last five years represents 47% of the overall housing provision. With an aspirational target to achieve 50% affordable housing provision, the Council continues to make excellent progress on this indicator.
- 3.14 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. House prices increased slightly in 2009, remained relatively static until mid-2013, and have been steadily increasing since.

Employment and economic policies

- 3.15 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 slightly lower than the London average and equal to England figures as a whole¹³.

Performance in reporting year:

- 3.16 A significant proportion of the employment land identified in the UDP has been developed, with 25.84 hectares (ha) remaining.
- 3.17 In the review year, 5.7ha (57,336m²) of employment floorspace had approval for

¹² Source: Land Registry www.landregistry.gov.uk

¹³ ONS Census data QS601EW (2011). Economically active 'unemployed' as percentage of total economically active persons.
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275019&c=Bexley&d=13&e=61&q=6319542&i=1001x1003x1032x1004&m=0&r=1&s=1410342488667&enc=1&dsFamilyId=2521>

development and a further 6.4ha was either under construction or completed.

Transport policies

- 3.18 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 2014/15 – 2016/17. 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:

- 3.19 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.
- 3.20 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

- 3.21 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.
- 3.22 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:

- 3.23 Vacancy rates in town centres remain below the national average despite the impacts of the global economic downturn. Both the Strategic and District Centres (9% vacancy rate) and the Neighbourhood Centres (10% vacancy rate) successfully meet the local indicator target of a shop premises vacancy rate not exceeding 10%.

Waste policies

- 3.24 Bexley's residents continue to achieve one of the highest levels of recycling in the country and the highest in London¹⁴. 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:

- 3.25 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.
- 3.26 118,950 tonnes of waste was handled in the reporting year.

Summary of performance tables

- 3.27 The following tables (3.1 and 3.2) summarise Bexley's performance against all of the local and significant effects indicators and the action that will be taken for each indicator over the forthcoming reporting year.

Table 3.1: Summary of performance – local indicators

Indicator		Performance	Target	Action*
General policies				
LOI 17	Advertised departures from Bexley’s development plan	0.80%	Max 1%	None
Environmental policies				
LOI 16	Changes in protected nature conservation areas	None	None	None
LOI 2	Other development, previously developed land	100%	Min 60%	None
LOI 10	Inappropriate development on Green Belt/MOL	0%	Max 5%	None
LOI 15	Loss of listed/key buildings (approvals)	None	Max 5%	None

Housing policies				
H2	Additional dwellings (net):			
H2a	In previous five years	2,049		
H2b	For the reporting year	530 homes		None
H2c	In future years:			
	(i) managed supply (15 years to 2029/30)	5,605 homes		None
	(ii) hectares (15 years to 2029/30)	103.83		None
	(iii) annualised plan target	335 homes		
	(iv) NPPF 5% uplift of supply over target	17 homes		
	(v) NPPF 20% uplift of supply over target	67 homes		

Indicator		Performance	Target	Action*
H2d	Projected net additions (15 years to 2029/30)	5,103 homes		None
LOI 1	New dwellings on previously developed land	99.9%	Min 60%	None
LOI 3	Affordable housing in private residential developments over 10 units approved in reporting year	29%	Min 35%	Monitor
Employment and economic policies				
B1	Employment floorspace	54,491m ²		None
LOI 11	Industrial land developed by 2016 (UDP sites)	26.16 ha	57.61 ha	Monitor
Traffic and transportation policies				
LOI 14	Developments exceeding parking standards	None	Max 5%	None
Shopping and town centres policies				
LOI 5	Vacancy rate: strategic and district town centres	9%	Max 10%	None
LOI 9	Vacancy rate: neighbourhood shopping centres	10%	Max 10%	None
LOI 6	A1 uses in core frontages	70.4%	Min 70%	None
LOI 7	A1 uses in core and non-core frontages	56%	Min 55%	None
LOI 8	New retail floor space			
	In centre/edge of centre	0%		Monitor
	Out of town centre	100%		Monitor
TK1	Vacant street level property	As LOIs 5 & 9		
TK2	Pedestrian flows (footfall)	Figures 9.1 – 9.6		
Minerals and waste policies				
M1	Production of primary won aggregates	None		None
M2	Production of secondary/recycled aggregates	No information		Monitor
W1	Capacity of new waste management facilities	None		None
W2	Municipal waste arising and managed	118,950 tonnes		None
*Action Required		Urgent action required	Keep under review	No action required

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

Indicator		Performance	Action*
Affordable housing SPD			
AH1	Dwelling type and size	Tables 6.8 & 6.9	None
AH2	Average house price	£237,451	Monitor
AH3	Ratio of house prices to earnings		
	Lower quartile	9.07:1	Monitor
	Median	8.03:1	Monitor
AH4	Housing register	3,480 people	Monitor
AH5	Affordable units constructed, by type:		
	Social rented	27 homes	Monitor
	Shared ownership	40 homes	Monitor
Residential Design Guide SPD			
RDG1	Dwelling size	Tables 6.7 & 6.8	None
RDG2	Density (planning approvals):		
	Family homes (dwellings per ha)	49	None
	Non-family homes (dwellings per ha)	90	None
RDG3	Pedestrian travel distance (new dwellings more than 800m from public transport)	100%	None
Planning Obligations SPD			
PO1	Completed obligations and agreements:		
	In reporting year	16	None
	Cumulatively (since adoption of SPD)	92	None
PO2	Number and type of obligations secured	Table 4.1	None
PO3	Percentage of qualifying developments for which obligations were successfully secured	100%	None
*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:	0.8% (13 departures; 1,624 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 the council and the applicant to offset negative impacts of developments and make sure contributions are made towards the provision of local infrastructure, services and facilities. The Planning Obligations Guidance¹⁵ SPD, 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: 16 Cumulatively: 92 (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 16 developments (SEI PO1), excluding any deed of variations or agreements involving restrictions of land use. This is an increase on last year's total figure of 11.
- 4.4 Additionally, 70 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	2
Transport and access	6
Public realm improvements	0
Education	7
Employment training	0
Health services and facilities	12

