

Authority Monitoring Report 2017/18

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Executive Summary

Local planning authorities must publish information that shows progress with Local Plan preparation; reports any activity relating to the duty to cooperate in relation to planning of sustainable development; and monitors the implementation of policies in the adopted Local Plan¹. This report sets out London Borough of Bexley's performance for the annual period 1 April 2017 to 31 March 2018. The following information is set out in this report:

- performance in plan making against the schedule set out in the local development scheme;
- performance with regard to Bexley's duty to cooperate in matters relating to sustainable development planning; and
- performance outcomes for key planning policies covering a range of topic areas.

Plan-making progress

In accordance with the LDS timetable, the Council is currently at the 'document preparation' stage of Local Plan production. This has involved evidence gathering, research and informal consultation and discussion with relevant stakeholders over the reporting year.

Duty to cooperate activities

Duty to cooperate is set out in planning legislation and includes activities such as the preparation of development plan documents and other local development documents. The Council has cooperated with a number of other local planning authorities, including adjoining boroughs and prescribed bodies, on a variety of issues throughout the reporting year.

Local planning policy effectiveness

This report monitors the extent to which the policies set out in the Bexley Local Plan are being achieved. The report does not measure each policy individually, but focuses on monitoring key policy objectives for which data is currently available in order to assess overall outcomes in plan delivery.

The following provides a brief summary of the effectiveness of local plan policies in 2017/18:

Performance in the reporting year against local planning policy monitoring indicators

Achieving sustainable development

Bexley has had a consistently low level of departures from Development Plan policies, with only two planning approvals (extensions for the same property) in 2017/18 (out of 1,546 permissions) on Metropolitan Green Belt, where it was considered that very special circumstances applied.

These departures from the Development Plan are not linked to any need identified from the Council's five-year housing supply, which remains robust and up to date.

Planning agreements were secured from two development proposals, generating contributions for affordable housing, transport and access, and the re-activation of a Wharf during the lifetime of the permission. In addition, there were planning approvals for 2,358m² of (net) additional floor space for community facilities.

¹ Regulation 34 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out what information authority monitoring reports must contain.

Protecting and enhancing the built and natural environment

The percentage for residential development in Bexley on previously developed (brownfield) land was 87%, exceeding the performance target of 60%. There was one outline planning application approved in the reporting year on a greenfield site, which was for residential development at Old Farm Park.

There was no loss of a listed building, or landmark building in a conservation area, as a result of an approved development proposal. In addition, during the reporting year, there were no development approvals recorded on designated nature conservation areas (SINCs).

On 24 September 2017, an Article 4 Direction came into effect that removed permitted development rights in the borough to change the use of buildings, in particular residential dwellings (Use Class C3), to Houses of Multiple Occupation (HMOs) (Use Class C4). As a result of this, five planning applications have been submitted for this type of development during the reporting year. All were approved, giving the Council the opportunity to adjudicate the impact of the development on local amenity and ensure that standards of accommodation of the HMOs were met through conditions included in the planning decisions.

Creating a local supply of housing

Current planning policies focus housing development 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 in London Plan Opportunity Areas. In the short term, this is particularly relevant in the Abbey Wood and South Thamesmead Housing Zone, with one of the large approved development proposals in this area already under construction during the reporting year.

The London Plan sets an annual housing supply target of 446 net additional dwellings for Bexley, with performance against this target monitored through completions (delivery) and approvals (supply). Bexley is on target overall in delivering housing and on track in the longer term to meet or exceed its London Plan ten year housing supply target.

In the reporting year, planning permission was granted for 615 net additional dwellings, with 277 net additional dwellings completed. These figures can vary widely from year to year; however, since the adoption of relevant local plan policies in 2012, the annual average for approvals is 966 net additional dwellings, and for completions, the annual average is 496 net additional dwellings.

With an identified five-year housing land supply providing 3,224 units (equating to 6.88 years of supply), the Council considers that Bexley is on course to exceed its current London Plan housing supply target of 2,230 homes over the next five years. This represents an uplift of 45% over the supply target, with large sites making up 79% of the land and supplying 88% of additional new homes. The current supply also includes 7% of net additional dwellings coming forward through permitted development rights. Bexley has a further ten-year (between April 2024 and March 2034) managed supply of sites capable of delivering 5,633 net additional homes, which is more than the projected housing supply target of 4,460 for the same time period.

The percentage of affordable housing from qualifying developments² (six in the reporting year) granted planning permission was 20%. Since the adoption of local plan policies in 2012, the annual average provision of affordable housing from qualifying developments is 41%. There were no affordable dwellings built in the reporting year. However, as for housing approvals and completions above, figures for affordable housing can vary widely from year to year.

The Council keeps a register of those wishing to build their own homes in the borough. This register, called the Self-build and Custom Housebuilding Register, is required by Government legislation, and the requirement for local planning authorities to maintain a register came into effect on 1 April 2016. During the reporting year, 20 people registered with the Council.

² Development proposals (where approval is required) for conventional (C3 use class) housing of more than 10 dwellings

Employment and the economy

In the reporting year, 4,605m² of net employment floor space was granted approval for development, with 45,964m² of net employment floor space either completed, under construction or with construction not started.

Most of this net employment development was from gains of industrial floor space (B1c, B2 and B8) on designated employment land, with 19,543m² on 3.05 hectares of industrial land identified for development from the Bexley Unitary Development Plan (Table 2, Appendix I).

Employment floor space losses were mainly from office buildings (many through permitted development) and light industrial units in residential areas and town centres being redeveloped for housing.

Traffic and transportation

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. All residential developments approved in the reporting year were within 800 metres of a daily public transport service, in particular bus stops.

The Council is preparing a new Draft LIP which will cover the period 2019/20 – 2021/22. The Council is undertaking a consultation exercise to seek the views of the public, local businesses and other interested parties and responses will be taken into account when drafting the final LIP document to be submitted to TfL early in 2019.

Supporting vibrant town centres

The average vacancy rate in the strategic town centre of Bexleyheath and the four main district centres of Crayford, Erith, Sidcup and Welling (town centres that are identified in the London Plan) is at 7.8%, which remains below the national average despite the impacts of the global economic downturn.

The average combined vacancy rate across the smaller district centres and neighbourhood parades is 8.0%. The average vacancy rate in the four district centres of Belvedere, Bexley Village, Blackfen, and Northumberland Heath is 5.0%. In the borough's 51 neighbourhood centres the average vacancy rate is at 9.3%. In core shopping areas across all centres and parades, retail remains the dominant use at 68.9%, although this does vary centre by centre.

Minerals and waste

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. 120,869 tonnes of municipal waste was handled in the reporting year.

Index of indicators and summary of performance

The following two tables summarise the effectiveness of Local Plan policies against local and significant effects indicators. Targets are included if they exist for the indicator, and figures for net additional dwellings cover the time period from when relevant policies were adopted. Local and significant effects indicators are kept under review to ensure that they monitor the effectiveness of Local Plan policies.