¹⁵ [London Borough of Bexley : Planning Obligations Guidance SPD](#)

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Type	Number
Open space	11
Sports and leisure facilities	8
Local community facilities and services	7
Monitoring	14
Other	3
Total secured planning obligations	70

- 4.5 There are three obligations categorised under 'other' in Table 4.1 above, which are: Car Club; Ballast Wharf Maintenance Contribution; and Ballast Wharf 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, it should be noted that the Planning Obligations Guidance SPD will be revised in due course to account for the introduction of the forthcoming Bexley Community Infrastructure Levy (CIL) Charging Schedule (expected adoption/implementation date of April 2015).
- 4.8 Further information on Bexley's CIL is available on the Council's [website](#).

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 ¹⁶	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 development¹⁷ on previously developed land

Percentage of development (other than new dwellings) on previously developed land		
LOI 2	Target	At least 60%
	Performance ¹⁸	100%

- 5.4 100% of non-residential developments completed in the reporting year were on previously developed land, demonstrating that the planning policies remain effective in directing development onto previously developed (brownfield) land. No policy review 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	No applications approved

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

¹⁶ Source: London Borough of Bexley Strategic Planning and Regeneration department.

¹⁷ Residential development on previously developed land is discussed in Chapter 7, Housing policies.

¹⁸ Data is recorded for sites greater than 1,000 sqm in respect of developments for other than Use Class B.

- 5.6 In the reporting year, no applications involving inappropriate development on Green Belt or Metropolitan Open Land were approved. Thus current planning policies remain effective and no changes are proposed.
- 5.7 It should be noted that, as detailed under monitoring target SEI RDG2 (paragraphs 6.3.3-6.3.4); one application for 61 dwellings was approved on Metropolitan Open Land. Under the National Planning Policy Framework (NPPF), the site in question (former school site at Hill View, Welling), is classified as previously developed land. As such, the construction of new dwellings does not constitute 'inappropriate development' (subject to certain NPPF criteria) and the application is therefore not recorded under local indicator LOI 10.

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	Zero

- 5.8 As in previous reporting years, the Council gave no approvals that would result in the loss of listed buildings or landmark buildings in conservation areas. As such, 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 530 (net) new homes, a decrease on the previous year's figure of 771 but still well above the London Plan housing target of 335.

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. 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:	1,900
	(b)	actual completions ¹⁹ for the reporting year:	530
	(c)	projections	
	(i)	managed supply ²⁰ (15 years to 2029/30):	5,605
	(ii)	hectares (15 years to 2029/30):	103.83
	(iii)	annualised plan target	335
	(iv)	NPPF 5% uplift of supply over target (annual)	17
	(v)	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 2029/30)	5,103

- 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 530 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	91	17%	Erith	61	12%
Bexleyheath	17	3%	Sidcup	35	7%
Crayford	302	57%	Welling	24	5%

¹⁹ UNI-form; London Development Database

²⁰ Bexley sites from *The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009*, Greater London Authority, October 2009

- 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 5,605 units over 15 years to 2029/30, an average of 374 a 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 & v)). For Bexley, this works out to an additional 17 unit per annum (using the 5% uplift) and 67 units per annum (using the 20% uplift), bringing the average annual managed supply to 352 with a 5% uplift and 402 with a 20% uplift. Therefore, the projected average of 374 is appropriate for Bexley in regards to NPPF requirements
- 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 2029/30) of 6.92 hectares of land is available through the managed supply, which meets with NPPF requirements as stated above.
- 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 is 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 2013/2014 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)(v)).
- 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 struggled over the past several years to deliver the annualised plan target, due largely to the recent economic downturn, this last year's reporting 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)

	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	29/30
	Rep	Cur	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H2(a) performance																	
H2(b) performance	530																
H2(c) projections:																	
(i) managed supply		403	461	461	461	332	332	344	344	344	344	344	367	367	367	367	367
(ii) hectares		6.86	9.31	7.20	7.20	5.49	7.62										
(iii) target		335	335	335	335	335	335										
NPPF uplift in supply			67	67	67	67	67										
H2(d) projections		403	394	394	394	265	265	327	327	327	327	327	350	350	350	350	350