Indicator	Target	Performance
Sustainable development		
LOI 17 Advertised departures from Bexley's development plan	Max 1%	0.13%
Protection of the built and natural environment		
LOI 1 New dwellings on previously developed land	Min 60%	87%

Indicator		Target	Performance
LOI 2	Securing appropriate standards for HMOs	100%	100%
LOI 10	Inappropriate development on Green Belt/MOL	Max 5%	0.13%
LOI 15	Loss of listed/key buildings (approvals)	Max 5%	None
LOI 16	Changes in protected nature conservation areas from approved development proposals	No net loss	No net loss
Housing trajectory			
H2	Additional dwellings (net):		
H2a	Since the start of the Local Plan period (completions)	1,673 homes	2,977 homes
H2b	For the reporting year (completions)	446 homes	277 homes
H2c	In future years (conventional and non-conventional supply, including a small sites allowance)		
	(i) managed supply (15 years to 2033/34), including a 5% uplift in supply for the first five years (NPPF requirement)	6,800 homes	10,017 homes
	(ii) hectares (15 years to 2033/34)	Not applicable	107.51 hectares
	(iii) annualised plan target	446 homes	not applicable
H2d	Projected net additions (15 years to 2033/34)	6,690 homes	9,907 homes
LOI 3	Percentage of affordable housing in qualifying residential developments ³ approved in reporting year	Min 35%	20%
LOI 4	Number of individuals and groups on the Self Build and Custom Housebuilding Register	Not applicable	20
Employment and the economy			
BD1	Additional (net) employment floor space (pipeline)	Not applicable	56,802m ²
LOI 11	Industrial land developed (UDP identified sites in Table 2, Appendix I) cumulative since adoption of the UDP	56.71 hectares available	35.38 hectares developed
Traffic and transportation			
LOI 14	Developments exceeding parking standards	Max 5%	0%
Shopping and town centres viability and vitality			
LOI 5	Vacancy rate: strategic and major district town centres	Max 10%	7.8%
LOI 9	Vacancy rate: district and neighbourhood shopping centres	Max 10%	9.3%
LOI 6	A1 uses in core frontages	Min 70%	68.9%
LOI 7	A1 uses in core and non-core frontages	Min 55%	54%
LOI 8	New retail floor space – In centre/edge of centre	100%	100%
	new retail floor space – out of town centre	0%	0%
Minerals and waste			
M1	Production of primary won aggregates	None required	None
M2	Production of secondary/recycled aggregates	No information	No information
W1	Capacity of new waste management facilities	None required	None
W2	Municipal waste arising and managed	Not applicable	120,869 tonnes

Table 1: Summary of performance by local indicator

³ Development proposals (where approval is required) for conventional housing of more than 10 dwellings

Indicator		Performance
Affordable housing SPD		
AH1	Dwelling type and size in reporting year	see Table 24 for approvals and completions
AH2	Average house price	£338,746
AH4	Housing register	7,760 people
AH5	Affordable units constructed (gross), by type and percent split (target: 70/30 split):	
	Social/affordable rented	0 homes (0%)
	Shared ownership	0 homes (0%)
Design for living, Bexley's residential design guide SPD		
RDG1	Dwelling size (completions and approvals) since adoption of local plan policies	see Tables 26 and 27
RDG2	Density of dwellings (planning approvals)	75% of dwellings approved at a density of at least 60 dwellings per hectare
RDG3	Pedestrian travel distance (new dwellings within than 800m from public transport)	100%
Planning obligations guidance SPD		
PO1	Completed obligations and agreements:	
	In reporting year	2
	Cumulatively (since adoption of SPD)	144
PO2	Number and type of obligations secured	3 (see Table 8)
PO3	Percentage of qualifying developments for which obligations were successfully secured	100%
PO4	Approvals of (net) new community facility floor space (D1 and D2 use classes)	2,358m ² of additional floor space

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Figure 2: Average house prices in Bexley from March 2008 to March 2018

1 Introduction

The purpose of a local authority monitoring report

- 1.1 London Borough of Bexley is required⁴ to prepare, and make available to the public, reports monitoring local development in respect of a period not longer than 12 months.
- 1.2 Local planning authorities must publish information that shows progress with Local Plan preparation; reports any activity relating to the duty to cooperate in relation to planning of sustainable development; and, shows how the implementation of policies in the Local Plan is progressing. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain.
- 1.3 Local planning authorities can also use their monitoring reports to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force, and to determine whether there is a need to undertake a partial of full review of the Local Plan. In addition, the report can set out other useful information, such as highlighting contributions made by development, including section 106 planning obligations.

The reporting period

- 1.4 This report monitors the performance of Bexley Local Plan policies for the financial year 2017/18 and, where required or to help provide a more complete picture of planning performance, from the beginning of the Plan period, when the policies were adopted in 2012.

What is being monitored?

- 1.5 The report monitors the Plan making progress made during 2017/18 against the timetable set out in the current Bexley Local Development Scheme.
- 1.6 In addition, activities carried out by the Council in respect of the duty to cooperate during the 201/18 financial year are reported, to monitor the legal duty to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Plan preparation in the context of strategic cross boundary matters.
- 1.7 And finally, this report monitors the extent to which the policies set out in Bexley Local Plan are being achieved. The report does not measure each policy individually, but focuses on monitoring key policy objectives for which data is currently available in order to assess overall outcomes in Plan delivery.

Report structure

- 1.8 The report sets out clearly the links between plan policies, objectives and indicators, and is divided into the following sections:
 - performance in plan making against the schedule set out in the Bexley Local Development Scheme;
 - performance with regard to Bexley's duty to cooperate in matters relating to planning of sustainable development; and,
 - performance outcomes for key planning policies covering a range of topic areas.

⁴ Development proposals (where approval is required) for conventional housing of more than 10 dwellings

2 Plan-making progress

Background

- 2.1 There have been significant changes at the national and regional planning levels in recent years. The Government's programme of planning reform has embedded the National Planning Policy Framework (NPPF), along with new rules governing the change of use of land for housing, employment and retail uses.
- 2.2 The Mayor of London published for consultation a draft new London Plan in December 2017. The consultation period ended on 2 March 2018. The current London Plan still forms part of the adopted Development Plan for Bexley, but the Draft London Plan is a material consideration in planning decisions, gaining weight as it moves through the process to adoption.
- 2.3 For the reporting period for this 2017/18 AMR, the Draft London Plan has the least weight, as the Examination in Public is not scheduled until early 2019. Therefore, monitoring of the performance of planning policy is considered against targets set in the current London Plan, and the current Local Plan (Core Strategy and Unitary Development Plan, 2012).
- 2.4 The Bexley Growth Strategy was adopted by the Council in December 2017. This document sets out the key principles for good growth over a 30-year time horizon, from 2020 to 2050. Fundamentally, it provides a framework on how to facilitate sustainable growth to meet future needs for new homes and jobs across the borough, including by ensuring that the necessary infrastructure is delivered alongside. It will ensure growth is managed carefully to benefit local people. It will also bring benefits to transport connectivity, economic prosperity and skills.
- 2.5 The Bexley Growth Strategy now provides a key part of the evidence base for more detailed planning documents, including a review of the Bexley Local Plan, and two Opportunity Area Planning Frameworks to the London Plan, for the Thamesmead and Abbey Wood Area and the Bexley Riverside area, which incorporates Belvedere, Erith, Slade Green and Crayford.
- 2.6 The Council is proactively responding to these changes within its planning documents in order to secure good growth for the borough. An up-to date Local Plan will help to ensure a coordinated approach to growth and regeneration in Bexley, with a focus on enabling new development that meets assessed needs, is appropriate to its location within the borough, and is supported by strategic and community infrastructure.

Local development scheme

- 2.7 All local authorities are required to have an up-to-date local development scheme (LDS) setting out a rolling three year programme of the local plan documents currently in preparation or planned to be produced. The LDS sets out the Council's programme of work for the production of the Local Plan up to May 2020, reflecting the adoption of the Bexley Growth Strategy.
- 2.8 At the time of preparation of this 2017/18 AMR, an update to the LDS timetable was published as an amendment to the 2017 LDS, setting out the Local Plan work programme to February 2021. This monitoring report assesses the Bexley LDS endorsed by the Council in December 2017. The LDS and amended timetable are available to view on the Council's [website](#).

Local Development Document	Document preparation	Publication of proposed submission document	Submission to Secretary of State	Expected adoption
Bexley Local Plan	To Nov 2019	May-June 2019	Dec 2019	July 2020

Table 3: Summary of Bexley LDS revised timetable

2.9 In accordance with the LDS timetable, as summarised above in Table 3, the Council is currently at the ‘document preparation’ stage of Local Plan production. This has involved evidence gathering, research and informal consultation and discussion with relevant stakeholders over the reporting year. The next significant stage in plan production will be public consultation on the preferred approaches in early 2019. The LDS timetable is set out in **Appendix 1** to this report.

Bexley’s Local Plan

2.10 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. The documents containing these policies are referred to in planning legislation as development plan documents (DPDs)⁵.

2.11 As such, the Bexley Local Plan will contain 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 are to be assessed, in conjunction with the requirements set out in the Mayor’s London Plan.

2.12 The current Bexley Local Plan consists of:

- Bexley Core Strategy (2012); and
- Remaining extant policies and proposals map from the Unitary Development Plan (UDP) (as amended in 2012).