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

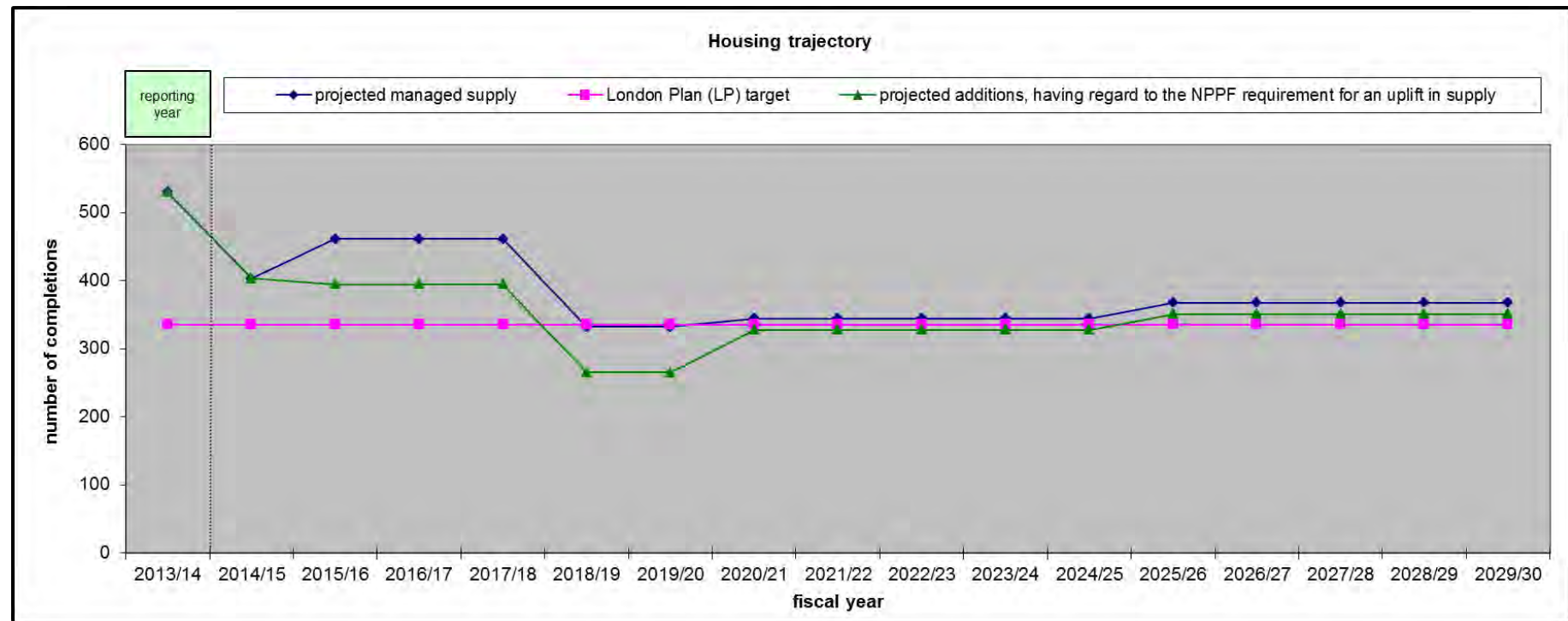
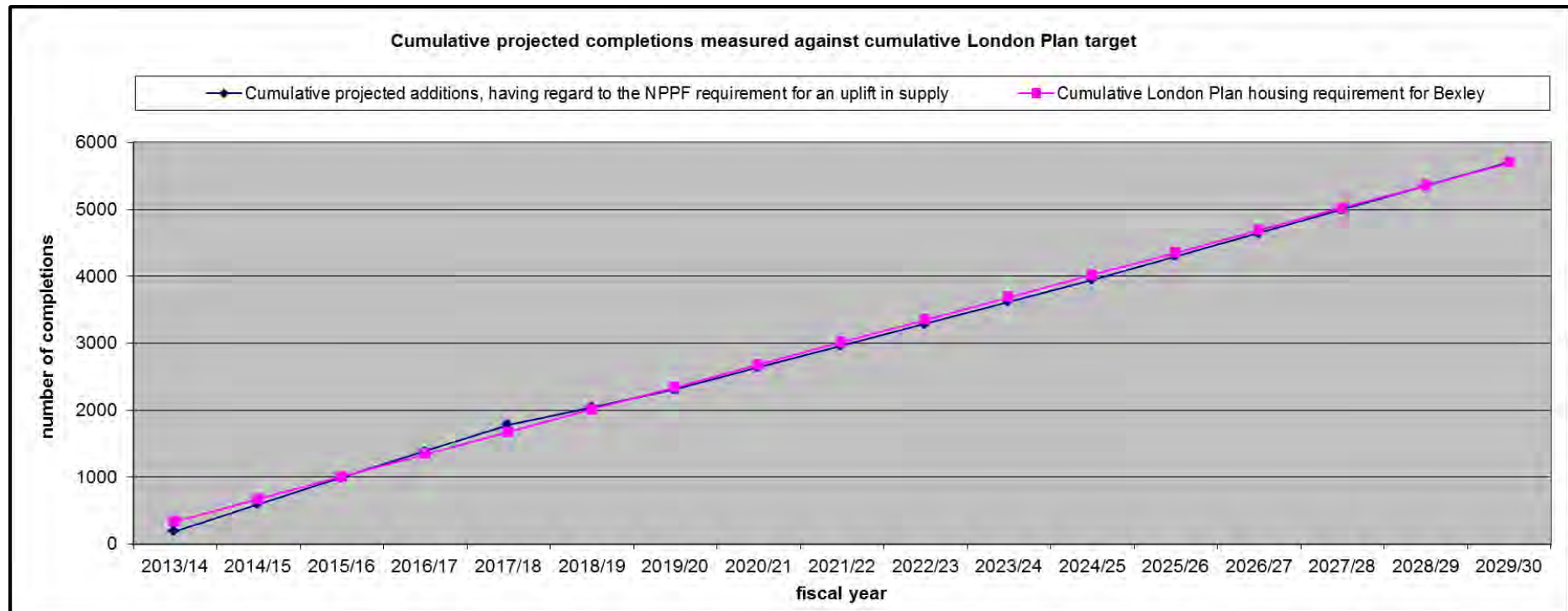


Figure 6.2: Cumulative housing completions and targets (H2(c)(iii) and H2(d), LOI 4)



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*²¹ (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 2015 to 31 March 2020. With a projected total supply of 2,048, 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 2015 – 2020

Source of identified sites	Net additions
(a) sites under construction	681
(b) sites with current planning permissions	703
(c) SHLAA sites with applications, pending approval or s106 agreements	564
(d) Small sites (windfall) allowance of 50 net new homes per annum	100
Total five year housing supply	2,048

- 6.13 At the end of September 2014, there were 1,384 (net) new homes either under construction or with planning permission from developments with 10 or more (net) new homes, with 1,072 (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	131	191	1.028
Land at Crittall's Corner, Sidcup	40	392	0.11
Bexley College	192	904	3.268
Southmere Village (Tavy Bridge estate redevelopment phase 3), Abbey Wood	154	446	3.465
Howbury Centre, Slade Green	220	2481	7.963
Land to the rear of the former Woolwich Building	120	2486	1.871
NCP Car Park, Albion Road, Bexleyheath	43	4602	0.289
Ballast Wharf, 91 - 101 West Street, Erith	54	5330	0.360
Carlton Training Centre and Hoblands, Sidcup	38	7236	0.731
74 Crayford Road, Crayford	30	9570	0.180
Kingswood House, 47-51 Sidcup Hill, Sidcup	50	100424	0.281
Erith Park (Larner Road), Erith	0	100762	7.742
Totals	1,072 units		27.29 ha

²¹ [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 3,557 net additional homes, which is more than the housing delivery target of 3,350, providing an uplift of 6% in the managed supply.