2.13 The Council has reviewed the current Local Plan ,and, following on from the adoption of the Bexley Growth Strategy, taken the decision to replace the component parts of the current Local Plan in their entirety with a new, comprehensive Local Plan.

2.14 The Bexley Local Development Scheme 2017 sets the scope and timetable for the production of a new local plan which will take a strategic overview of development in the borough and set out the long-term vision for Bexley, explaining how this will be achieved.

2.15 Alongside these strategic policies, the new Local Plan will set out detailed policies for the management of development in the borough, spatial land use designations that will lead to the publication of a new Policies Map, and strategic site allocations to demonstrate how Bexley’s planning requirments will be met, particularly for housing.

2.16 Once the new Local Plan is in place, the indicators used in this monitoring report will require a comprehensive review to ensure they are effective and up-to-date.

⁵ Section 17(7)(a) of the 2008 Planning Act

Neighbourhood Planning

- 2.17 The Localism Act 2011 first introduced neighbourhood planning. The Government also introduced guidance on submitting Neighbourhood Area and Forum applications in the Neighbourhood Planning (General) Regulations 2012⁶.
- 2.18 The purpose of neighbourhood planning is to allow 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. Within Bexley, neighbourhood planning is taken forward through neighbourhood forums, local groups that apply to the Council to designate a neighbourhood area within which to focus their proposals.
- 2.19 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. Once adopted, a neighbourhood plan forms part of Bexley's statutory development plan and can be used in determining planning applications.
- 2.20 The Council is required to report on the progress of any neighbourhood development order or neighbourhood development plan in the area⁷.
- 2.21 As of 31 March 2018, 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. The Council approved the application to designate the Hill View Neighbourhood Forum and Hill View Neighbourhood Area in April 2015.
- 2.22 No application for a neighbourhood development order or neighbourhood development plan has been received to date.

⁶ <http://www.legislation.gov.uk/ukxi/2012/637/schedule/1/made>

⁷ Section 34(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012

3 Duty to co-operate

Background

- 3.1 The duty to cooperate⁸ includes activities such as the preparation of development plan documents and other local development documents.
- 3.2 Bexley has cooperated with a number of other local planning authorities, including adjoining boroughs, and prescribed bodies⁹, on a variety of issues throughout the reporting year. Details of this are set out in the table below.

Town and Country Planning (Local Planning) (England) Regulations 2012, Part 8, s34(6)

Duty to cooperate activities taken by the Council

Regular attendance at the following meetings

- Duty to cooperate 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;
- Working party meetings with other southeast London boroughs regarding designated Green Chain open spaces;
- Historic England liaison meetings, with regard to the Council's Historic Environment Record (HER), archaeology and listed buildings;
- TfL CIL Collection Group meetings with other London boroughs;
- Network Rail Kent Route Study Regional Working Group meetings with other London boroughs and other local authorities;
- Regular meetings with TfL and other London boroughs regarding proposed London River Crossings such as Silvertown, Gallions Reach and Belvedere;
- Lower Thames crossing stakeholders advisory panel meetings with other London boroughs and other local authorities and stakeholders;
- London borough viability group meetings (roughly quarterly meetings held with London boroughs to discuss viability issues);
- Review meetings with Registered Housing Providers with assets and actively developing in Bexley
- London Development Database (LDD) meetings with GLA and London boroughs; and,
- Bexley Growth Strategy communications and meetings with GLA, TfL and other key partners to achieve support for proposals during the preparation of the document.

Active joint working arrangements in place

- Key member of the Crossrail to Gravesend (C2G) project with TfL, GLA, Kent County Council, Dartford Borough Council, Gravesham Borough Council, Ebbsfleet Development Corporation and Thames Gateway Kent Partnership to develop a business case for extending Crossrail 1 (the Elizabeth line) to Ebbsfleet/Gravesend;
- Ongoing/regular meetings with Peabody and their representatives regarding co-operative working and progressing plans for Thamesmead Housing Zone and regeneration;
- Member of the London Waste Planning Forum (LWPF), a regional technical advisory body, which

⁸ Section 110 of the Localism Act 2011, and the Planning and Compulsory Purchase Act 2004 (as amended)

⁹ 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)
Duty to cooperate activities taken by the Council

meets regularly and assesses the evidence base feeding into London Plan policies on waste, and provides updates from each waste planning group;

- Chair of the southeast London joint waste working group, with the other southeast London boroughs and the City of London, to pool London Plan waste apportionment allocations, and to keep up-to-date a joint waste technical paper (key evidence in the preparation of local plans); and,
- Working with the GLA, TfL, Royal Borough of Greenwich and Peabody on the preparation of a Thamesmead and Abbey Wood Opportunity Area Planning Framework (OAPF).

Regular attendance at regional informative meetings

- Abbey Wood Crossrail Station briefings with 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;
- Crossrail Planning Forum meetings on progress of the current Crossrail scheme with relevant London boroughs, Crossrail, TfL and representatives from Essex;
- CIL progress and implementation meetings and discussions with other London and out of London authorities on how they are progressing their CIL, verbally and by correspondence, as well as discussions held at regular ALBPO and TfL meetings.
- Member of the London aggregate working party (LAWP), a regional technical advisory body, which meets regularly and provides information for aggregates monitoring that feeds into London Plan and Local Plan policies
- Member of Wider South East Officer Working Group, which meets regularly and promotes joint working between Greater London and the adjoining regions.

Provide information as required through DTC requests

- Formally responded to numerous duty to cooperate requests regarding waste processed within the borough, from authorities across the country.
- Participation at London Plan workshops and consultation responses to the Mayor's Draft Strategies provided;
- Provided consultation responses to adjoining boroughs relating to planning applications and local plans

Table 4: Duty to cooperate activities taken by the Council

4 Plan and policy performance

Background

4.1. Section 4 considers key plan and policy performance outcomes across a range of policy topic areas including the environment, housing, employment, retail, minerals and waste. New to the monitoring report is a clearer link between each of the indicators and the policies or objectives being monitored.

Achieving sustainable development

4.2. Sustainable development objectives are assessed through the monitoring of departures from Development Plan policies and from the use of developer contributions in order that a proposal can be acceptable in planning terms.

4.3. A low level of departures from the adopted local plan indicates that the policies are being applied consistently and when considered as a whole, are not preventing development from coming forward. The performance, as shown in Table 5, is similar to previous years since the adoption of local plan policies.

Policy objective	Indicator	Target	Performance	Summary
CS01 – Achieving sustainable development	LOI 17 Number of advertised departures from the Development Plan approved by the local planning authority	Less than 1% of total permissions granted.	0.13%	Two departures from 1,546 permissions granted. Please refer to paragraphs 4.14 and 4.15 for further detail.

Table 5: Departures from the Development Plan

4.4. Planning obligations are agreements made between the Council and applicants, which offset the negative impacts of development proposals to ensure that the proposal is acceptable in planning terms. The *Planning Obligations Guidance SPD*, adopted in 2008, includes indicators to monitor the effectiveness of the requirements. In addition to site specific mitigations, planning obligations are used to secure affordable housing, although not all developments that require planning agreements qualify for the affordable housing provision requirement.

4.5. In the reporting year, planning obligations were completed in respect of two qualifying developments (SEI POG1), excluding any deed of variations or agreements involving restrictions of land use. This is a decrease on the previous reporting year total figure of 12, which is possibly a reflection of a reduced scope for planning obligations following the implementation of a local community infrastructure levy (CIL) for Bexley.

Policy objective	Indicator	Performance
CS21 – Supporting community infrastructure and services	SEI POG1 Number of completed planning obligations and unilateral obligations/ agreements	Two (144 from date of adoption of the SPD)
	SEI POG3 Percentage of qualifying developments for which planning obligations were successfully secured	100%

Policy objective	Indicator	Performance
	SEI POG4 Approvals of (net) new community facility floor space (D1 and D2 use classes)	2,358m ² of additional floor space

Table 6: Planning agreements completed and community facilities approved

4.6. The developments for which agreements were entered into comprise 100% of qualifying developments for the reporting year (SEI POG3) where planning obligations were required (i.e. there were no planning approvals that were subject to the securing of planning agreements where an agreement failed to be made). From these two planning agreements there were two different planning contributions secured for site-specific mitigations, services and facilities. Table 8 sets out the details on these.