Dwellings²² on previously developed land

Percentage of new dwellings approved on previously developed land	
LOI 1	
Target	Minimum 60%
Performance	99.9%

- 6.15 Performance for this reporting year was 99.9%, with one residential application approved in the reporting year (08/11096/FULM). The proportion of greenfield land approved for residential dwellings represented just 0.006 hectares of the site's overall area of 0.359 hectares.
- 6.16 The percentage of approved applications for new homes on previously developed land remains consistently and significantly higher than the 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	27 social-rented homes 40 intermediate homes	67 total affordable homes

- 6.17 SEI AH5 measures the number of affordable homes constructed. It monitors the impact of the Affordable Housing SPD²³ on the types of affordable housing provided in Bexley, in particular the planning policy target for affordable housing to comprise by tenure 70% social rented and 30% shared ownership/intermediate (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 Positively, the total number of affordable homes completed has increased since the previous year. Of those completed in this monitoring year, 40% were social rented and 60% were intermediate. Whilst this achieved percentage split appears to be at odds with the target split of 70% and 30% respectively, the overall split over the last five years demonstrates that provision is largely on target (see table 6.5).
- 6.20 The delivery of affordable housing over the last five years represents 47% of the overall housing provision. With an aspirational target to achieve 50% affordable housing provision, the Council continues to make excellent progress on this indicator. Similarly, the average percentage split of social rented and intermediate

²² Non-residential development on previously developed land is discussed in Chapter 5.

²³ <http://www.bexley.gov.uk/article/4055/Affordable-housing-SPD>

housing provision over the last five years equates to 68% / 32% respectively, demonstrating the effectiveness of the Council's policies in this respect.

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

Year	Homes				
	Total Number	Social rented		Intermediate	
		Number	%	Number	%
2009/10	142	106	75	36	25
2010/11	194	167	86	27	14
2011/12	357	221	62	136	38
2012/13	23	11	48	12	52
2013/14 (reporting year)	67	27	40	40	60
Average over last five years:	157 (47% of total housing delivery target)	106	68%	50	32%
Policy target:		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	29% (20 affordable homes; 69 total homes)

6.21 The Bexley Core Strategy sets the policy requirements for affordable housing in private developments of 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, only one private residential scheme was approved that was 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 below the 35% target at 29%. However, the five year average shows the provision of affordable housing in private residential developments over 10 units to be on target, at exactly 35%.

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

Year	Schemes completed	Percentage of affordable housing
2009/10	1	35%
2010/11	1	40%
2011/12	4	34%
2012/13	6	37%
2013/14	1	29%
5 year avg.	2.6	35%

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; with a relatively small proportion having four or more 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.	%	
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
2013/14	186	34%	213	39%	103	19%	45	8%	547
Five year total	655	32%	960	47%	288	14%	124	6%	2,027

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

Year	Size								
	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
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
2013/14	192	25%	377	50%	138	18%	49	6%	756
Five year total	618	24%	1,245	49%	532	21%	144	6%	2,539

6.25 Overall, the number of housing permissions and completions continue to remain positive. Both figures are significantly higher than the three year period 2009/11 – 2011/12, despite a dip compared to the 2012/13 reporting year. The five year averages show that almost half of permission and completions are for 2 bedroom units, despite the more even distribution of completions for 1 and 2 bedroom units

in 2013/14 (34% and 39% respectively). The total permissions and completions for 3 bedroom and 4 or more bedroom units also remain similar over the reporting year (19% and 18%, and 8% and 6% respectively). This indicator will continue to be monitored to ensure a good level of permissions and completions is maintained.

House prices

SEI AH2	Average house price	
	Performance ²⁴ F	£ 237,451

- 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 £237,451 compared with £229,787 a year earlier, an increase of 3.3%.
- 6.27 Figures 6.4 and 6.5 show average house price and sales volume in Bexley from March 2007 to 2014. 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 increased slightly in 2009, remained relatively static until mid-2013, and have been steadily increasing since.