Policy objective	Indicator	Performance
CS10 – Housing Need CS13 – Access to jobs CS14 – Town centre vitality and viability CS15 – Achieving an integrated and sustainable transport system CS17 – Green Infrastructure CS21 – Supporting community infrastructure and services	SEI POG2 Number and type of planning obligations secured	2 obligations secured (see Table 8 for details)

Table 7: Planning obligations secured

4.7. However, not all qualifying developments secured affordable housing as part of the planning obligation. This can be the case where there is no residential element proposed as part of the development, or the developer has submitted a viability assessment, agreed by the Council, demonstrating that a contribution cannot be made. Where affordable housing has been secured through an agreement, this can be by a payment in lieu rather than an onsite contribution. Any payments made are ring-fenced for affordable housing. See Table 21 for details of affordable housing secured from qualifying developments.

4.8. Legal agreements entered into may be subject to reassessment, in particular with the contribution towards affordable housing, and as such, additional affordable housing may be provided as the development progresses.

Type of planning contribution	Number of contributions
Affordable housing	1
Transport and access	1
Education	0
Employment training	0
Health services and facilities	0
Open space and biodiversity	0
Sports and leisure facilities	0
Local community facilities and services	0
Monitoring	0
Total secured planning obligations	2

Table 8: Planning obligations secured, by number and type

- 4.9. It should be noted that the Planning Obligations Guidance SPD will be revised in due course to account for the introduction of the Bexley Community Infrastructure Levy (CIL) Charging Schedule, which was formally implemented on 30 April 2015.
- 4.10. Further information on Bexley's CIL is available on the Council's [website](#).

Protection of the built and natural environment

- 4.11. A key performance target is for all new development in the borough to be built on previously developed land. Table 9 sets out the performance in the reporting year. All non-residential developments completed in the reporting year were on previously developed land, and for residential developments, performance for this reporting year was 87%.
- 4.12. The percentage of approved applications for new homes on previously developed land remains consistently and significantly higher than the target of 60%, demonstrating that the planning policies remain effective in directing development onto previously developed (brownfield) land.

Policy objective	Indicator	Target	Performance
CS09 – Using resources sustainably	LOI 1 – Percentage of new dwellings approved on previously developed land	60% minimum	87%

Table 9: Development on previously developed land

- 4.13. On 24 September 2017, an Article 4 Direction came into effect that removed permitted development rights in the borough to change the use of buildings, in particular residential dwellings (Use Class C3), to Houses of Multiple Occupation (HMOs) (Use Class C4). Table 10 sets out the performance in the reporting year. Five planning applications have been submitted for this type of development. All were approved, giving the Council the opportunity to adjudicate the impact of the development on local amenity and ensure that appropriate standards were met through conditions included in the planning decisions.

Policy objective	Indicator	Target	Performance
CS01 Achieving Sustainable Development	LOI 2– Securing appropriate standards for HMOs	100%	100%

Table 10: Appropriate Standards for HMOs

- 4.14. 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.
- 4.15. Generally, development is considered inappropriate on Metropolitan Green Belt or Metropolitan Open Land; the National Planning Policy Framework, along with the London Plan and in the Bexley Local Plan, defines this type of development as harmful. 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. Table 11 sets out the performance in the reporting year.
- 4.16. In the reporting year, two applications involving inappropriate development on Green Belt or Metropolitan Open Land were approved. Both applications were for extensions and were permitted with conditions.

Policy objective	Indicator	Target	Performance
CS09 – Using resources sustainably CS17 – Green Infrastructure	LOI 10 – Inappropriate development in the Green Belt or on Metropolitan Open Land	Less than 5% of relevant applications approved	0.13% (2 applications approved)

Table 11: Development on Green Belt or Metropolitan Open Land

4.17. Bexley is home to a range of listed buildings, areas of special architectural or historic interest and sites designated as built or nature conservation areas, including:

- (a) 23 conservation areas;
- (b) two sites of special scientific interest (SSSI);
- (c) eight metropolitan grade sites of importance for nature conservation (SINC);
- (d) 40 borough grade sites of importance for nature conservation;
- (e) 12 local grade sites of importance for nature conservation; and,
- (f) four local nature reserves.

4.18. Local policies seek to protect and enhance these areas, with indicators monitoring any loss. With regards to the built heritage, as in previous years, the Council did not give permission to any applications that would result in the loss of listed buildings or landmark buildings in conservation areas.

Policy objective	Indicator	Target	Performance
CS19 – Heritage and archaeology	LOI 15 – Approvals that would result in the loss of listed or landmark buildings in conservation areas	Less than 5% of appropriate decisions resulting in loss of buildings	0%

Table 12: Loss of listed or landmark buildings

4.19. Indicator LOI 16 monitors changes to areas designated for their biodiversity importance and/or protected by nature conservation designations (designations (c) through (e) in paragraph 4.16 above).

4.20. During the reporting year, there were no development approvals recorded on SINCs.

Policy objective	Indicator	Target	Performance
CS18 – Biodiversity and geology	LOI 16 – Net change in area of biodiversity importance and/or protected by nature conservation designations	No net loss of designated land	No net loss

Table 13: Changes in biodiversity habitat

4.21. Designation of SINCs is not part of the planning permission process; rather, when planning approval has been granted for a building or works that will affect the character of a SINC, a description is placed on the record for that SINC, which includes taking account of any ecology provision proposals within the development.

4.22. The decision as to whether the completed development warrants a change in the designation as a SINC is based on a formal review of SINCs carried out by the Council, and once approved, final SINC boundaries are reflected on the Local Plan Policies Map.

4.23. The Council has carried out a review of all SINCs within the borough during 2013/14. This review and its findings have now been approved and were published in December 2016. The review assessed the biodiversity value of existing SINCs along

with sites recognised for their biodiversity value that had not been formally designated, proposing new, and modifying existing, SINC designations.

- 4.24. Prior to the review, approximately 1,668 hectares of land within Bexley was designated as SINC in 2011. The SINC Report, 2016 designated approximately 1,710 hectares of land within Bexley as SINC. This shows an overall increase of approximately 42 hectares of designated SINC between 2011 and 2016. All the main findings of the review were published in the revised SINC document¹⁰.

Securing the right type and amount of new housing

- 4.25. Bexley is an attractive borough characterised in many parts by large areas of interwar family housing. Current planning policies focus future housing development 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 in designated London Plan Opportunity Areas, including the Abbey Wood and South Thamesmead Housing Zone.
- 4.26. Since the adoption of relevant local plan policies in 2012, the annual housing supply monitoring target has been met in net completions of new homes, with net approvals of new homes exceeding the target (see Table 14). The yearly average for completions is 496 new homes, and for approvals, the yearly average is 966.
- 4.27. Bexley has been meeting the annualised plan target in recent years and although this year's reporting completions is under the target, projections show Bexley to be on target overall in delivering housing, and on track in the longer term to meet or exceed its London Plan ten year housing supply monitoring target.
- 4.28. With regards to a projected supply of housing, the London Plan sets a target of 4,460 net additional homes in Bexley for the ten-year period from 2014/15 to 2024/25. The Bexley Core Strategy seeks to meet this target as a minimum and this is reflected in the published five year housing supply report for the period commencing 1 April 2019.

Reporting year	Number of dwellings (net) from approved schemes	Number of dwellings (net) from completed development
2017/18	615	277
2016/17	2408	816
2015/16	689	109
2014/15	435	807
2013/14	600	542
2012/13	1,049	426
total since adoption of local plan policies	5,796	2,977 new homes
Yearly average additional dwellings	966	496

Table 14: Net additional dwellings since adoption of relevant local plan policies

The housing trajectory

- 4.29. Indicator H2 (Table 15) monitors the delivery and supply of housing. H2(a) measures recent levels of conventional housing delivery since adoption of relevant local plan

¹⁰ Sites of Importance for Nature Conservation (SINCs), 2016 - <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/conservation-heritage-and-biodiversity>

policies, and H2(b) delivery in the reporting year, when 277 net new conventional dwellings were completed.

- 4.30. In addition, 66 (net) units of non-conventional housing were completed in the reporting year. This was from a development proposal for a residential care home at Land at Northumberland Heath Reservoir, Colyers Lane.
- 4.31. H2(c) projects future levels of housing supply (both conventional and non-conventional), and this is set out in detail in the borough's housing trajectory (Table 15 and Figure 1). The projected annual managed supply (H2(c)(i)) is capable of delivering a total of 10,017 units over 15 years from 2019/2020 to 2033/34, an average of 668 units a year. This is higher than the annualised plan target of 446 (H2(c)(iii)).

Policy objective	Indicator	Target	Performance
CS01 – Achieving sustainable development	H2 – net additional dwellings		
	(a) since the start of the plan period	1,673 homes	2,977 homes
	(b) for the reporting year:	446 homes	277 homes
	(c) in future years:		
	(i) managed supply (15 years to 2033/34), including a 5% uplift in supply for the first five years (NPPF requirement)	6,800 homes	10,017 homes
	(ii) hectares (15 years to 2033/34)	not applicable	107.51 hectares
	(iii) annualised plan target	446 homes	not applicable
	(d) projected net additions (15 years to 2033/34)	6,690 homes	9,907 homes

Table 15: Indicator H2 - net additional dwellings

- 4.32. Table 15 also shows the total 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 detailed in paragraphs 4.38 to 4.41 and Tables 16 and 17. An annual average (over the 15-year planning period to 2031/32) of 7.2 hectares of land is available through the managed supply.
- 4.33. Government guidance supporting the National Planning Policy Framework (NPPF) recommends, for the five year housing supply, an additional uplift of 5% over the housing target (H2(c)(iii)) to allow for choice in the market, or a 20% uplift where performance against the housing supply targets is poor. For London Borough of Bexley, this works out to an additional 22 units per annum (using the 5% uplift, as targets are being met).
- 4.34. The projected net additions (H2(d)) in Table 14 consider this uplift against the managed supply, bringing the total supply to 9,907 and the annual average number of additional dwellings to 660 for the 15 year period from 2019/20 to 2033/34. This is set out in the housing trajectory (Table 15 and Figure 1), which also includes completed net additional dwellings since the adoption of relevant policies in the Local Plan.

Figure 1 sets out how cumulative existing and proposed completions compare with cumulative targets for completions. Table 15 and Figure 1 illustrate that housing provision in Bexley has been – and is projected to continue to be – in line with the housing supply monitoring targets for Bexley set in the London Plan and adopted by the Bexley Core Strategy.

	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	29/30	30/31	31/32	32/33	33/34	
H2(a) performance																							
H2(b) performance																							
H2(c) projections:																							
(i) managed supply	428	542	807	109	816	277																	
(ii) hectares							437	621	621	621	681	681	707	707	707	707	707	714	714	714	714	714	714
(iii) target	335	446	446	446	446	446	7,441	6,203	6,203	6,203	6,705	6,705	446	446	446	446	446	446	446	446	446	446	446
NPPF uplift in supply																							
H2(d) projections	428	542	807	109	816	277	437	599	599	599	659	659	707	707	707	707	714	714	714	714	714	714	714

Table 16: Borough housing trajectory since adoption of local plan policies

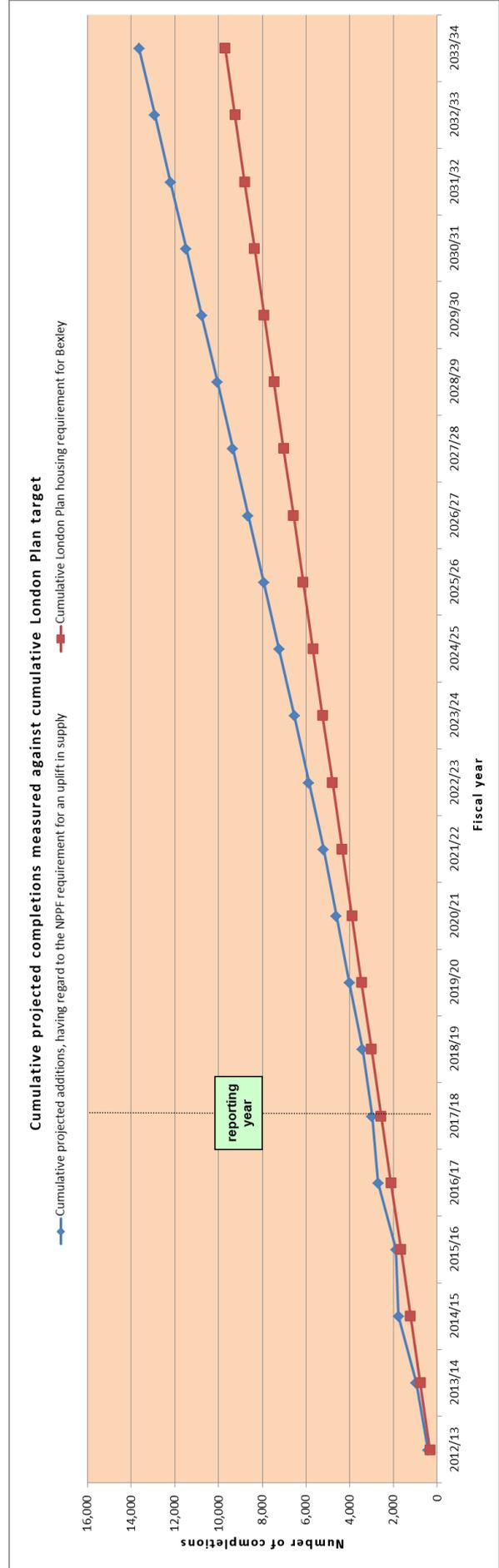


Figure 1: Housing trajectory - cumulative net additional dwellings (completions and projected supply) against the housing supply target

- 4.35. In the 20 year period, between 2012/13 (since adoption of relevant local plan policies) and 2031/32, Bexley has provided, or is projected to provide 9,620 net additional homes. This works out to an average of 481 units per year, which is over the combined London Plan target of 446 and the required NPPF uplift in supply, but also suggests that the London Plan housing supply monitoring target for Bexley is set at the right amount.
- 4.36. Through the NPPF 5% uplift in managed supply over Bexley's housing delivery target, the projections in the housing trajectory make an allowance for sites that 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.

Five-year housing supply assessment

- 4.37. The NPPF requires each local planning authority to identify in its area a five-year supply of sites appropriate for housing development. The Council has considered sites identified within the *London Strategic Housing Land Availability Assessment and Housing Capacity Study 2017*¹¹ (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.
- 4.38. Table 17 summarises Bexley's five-year housing assessment from 1 April 2019 to 31 March 2024. With a projected total supply of 3,224, the Council considers that Bexley is on course to exceed its current London Plan target for conventional housing supply of 2,230 homes over the next five years. The full assessment is published annually on the Council's [website](#).

Source of identified sites	Net additional dwellings
(a) sites under construction	1,363
(b) sites with current planning permissions (including outline approvals)	1,861
Total five year housing supply	3,224

Table 17: Five-year housing supply assessment (2019 to 2024)

- 4.39. At the end of September 2018, there were 3,224 net new dwellings either under construction or with planning permission, with 2,458 of these from eight identified SHLAA sites. Table 18 highlights these SHLAA schemes.

Development	Total units (net)	SHLAA reference	Site area (ha)
Southmere Village, Thamesmead	525	17040320	2.78
Former Bexley Civic Offices, Bexleyheath	518	17040027	1.74
Coralline Walk, Thamesmead	389	17040327	2.95
Erith Quarry (Phases 1, 2a and 2b)	344	17040325/17040177	4.91
Fomer Linpac site, Slade Green	336	17040183	5.70
Binsey Walk, Thamesmead	259	17040326	1.76
Ballast Wharf, West Street, Erith	54	17040308	0.23
74 Crayford Road, Crayford	33	17040068	0.18
Totals	2,458		20.25

Table 18: SHLAA sites under construction or with planning permission

¹¹ <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports>

4.40. In addition to the five-year supply of sites, the NPPF requires that a further ten-year supply of specific sites or areas for development be identified. Through the 2017 SHLAA, Bexley has an identified ten-year managed supply of sites, for the period between 1 April 2024 and 31 March 2034 capable of delivering 5,946 net additional dwellings.