Figure 6.4 Average house price in Bexley (SEI AH2)F²⁵

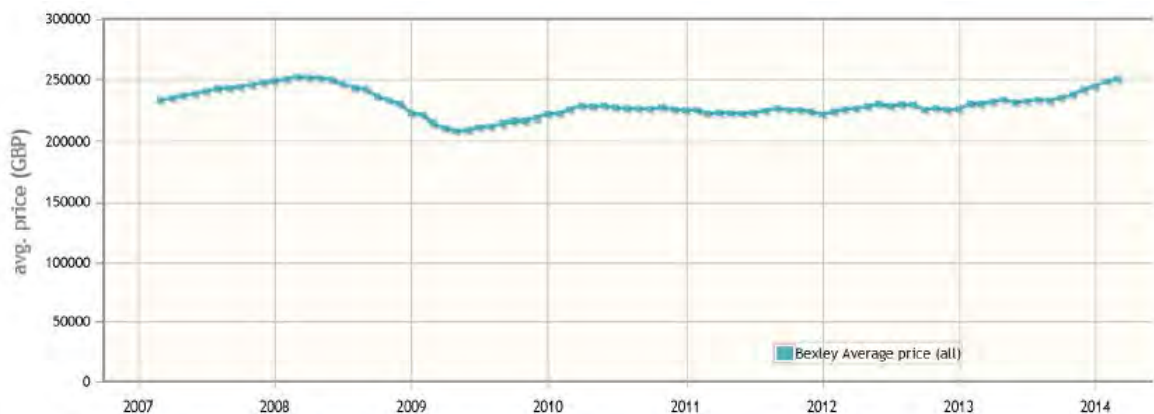
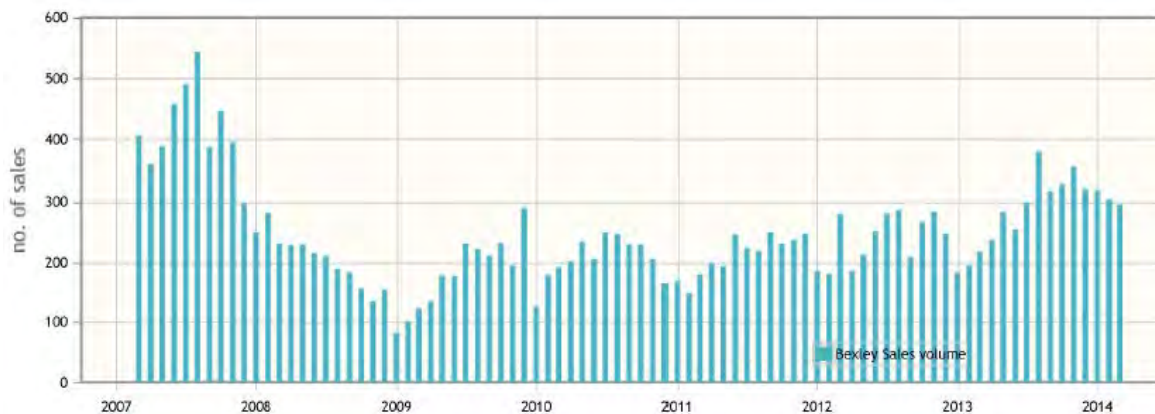


Figure 6.5 Sales volume in Bexley (SEI AH2)F



²⁴ Source: Land Registry: www.landregistry.gov.uk (accessed August 2014)

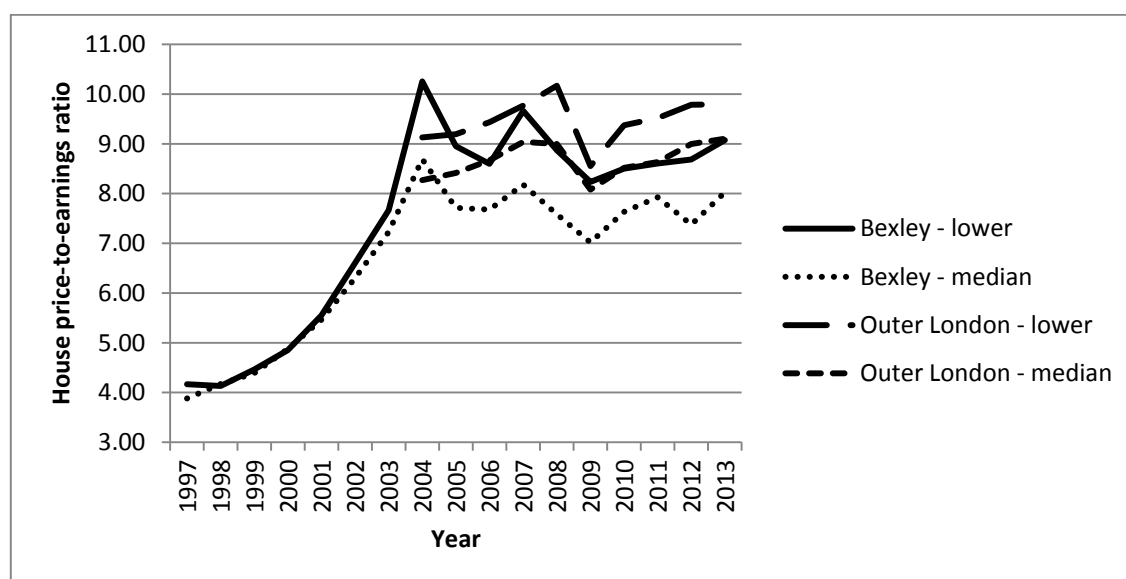
²⁵ Source: Land Registry: www.landregistry.gov.uk (accessed August 2014)

House price-to-earnings ratio

Ratio of house prices to earnings		
SEI AH3	Performance ^{26F}	9.07:1 (lower quartile house price to lower quartile earnings) 8.03:1 (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, for both Bexley and the whole of Outer London.

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 9.79:1 and 9.10:1, 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 and subsequent recovery.

²⁶ 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).

Housing register

SEI AH4	Number of people on housing register	
	Performance ²⁷	3480 people

- 6.31 The number of households on the housing register had risen steadily over time; however the figure has dropped significantly in this reporting year, from 9,579 people in 2012/13 to 3,480 people to the end of March 2014. The reason for this dramatic reduction in numbers is that Bexley revised its allocations policy in September 2013.

Housing density

SEI RDG2	Density of dwellings (planning approvals)	
	Performance	78% of planning approvals with a density of 60 or more dwellings per hectare.

- 6.32 Table 6.9 demonstrates that the Council continues to respond to the need for higher density developments in line with policies. This reflects table 3.2 of The London Plan density matrix and shows that the overwhelming majority of developments within Bexley have a density of over 60 units per hectare.