Additional affordable dwellings

4.41. Indicator SEI AH5 measures the number of affordable homes constructed. It monitors the impact of the Affordable Housing SPD on the types of affordable housing provided in Bexley, in particular the planning policy target for affordable housing to comprise by tenure: 70% social/affordable rent and 30% shared ownership (Core Strategy policy CS10 as well as paragraphs 3.7 and 3.8 of the SPD). Table 19 summarises performance in the reporting year, with no affordable dwellings built.

Policy objective	Indicator	tenure	target	performance
CS10 – Housing need	SEI AH5 – Affordable units constructed by type	social/affordable rent	70%	0%
		shared ownership	30%	0%

Table 19: Tenure split of affordable dwellings constructed

4.42. The affordable housing figures set out in Table 20 are for the total number of affordable dwellings built, not taking account of demolished dwellings. The average percentage split since the start of the Local Plan period equates to 56% social rented and 44% intermediate demonstrates that provision of shared ownership housing is higher than the target. This is however more in line, although still higher, than the recommended tenure split for Bexley of 65% social/affordable rent and 35% intermediate housing set out in the 2014 Southeast London Strategic Housing Market Assessment (2014 SEL SHMA).

year	total affordable dwellings	social/affordable rent		shared ownership	
		number	percentage	number	percentage
2017/18	0	0	0%	0	0%
2016/17	180	105	58%	75	42%
2015/16	263	183	70%	80	30%
2014/15	265	109	41%	156	59%
2013/14	96	56	58%	40	42%
2012/13	30	18	60%	12	40%
Total affordable with tenure split	834	471	56%	363	44%

Table 20: Affordable dwellings constructed (gross) by number and tenure split since adoption of local plan policies

4.43. In qualifying residential developments of more than 10 homes, Bexley Core Strategy Policy CS10 requires developers to provide a minimum of 35% affordable housing. Indicator LOI 3 measures the effectiveness of this policy. Table 21 identifies performance on LOI 3 for the reporting year and Table 21 sets out performance since the adoption of local plan policies. Whilst the performance in the reporting year is low, since the beginning of the Plan period the percentage of approved affordable housing schemes remains above the policy threshold at 41%.

Policy objective	Indicator	Target	Approvals
CS10 – Housing need	LOI 3 – Percentage of affordable housing from qualifying residential development	Minimum 35%	20%

Table 21: Affordable housing (gross approvals) from qualifying development

- 4.44. In the reporting year, there were six qualifying private residential developments approved. Not all qualifying residential developments were able to provide affordable housing. Two schemes provided affordable housing on-site, and one scheme provided payments in lieu of affordable housing. The remaining three could not provide any affordable housing or payments in lieu due to scheme viability.
- 4.45. Section 106 agreements are in place for qualifying schemes, and the viability of schemes reappraised at defined points in their development. However, local viability tests continue to demonstrate a difficulty in providing the minimum policy requirement of a minimum of 35% affordable housing in qualifying residential developments.

Year	approved development – qualifying schemes								
	no. of schemes	Total homes	Total affordable	Rented	Intermediate	% rented	% intermediate	% affordable	Payment in lieu
2017/18	6	270	54	38	16	70%	30%	20%	£75,000
2016/17	10	1903	789	466	323	59%	41%	41%	£0
2015/16	7	534	206	137	69	67%	33%	39%	£1,658,502
2014/15	3	140	64	58	6	91%	9%	46%	£0
2013/14	7	557	304	234	70	77%	23%	55%	£0
2012/13	5	1,071	426	282	144	66%	34%	40%	£0
Total	38	4,475	1,843	1,215	628	66%	34%	41%	£1,733,502

Table 22: Affordable housing supply (gross) in qualifying development since adoption of local plan policies

Monitoring the need for affordable housing

- 4.46. 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 £338,746. This is an increase of 4%, compared with £325,794 for the previous year. However, the borough's average house price remains amongst the lowest in London.¹²

Policy objective	Indicator	Performance
CS10 – Housing need	SEI AH2 – Average house prices	£338,746

Table 23: Average house price in the borough at end of reporting year

- 4.47. Figure 2 tracks average house price in Bexley from March 2008 to March 2018, illustrating that the average house price in Bexley, in common with the rest of London and most of the UK, suffered a drop during the recession in 2008/09.
- 4.48. House prices remained relatively static until mid-2013, and have been steadily increasing since. The new Crossrail line at Abbey Wood, scheduled to commence service in 2019, will halve journey times to many central London destinations, and is already attracting new businesses and investment to the local area.

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



Figure 2: Average house prices in Bexley from March 2008 to March 2018

4.49. The number of people on the housing register in this reporting year has risen from 7,011 people in 2016/17 to 7,760 people at the end of March 2018. Probable reasons for this increase in demand for housing is rising homelessness, changes in migration, a shortage of suitable private rented accommodation, and decreasing affordability.

Policy objective	Indicator	Performance
CS10 – Housing need	SEI AH4 – Number of people on the housing register	7,760

Table 24: Number of people on the housing register in reporting year

Dwelling size – numbers of completions and approvals, by type

4.50. The *Affordable Housing SPD* and *Design for Living SPD* identify dwelling size as primary indicators of monitoring the effectiveness of the Local Plan policies in meeting identified housing need, set out in the *Southeast London Strategic Housing Market Assessment 2014* (SEL SHMA). This is relevant to both market and affordable housing. The SPDs introduced the indicators SEI AH1 and SEI RDG1, measuring gross completions and permissions respectively. Table 25 sets out the gross dwelling completions (SEI AH1) and approvals (SEI RDG1) in the reporting year.

Policy objective	Indicator	Performance
CS10 – Housing need	SEI AH1 – Dwelling size (gross completions)	304 total
	SEI RDG1 – Dwelling size (gross approvals)	679 total

Table 25: Dwelling size (gross completions and approvals in reporting year)

4.51. Table 26 measures (gross) housing approvals and completions against identified need from Tables 36 and 43 of the SEL SHMA, by type and tenure during the reporting year. The policy requirement is for a third of new homes to be for families.

housing type		policy requirement/ performance	housing tenure split		
			market sale	intermediate sale	social/ affordable rent
1 and 2 bedrooms	67%	requirement	52%	15%	33%
	80%	approvals	93%	2%	5%

housing type	policy requirement/ performance	housing tenure split			
		market sale	intermediate sale	social/ affordable rent	
	71%	completions	100%	0%	0%
3-4+ bedrooms	33%	requirement	46%	20%	34%
	20%	approvals	80%	7%	14%
	29%	completions	100%	0%	0%

Table 26: Measuring (gross) housing approvals and completions against identified need, by type and tenure, during the reporting year

4.52. Table 27 sets out gross figures for completions from the adoption of local plan policies, broken down by dwelling size (percentages may not add up due to rounding). The majority of new homes completed in Bexley have one or two bedrooms; with a relatively small proportion with four or more bedrooms.

Year	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2017/18	109	36%	108	36%	42	14%	45	15%	304
2016/17	159	19%	355	42%	151	18%	176	21%	841
2015/16	100	18%	249	45%	149	27%	50	9%	548
2014/15	224	27%	485	59%	74	9%	41	5%	824
2013/14	184	33%	219	39%	111	20%	45	8%	559
2012/13	200	45%	197	44%	37	8%	14	3%	448
Totals	976	28%	1,613	46%	564	16%	371	11%	3,524

Table 27: Dwelling size (gross completions since adoption of local plan policies)

4.53. As shown in Table 28, the number of approvals has increased considerably in this reporting year. However, there is an oversupply of smaller units on a borough-wide basis relative to the policy requirements. The totals from the beginning of the Plan period show that close to three quarters of the approvals (72%) are for 1 and 2 bedroom units, and this is even higher for the reporting year (80%).