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

Year	Density (dwellings per hectare)						Total
	Less than 35		35 – 59		60 plus		
	Number of units	%	Number of units	%	Number units	%	
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	306
2011/12	8	1	52	10	474	89	534
2012/13	18	4	22	5	417	91	457
2013/14	81	14%	45	8%	433	78%	559
Total	149	7%	171	7%	1,979	86%	2,299

- 6.33 A noticeable anomaly in the 2013/14 reporting year is the higher number of units approved at a density below 35 dwellings per hectare (81 dwellings). This figure is skewed as a result of a single planning approval for a 61 dwelling scheme at a density of 34 dwellings per hectare. This site located at Hill View, Welling, is within Metropolitan Open Land and was originally a school building, then subsequently used as offices. The offices were vacated in 2014.
- 6.34 Given the site's particular location and neighbouring uses, a dwelling density below that which would normally be expected was considered acceptable; thus ensuring that the scheme is appropriate to, and respectful of, the character of the area.

²⁷ Source: LBB housing and regeneration team August 2014.

7. Employment and economic policies

Contextual indicators for economic activity and employment²⁸

- 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 2016, although this should now be considered in the context of the managed release of employment land set out in the Bexley Core Strategy.

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

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

	B1a	B1b	B1c	B2	B8	All employment uses
Planning Permission	683	0	18,119	15,808	22,726	57,336
Under Construction	7,880	0	0	19,148	36,973	64,001
Completed	122	0	0	0	0	122
Sub-total:	8,685	0	18,119			
Total:		26,804		34,956	59,699	121,459

- 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 B8 (storage and distribution), followed by B2 (industrial) uses. The development of floorspace for employment will continue to be monitored to identify any implications for planning policy.

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

- 7.4 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). As per the previous reporting year, 26.16 hectares have been developed to date.
- 7.5 The target can still 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 three years. Although no changes to planning policy are required, the Council is monitoring this indicator.
- 7.6 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.

²⁸ 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 Compared to other London boroughs, Bexley's travel and public transport links are limited. 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 results in a greater reliance on private vehicles for travel.

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 reasonable 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	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 15 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 maximum of 10%
Performance	9%
Vacancy rate of shop premises in neighbourhood shopping centres	
LOI 9 Target	Vacancy rate maximum of 10%
Performance	10 %

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%
2013	7%	12%	13%	6%	8%	3%	10%

- 9.2 In the reporting year, both the Strategic and District Centres (9% vacancy) and the Neighbourhood Centres (10% vacancy rate) successfully meet the local indicator target of a shop premises vacancy rate of not exceeding 10%.
- 9.3 The Council continues to work with businesses and other stakeholders on a number of schemes to improve the trading environment and help renew particular areas, including Sidcup High Street, Bexleyheath Town Centre, Welling, Crayford and Erith.

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	70.4% 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	56% 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: 0% Out of town centres: 100%

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 Classes²⁹).

9.8 In the reporting year, there were three major applications where net additional floor space was gained in retail uses. All three redevelopment schemes were outside of the main town centres, in Erith and Thamesmead; providing a combined net retail floorspace increase of 573 sq m (total 'A' Uses) as part of larger mixed-use developments. Although permitted outside of the main town centres, the net increase in retail floorspace is nominal for the purposes of monitoring. 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.

Pedestrian footfall

9.9 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

²⁹ Use Classes <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

centres. Table 9.2 shows that, in March 2014, the average footfall figures in Bexley's main town centres were³⁰:

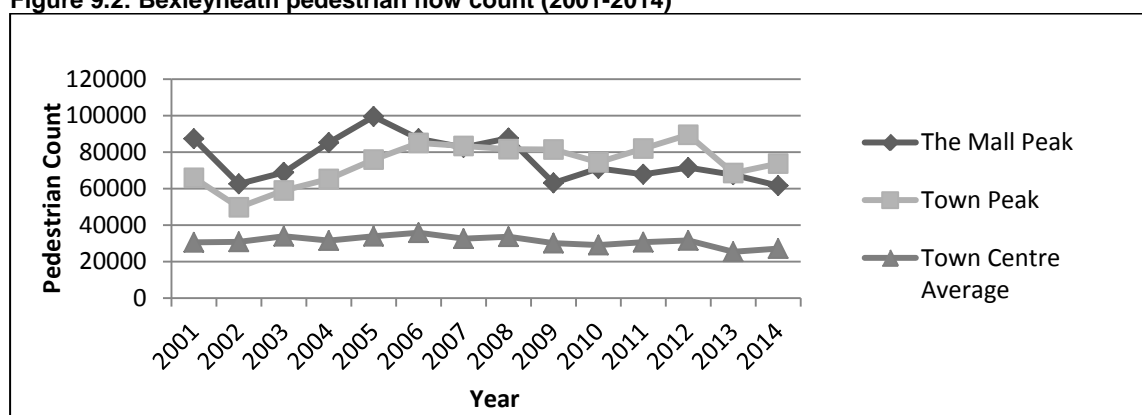
Table 9.2: Average footfall in major district centres

Town Centre	Bexleyheath	Crayford	Erith	Sidcup	Welling
Avg. footfall	27,140	5,740	10,120	8,690	7,600

9.10 The average footfall figures in Bexleyheath, Crayford and Sidcup town centres increased from the previous year, although Erith and Welling town centres witnessed a decrease in footfall from the previous year.