Year	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2017/18	272	40%	269	40%	125	18%	13	2%	679
2016/17	903	34%	984	37%	648	24%	151	6%	2,686
2015/16	329	34%	462	48%	140	15%	26	3%	958
2014/15	191	41%	162	34%	51	11%	66	14%	470
2013/14	194	26%	378	50%	138	18%	49	6%	759
2012/13	219	15%	730	49%	342	23%	200	13%	1,499
Totals	2,108	30%	2,985	42%	1,444	20%	505	7%	7,051

Table 28: Dwelling size (gross approvals since adoption of local plan policies)

4.54. The Council keeps a register of those wishing to build their own homes in the borough. This register, called the Self-build and Custom Housebuilding Register, is required by Government legislation, and the requirement for local planning authorities to maintain a register came into effect on 1 April 2016. During the reporting year, 20 people registered with the Council.

Policy objective	Indicator	target	Performance
CS 10 – Housing Need	LIO3 Number of individuals and groups on the Self Build and Custom Housebuilding Register	Not applicable	20

Table 29: Self Build and Custom Housebuilding Register

Housing density

4.55. Development Plan policies require that development proposals optimise the use of sites, and Table 31 demonstrates that the Council continues to respond to the need for higher density developments, reflecting the London Plan density matrix (London Plan Table 3.2). In the reporting year, this was 75% of all approvals, with the average density from all approvals being 76 dwellings per hectare. Since the adoption of Local plan policies, 75% of all residential development approvals are at 60dph or above.

Policy objective	Indicator	target	Performance
CS10 – Housing need CS15 – Achieving an integrated and sustainable transport system	SEI RDG2 Density of dwellings (approvals)	100% of housing approvals for new build at least 60 dwellings per hectare (dph)	75% of approvals at a density of at least 60 dwellings per hectare

Table 30: Density of dwellings (gross housing approvals)

Year	Less than 35 dph		35 – 59 dph		60+ dph		Total	Average annual density
	No. of units	% of total	No. of units	% of total	No. of units	% of total		
2017/18	23	3%	144	21%	512	75%	679	76dph
2016/17	49	2%	544	20%	2,093	78%	2,686	112dph
2015/16	38	4%	41	4%	879	92%	958	95dph
2014/15	50	11%	133	28%	287	61%	470	57dph
2013/14	77	10%	52	7%	630	83%	759	98dph
2012/13	35	2%	397	26%	1,067	71%	1,499	64dph
Totals	272	4%	1,311	19%	5,468	78%	7,051	

Table 31: Dwellings per hectare (dph) – gross approvals since adoption of local plan policies)

Employment and the economy

4.56. 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 services employment. Approximately 60% of Bexley's working residents commute out of the borough to access employment.

4.57. Indicator BD1 (Table 32) measures the net amount of employment floor space completed and in the pipeline (approved, not started or under construction) in the reporting year.

Policy objective	Indicator BD1	Performance
CS12 – Bexley’s future economic contribution	Employment uses – net approvals in reporting year (Table 31)	4,605m²
	Employment uses – net completions in reporting year (Table 31)	-6,233m²
CS13 – Access to jobs	Net employment floor space pipeline in reporting year (Table 32)	56,802m²

Table 32: Supply of employment floor space (net) in the reporting year

4.58. For completed sites in the reporting year, there was a loss of B1 employment floor space to other uses, particularly from office to residential. Developments granted planning permission show a modest net gain for B2 and B8 uses, and a net loss for office space (B1). The net pipeline figure, for approved developments that are either not started or are under construction, is 56,802m² for the reporting year.

Development phase		Floor space (m ²) by employment use class type						Sub-total by development phase
		B1 office				B2 industrial	B8 warehouse	
		B1a	B1b	B1c	B1 not allocated			
Permissions granted	gross	1,808	67	6,187	1,471	14,957	10,357	34,847m²
	net	-5,262	67	5,347	-21	3,848	626	4,605m²
Completed development	gross	1,322	0	0	1,363	10,521	571	13,777m²
	net	-7,951	-53	-68	906	7,568	-6,635	-6,233m²

Table 33: Approvals and completions of employment floor space in the reporting year

Development phase		Floor space (m ²) by employment use class type						Sub-total by development phase
		B1 office				B2 industrial	B8 warehouse	
		B1a	B1b	B1c	B1 not allocated			
Not Started		-7,173	418	1,222	1,504	-8,356	1,154	-11,231m²
Under Construction		899	-161	13,456	86	11,380	42,373	68,033m²
Sub-total by use class		-6,274	257	14,678	1,590	3,024	43,527	56,802m²

Table 34: Employment floor space pipeline (net) in the reporting year

4.59. Table 33 sets out permissions and completions of floor space by employment use class type since the adoption of Local Plan policies in 2012. This illustrates well how the distribution of employment uses is changing, and also the rate of delivery of the surplus of approved development in the pipeline (shown in Table 34)

4.60. The figures demonstrate fewer planning permissions for offices whilst the amount of B2 and B8 use floor space has increased; however, completed development shows a loss of both offices and industrial uses, with more warehouses being built.

Development phase and year		Floor space (m ²) by employment use class type						Sub-total by year
		B1 office				B2 industrial	B8 warehouse	
		B1a	B1b	B1c	B1 not allocated			
Permissions granted	2017/18	-5,262	67	5,347	-21	3,848	626	4,605m ²
	2016/17	-27	351	6,594	2,539	5,552	34,394	49,403m ²
	2015/16	-8,168	0	3,175	108	7,648	2,608	5,371m ²
	2014/15	-14,668	0	-341	0	26,748	2,845	14,584m ²
	2013/14	-10,605	-161	-712	-262	2,195	-2,509	-12,054m ²
	2012/13	-20,619	-53	-488	0	0	281	-20,879m ²
Sub-total by use class		-54,060	-214	1,634	-154	36,591	13,839	41,030m²
Completed development	2017/18	-7,951	-53	-68	906	7,568	-6,635	-6,233m ²
	2016/17	-8,186	0	438	0	26,819	281	19,352m ²
	2015/16	-5,831	0	-188	0	0	-2,886	-8,905m ²
	2014/15	-12,360	0	-164	0	-18,054	1,254	-29,324m ²
	2013/14	1,168	0	-616	0	-36,901	36,549	200m ²
	2012/13	-2,227	0	-1,859	0	356	398	-3,332m ²
Sub-total by use class		-18,800	0	-2,827	0	-54,599	35,315	-28,242m²

Table 35: Supply of employment floor space (net) since adoption of Local Plan policies

4.61. Table 36 sets out annual pipeline development. It should be noted that these figures are a snapshot in time each year; in addition, this does not include significant losses in previous years when schemes are completed, as illustrated by the figures. Pipeline figures are not cumulative year on year.

Development phase	Net additional employment floor space (m ²) by year					
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Not Started	71,391	35,353	31,185	8,964	41,738	-11,231
Under Construction	-12,209	-35,201	-21,744	20,972	-2,036	68,033
Total (m²):	59,182m²	152m²	9,441m²	29,936m²	39,702m²	56,802m²

Table 36: Annual employment floor space development pipeline (net) since adoption of Local Plan policies

4.62. Appendix I (Business land provision) of the UDP includes *Table 2: Business land available on large sites at 30.9.2002*, identifying 25.51 hectares of previously developed designated employment land, and 31.20 hectares of land not previously in business use (predominately greenfield sites designated as employment land).

4.63. LOI 11 (Table 37) measures progress against the target of developing all these sites by the end of the UDP period (2016). Whilst some of this available land has been developed for industrial use, some has also been developed for non-business uses, such as residential and retail, but also for sui-generis uses considered appropriate in industrial areas, such as a waste incinerator.

- 4.64. Performance against this indicator is dependent on developers bringing sites forward, and during the reporting year, 1.1 hectares of industrial land from this list was brought forward with approved development proposals for 19,543m² of industrial floor space.

Policy objective	Indicator	Target	Performance
CS12 – Bexley’s future economic contribution CS13 – Access to jobs	LOI 11 – area of land allocated for industrial use taken up for development	All sites identified in UDP Appendix I to be taken up by 2016	35.38 hectares developed

Table 37: Allocated employment land taken up for industrial uses

- 4.65. The adoption of the Core Strategy, and the London Plan 2011 indicated that there is scope for the release of up to 50 hectares of designated employment land across the borough over the Plan period (to 2026). Once this land has been reallocated through the new Local Plan, then this indicator will be reviewed and updated.