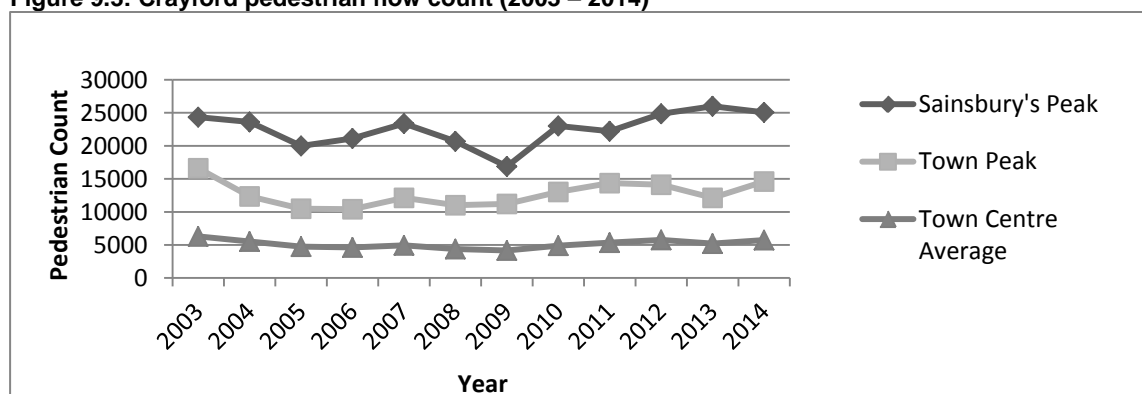
9.11 Figures 9.2 to 9.6 show recent trends in footfall in Bexley's main town centres.

Figure 9.2: Bexleyheath pedestrian flow count (2001-2014)



In Bexleyheath, both the town centre peak and average footfall levels have risen since last year, although peak footfall in the Mall saw a slight decline in numbers. This may be as a result of the dry and bright weather conditions experienced during the flow count, encouraging people outside as opposed to inside the Mall.

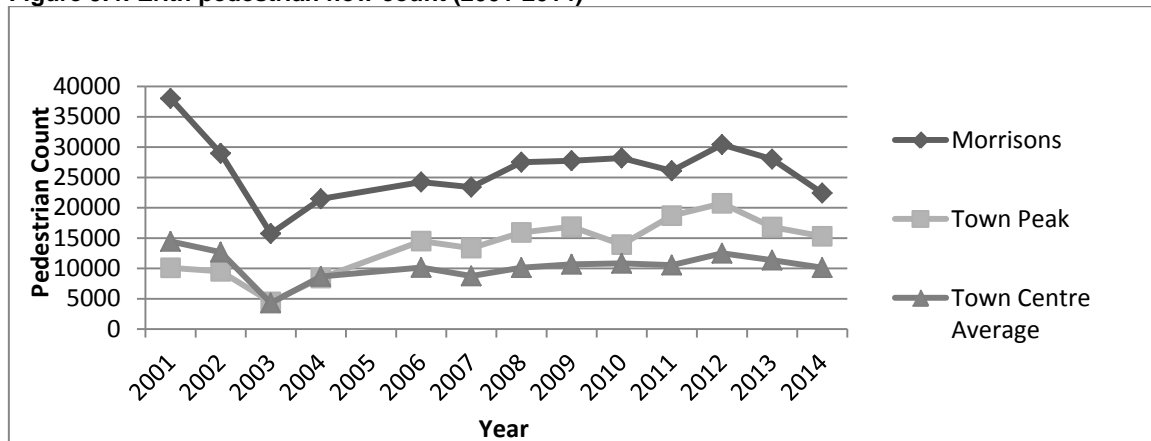
Figure 9.3: Crayford pedestrian flow count (2003 – 2014)



Crayford saw a rise in both peak and average town centre foot fall, similar to the levels experienced in 2012. This is likely to be due to the favourable weather conditions compared to last year's inclement weather. The peak foot fall outside Sainsbury's supermarket was only marginally below that of the previous recording year.

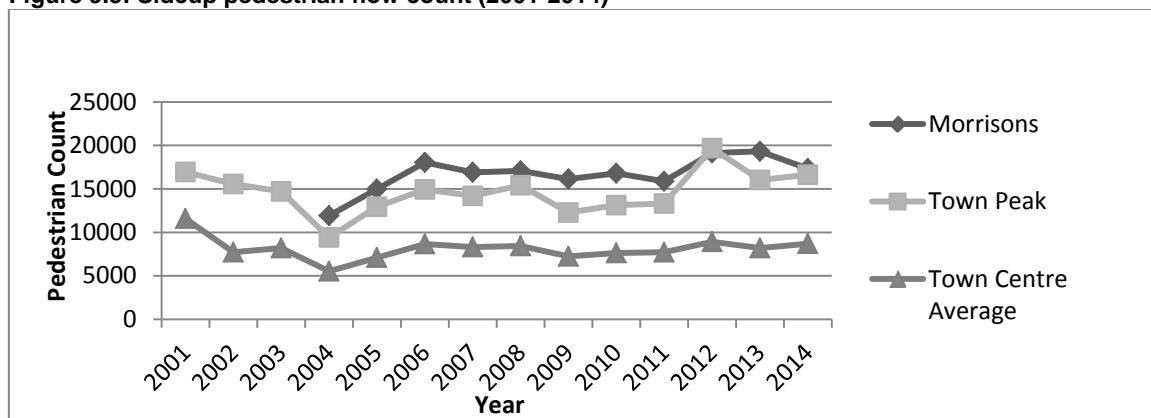
³⁰ Source: PRMS Ltd, Pedestrian Flow Charts.

Figure 9.4: Erith pedestrian flow count (2001-2014)



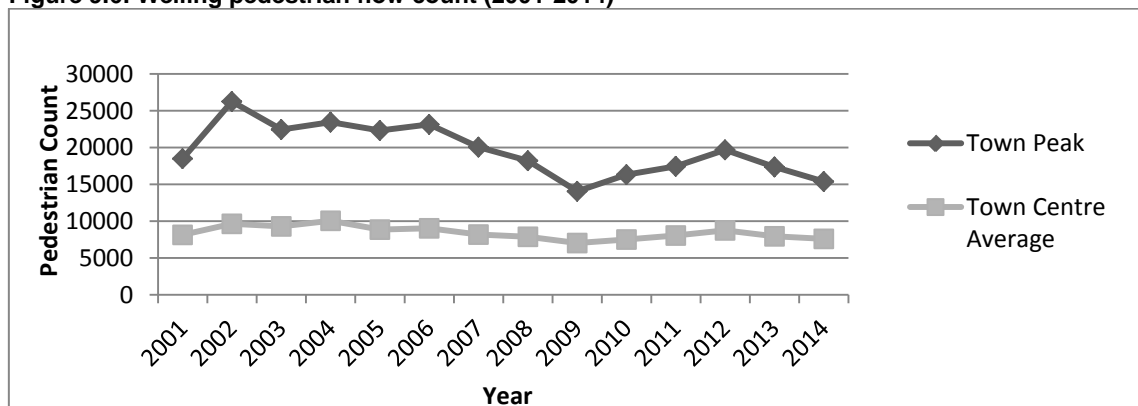
Although the foot fall in Erith town centre has decreased since last year's monitoring report, it still remains at a generally average level for the town. However, this decrease will be monitored over the coming reporting year.

Figure 9.5: Sidcup pedestrian flow count (2001-2014)



Both the average and peak town centre foot fall counts have shown a slight increase on the previous year's count, whilst the foot fall outside Morrison's has actually decreased by 10%.

Figure 9.6: Welling pedestrian flow count (2001-2014)



Welling town centre continues to witness a steady decline on 2012 figures, with a town centre average of 7,600 and a peak of 15,390. However, these figures remain slightly above the lowest foot fall count taken in March 2009, during the recession.

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 ³¹	No new waste management facilities in reporting year

- 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 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 ³²	118,950 tonnes

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

2013/2014	Landfill	Incineration (with energy from waste)	Recycled/composted	Other	Total
Amount (in tonnes)	361	58,350	60,100	119	118,950
Percent	0.3%	49.1%%	50.5%	0.1%	100%

³¹ Source: LBB Waste and Recycling Service

³² Source: LBB Waste and Recycling Service

- 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 an increase on the previous monitoring year (see table 10.2).

Table 10.2: Amount of municipal waste dealt with in reporting year

Municipal waste arisings (over five years)	
2009/10	122,594 tonnes
2010/11	119,977 tonnes
2011/12	118,850 tonnes
2012/13	117,259 tonnes
2013/14	118,950 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 55% of waste now being recycled or composted. The Council does not, therefore, intend to review its waste targets..

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 2014.

Regulation 34(c): statement of fact

The Bexley Core Strategy 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 consultations analysis and preparation of the proposed submission documents
Community Infrastructure Levy Charging Schedule	see Table A.3 below	Preparation of the draft charging schedule for submission

Table A.2: Local development document preparation timetable (updated LDS timetable, July 2014)

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 2015
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 approaches of the local plan (Reg 18)	August – September 2013
Consultation analysis and preparation of proposed submission documents	October 2013 – September 2015
Publication of and representations on the proposed submission documents (Reg 19 and 20 stages)	October – November 2015
Consultation analysis and preparation of submission documents	December 2015 – April 2016

Document production timetable for the Bexley Detailed Policies and Sites Local Plan	
Submission (Reg 22 stage)	May 2016
Pre-examination meeting (subject to PINS' timetabling)	July 2016
Commencement of examination (subject to PINS' timetabling)	August – September 2016
Receipt of Inspector's report	November 2016
Preparation of adoption documents	November 2016 – January 2017
Adoption of the Bexley detailed policies and sites local plan at full council meeting	February 2017
Publication of adopted documents	April 2017

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 – August 2014
Statement of modification procedure (Reg 21)	August – September 2014
Submission of documents and information to examiner (Reg 19)	August 2014
Pre-examination meeting (if required)	September 2014
Commencement of examination	November 2014
Receipt of Inspector's report	December 2014
Revision of submission documents and preparation of adoption documents	January - March 2015
Adoption of CIL charging schedule	March 2015
Publication of adopted CIL charging schedule	April 2015

Appendix B – Timetable of Local Development Documents³³

London Borough of Bexley Timetable of Local Development Documents	2013				2014				2015				2016				2017							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
LOCAL PLAN																								
Bexley Detailed Policies and Sites (DPAS)																								
DOCUMENTS SITTING ALONGSIDE LOCAL DEVELOPMENT DOCUMENTS																								
Community Infrastructure Levy (CIL)																								
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
KEY TO THE BEXLEY DETAILED POLICIES AND SITES (DPAS) LOCAL PLAN																								
<div></div> evidence gathering, preparation and continuous informal consultation of proposed submission documents												<div></div> Submission												
<div></div> consultation with community, delivery bodies and stakeholders on preferred approaches												<div></div> pre-examination meeting												
<div></div> publication of and representations on the proposed submission documents												<div></div> receipt of Inspector's report												
<div></div> consultation analysis and preparation of submission documents												<div></div> Adoption												
<div></div> document examination stage <div></div> examination in public <div></div> adoption preparation																								
KEY TO THE COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE																								
<div></div> gathering of appropriate and available evidence and preparation of preliminary draft charging schedule / draft charging schedule												<div></div> Submission												
<div></div> consultation with community, delivery bodies and stakeholders on the preliminary draft charging schedule												<div></div> pre-examination meeting												
<div></div> publication of and representations on the draft charging schedule												<div></div> receipt of Inspector's report												
<div></div> consultation analysis and preparation of submission documents												<div></div> Adoption												
<div></div> document examination stage <div></div> examination in public <div></div> adoption preparation																								
This timetable should be viewed in conjunction with details provided at Appendix A in the Bexley Local Development Scheme.																								

This timetable should be viewed in conjunction with details provided at Appendix A in the Bexley Local Development Scheme.

³³ [Bexley Local Development Scheme](#) (timetable amended July 2014), London Borough of Bexley

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