Traffic and transportation

- 4.66. Compared to other London boroughs, Bexley’s travel and public transport links are limited. Only 40% of the population lives within 800 metres of a railway station. No part of the borough is connected to the London Underground or Overground, the Docklands Light Railway or any tram/transit systems, which results in a greater reliance on private vehicles for travel.
- 4.67. The Council has 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.
- 4.68. The Council is preparing a new Draft LIP which will cover 2019/20 – 2021/22. The Council is undertaking a consultation exercise to seek the views of the public, local businesses and other interested parties and responses will be taken into account when drafting the final LIP document to be submitted to TfL early in 2019¹³.

Achieving public transport orientated development (TOD)

- 4.69. All residential developments approved in the reporting year were within 800 metres of a daily public transport service, although this is mainly from bus services.
- 4.70. As set out in the Bexley Core Strategy, future development is expected to come forward in and around the borough’s main town centres, which have reasonable public transport links, and in London Plan opportunity areas, which have the potential for greater integration provided there is significant investment in public transport infrastructure.

Policy objective	Indicator	Performance
CS16 – Reducing the need to travel and the impact of travel	SEI RDG3 – percentage of approved dwellings within 800m of public transport	100%

Table 38: New dwellings approved within 800m of public transport

4.71. 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 has been met since the adoption of local plan policies.

Policy objective	Indicator	Target	Performance
UDP policy T17 and London Plan table 6.2 (parking standards)	LOI 14 – number of development schemes (commercial and major residential) approved exceeding maximum parking standards	Fewer than 5% of schemes approved	No schemes approved that exceed maximum parking standards

Table 39: Schemes approved that exceed maximum parking standards

Shopping and town centres

4.72. 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. The Council continues to work with businesses and other stakeholders on a number of schemes to improve the trading environment.

4.73. Bexley has one strategic town centre (Bexleyheath) and four major district centres (Crayford, Erith, Sidcup and Welling). In addition to this, across the borough there is a range of smaller district and neighbourhood centres. These centres all face challenges such as the growth of internet shopping.

Policy objective	Indicator	Target	Performance
CS01 – Achieving sustainable development CS02-07 – Geographic region policies CS14 – Town centre vitality and viability	LOI 8 – Major retail approvals fulfilling the sequential 'town centre first' approach	100% in or edge of centre	100%

Table 40: New retail (A1) floor space

4.74. Indicator 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 all retail development takes place in or adjacent to our town centres.

4.75. Major applications are included where net additional floor space is gained in retail uses (A1-A5 Use Classes¹⁴). In the reporting year, there were no major applications where net additional floor space was gained in retail uses.

4.76. Table 41 sets out performance in the reporting year across all centres, and Table 42 gives the detailed vacancy rates across the strategic and major district town centres, and the separate district and neighbourhood centre rates, since adoption of local plan policies. In the reporting year, the combined vacancy in strategic and major district centres, at 7.8%, met the local indicator target of a shop premises vacancy rate not exceeding 10%. In addition, in the reporting year, the combined vacancy in district centres and neighbourhood centres, at 9.3%, met the local indicator target of a maximum 10% shop vacancy rate.

Policy objective	Indicator	Target	Performance
CS14 – Town centre vitality and viability	LOI 5 – Vacancy rate of shop premises in strategic and major district shopping centres	Maximum 10%	7.8%

¹⁴ Use Classes <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Policy objective	Indicator	Target	Performance
	LOI 9 - Vacancy rate of shop premises in district centres and neighbourhood parades	Maximum 10%	8.0%

Table 41: Shop vacancy rates

Type	Strategic	Major District				District	Neighbourhood
Year	Bexleyheath	Crayford	Erith	Sidcup	Welling		
2017/18	11.0%	8.3%	7.0%	7.5%	5.7%	5.0%	9.3%
2016/17	11.3%	7.6%	7.0%	5.2%	3.4%	5.0%	9.3%
2015/16	14.3%	12.1%	12.2%	6.0%	4.2%	5.1%	11.1%
2014/15	15%	14.9%	14.8%	6.5%	7%	4.7%	10.5%
2013/14	7%	12%	13%	6%	8%	3%	10%
2012/13	6.9%	5.2%	12.2%	9.2%	7%	3%	8.8%

Table 42: Shopping centre vacancy percentage rates since adoption of local plan policies

Minerals and waste

4.77. Bexley's residents continue to achieve one of the highest levels of recycling in the country and the highest in London¹⁵. During the reporting year, just under half of Bexley's household waste was recycled or composted. London Borough of Bexley remains London's top performing borough for waste recycling and composting.

4.78. Bexley has an important role to play in dealing with London's waste and has enough operational waste facilities to meet the London Plan waste capacity allocation for the borough. The Council works with the other southeast London boroughs and the City of London to make the most efficient use of any surplus capacity.

4.79. There were no new waste management facilities created in the reporting year, resulting in no new capacity for waste management within the borough, as reflected in the performance of indicator W1 in Table 43.

Policy objective	Indicator	Performance ¹⁶
CS20 – Sustainable waste management	W1 – Capacity of new waste management facilities by waste planning authority (tonnes/m ³ /litres)	No new capacity
	W2 – Amount of municipal waste arising and managed (by type), by waste planning authority (tonnes)	120,869 tonnes

Table 43: Capacity of new waste facilities and amount of waste arising and managed

4.80. Indicator W2 identifies 120,869 tonnes of municipal waste managed within the borough during the reporting year. Table 44 gives the breakdown of how this waste was processed during the year, with less than 1% ending up in landfill.

Type of waste process	Landfill	Incineration (energy from waste)	Recycled/composted	Other	Total
Amount (tonnes)	183	62,741	57,887	58	120,869
Percent	0.15%	51.91%	47.89%	0.05%	100%

Table 44: Municipal waste managed, by type and amount

¹⁵ <https://data.london.gov.uk/dataset/household-waste-recycling-rates-borough>

¹⁶ LBB Waste and Recycling Service

4.81. Table 45 shows the total amount of waste dealt with in the reporting year has decreased slightly on the previous monitoring years since adoption of local plan policies. Bexley has a good record in reducing waste and increasing recycling. This trend is likely to continue as new waste collection arrangements, introduced in 2008, have resulted in a significant reduction in waste collected with close to 50% of municipal waste now being recycled or composted.

Municipal waste arisings (tonnes)	
2017/18	120,869 tonnes
2016/17	121,304 tonnes
2015/16	121,299 tonnes
2014/15	119,747 tonnes
2013/14	118,950 tonnes
2012/13	117,259 tonnes

Table 45: Municipal waste arisings since adoption of local plan policies

Aggregates

4.82. No primary land-won aggregates were locally exploited during the reporting year. This is indicative of the low level of natural resources that are accessible and viable within Bexley. There are eight secondary and recycled aggregate sites located within the borough; however, data in relation to the production of secondary/recycled aggregates in Bexley is not currently available.

Policy objective	Indicator	Performance
Saved UDP mineral policies	M1 – Production of primary land-won aggregates (tonnes)	Zero
	M2 – Production of secondary/recycled aggregates (tonnes)	No data

Table 46: Production of aggregates

Appendix 1 – Local development scheme timetable

Document production timetable for the Bexley Local Plan		
Key milestones		Timetable
Review, evidence gathering, preparation		October 2016 – November 2018
Public call for sites		July – August 2017
Regulation 18: Public participation in the preparation of the DPD	Consultation on the preferred approaches to strategic and detailed policies and site allocations	August – September 2018
Regulation 19: Publication of the proposed submission version DPD	Opportunity for persons to comment on the soundness of the Draft Local Plan	May – June 2019
Consultation analysis and preparation of submission document		July – November 2019
Regulation 22: Submission of Draft Local Plan, consultation statement and representations to the Secretary of State		December 2019
Regulation 24: Independent examination into the soundness of the DPD		January 2020
Receipt of Inspector's Report		March 2020
Adoption preparation following receipt of Inspector's Report		April – June 2020
Regulation 26: Adoption following receipt of Inspector's Report		July 2020

Table 47: 2017 LDS timetable for local plan preparation