

Bexley Local Plan Monitoring Report 15 2018/19

February 2020

Table of contents

Executive summary	3
Index of indicators and summary of performance	6
List of tables.....	9
List of figures.....	10
1. Introduction.....	10
2. Plan making progress	11
Local development scheme	12
Bexley’s local plan.....	13
Neighbourhood planning	14
3. Duty to cooperate	14
4. Planning policy performance.....	17
Achieving sustainable development	17
Community infrastructure levy (CIL).....	19
Protection of the built and natural environment.....	20
Securing the right type and amount of new housing.....	22
Employment and the economy.....	33
Traffic and transportation	36
Shopping and town centres.....	37
Minerals and waste	39
Appendix – Local development scheme timetable.....	41

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 monitors London Borough of Bexley's performance for the annual period 1 April 2018 to 31 March 2019.

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 Bexley local development scheme (LDS) timetable, the Council is currently at the 'ongoing evidence gathering, stakeholder engagement and plan preparation' stage of Local Plan production.

During the reporting year the Council carried out a public consultation on the Bexley Local Plan: Preferred approaches to planning policies and land use designations (regulation 18 stage).

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, using local and significant effects indicators for which data is currently available in order to assess overall outcomes in plan delivery.

Local and significant effects indicators are kept under review to ensure that they monitor the effectiveness of Local Plan policies. Table 1 provides a brief summary of the effectiveness of local plan policies in 2018/19:

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

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 four planning approvals (three of which were for Merton Court School) in 2018/19 (out of 1,508 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 land supply, which remains robust and up to date.

Planning agreements were secured from five development proposals, generating contributions for affordable housing and transport and access. In addition, there were planning approvals for 798m² of (net) additional floor space for community facilities.

Protecting and enhancing the built and natural environment

The percentage for residential development in Bexley on previously developed (brownfield) land was 100%, exceeding the performance target of 60%.

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, 15 planning applications have been submitted for this type of development during the reporting year. Ten were approved, four were withdrawn by the applicant and one was refused, 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 in the adopted Bexley Local Plan focus housing development in sustainable growth areas, 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 with housing being delivered in the Abbey Wood and South Thamesmead Housing Zone, the housing-led redevelopment of the former Bexley Council offices on Broadway, Bexleyheath, and the reclamation of the former Erith Quarry landfill site for new homes.

The London Plan 2016 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 the proposed new London Plan ten year housing supply target for Bexley of 685 net additional dwellings per annum.

In the reporting year, planning permission was granted for 1,054 (net) new dwellings, with 566 (net) new 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 new housing is 979 for approvals and 506 for completions (net figures).

There were 290 (gross) affordable dwellings built in the reporting year. Similar to the numbers of housing approvals and completions above, figures for affordable housing can vary widely from year to year. The percentage

Performance in the reporting year against local planning policy monitoring indicators

of affordable housing secured from qualifying residential developments² (five in the reporting year) granted planning permission was 24%. Since the adoption of relevant local plan policies in 2012, the cumulative provision of affordable housing from qualifying developments is 39%.

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, 23 people registered with the Council.

The Council is required by the National Planning Policy Framework (NPPF) to demonstrate a five year housing land supply – a forward looking document, published annually, which also informs the longer term housing trajectory included in this monitoring report. This is a transition year, in that the current London Plan sets a lower housing target for Bexley than the proposed new London Plan. For the five year housing land supply, the higher, draft housing targets have been used as the five year period being assessed does not commence until 1 April 2020.

With an identified five-year housing land supply (from 1 April 2020 to 31 March 2025) providing 3,990 units (equating to 5.55 years of supply when a 5% buffer is included, in line with NPPF requirements), the Council considers that Bexley is on course to exceed its new London Plan 2019 housing supply target of 3,425 homes over the five years supply period. The figure includes an allowance for windfall delivery from small sites in line with London Plan and government policy and guidance.

The supply figure represents an uplift of 16% over the housing supply target, with large sites providing 55% of the land supply and 63% of the new homes, with an average density of 94 units per hectare. The current supply also includes 7% of net additional dwellings coming forward through permitted development rights. Bexley has identified a further ten-year (2025/26 to 2034/35) managed supply of sites, including unspecified small sites, capable of delivering 7,983 net additional homes. This exceeds the projected housing supply target of 6,850 for the same time period.

Government also monitors housing delivery across the country. A standardised Housing Delivery Test was introduced in this 2018/19 monitoring year with a backward look at the three previous years (2015/16 to 2017/18). In this first measurement, Bexley achieved a delivery of 89% housing completions against its housing requirement. As a consequence, the Council prepared an Action Plan to address the reasons for under delivery. The Council was not required to increase its 5% supply buffer in its five year housing land supply assessment.

Employment and the economy

In the reporting year, 38,622m² of net employment floor space was granted approval for development, with 96,590m² 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 3,090m² of floor space on 1.51 hectares of industrial land identified for development from the Bexley Unitary Development Plan (Table 2, Appendix I).

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

Performance in the reporting year against local planning policy monitoring indicators

Adoption of the Core Strategy set a target to achieve, by 2026, a sensitively managed transfer of 43 to 50 hectares designated employment land to other uses, subject to employment land demand. The current London Plan supports this approach. Cumulatively, a total of 22.48 hectares has changed use, with employment floor space losses 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 was one instance 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 application was for an additional 28 car parking spaces at Horizon Business Centre, Alder Close, Erith.

There was one residential development, approved on appeal, in the reporting year that was beyond 800 metres of a daily public transport service, in particular bus stops.

The current Local Implementation Plan (LIP3) was adopted by the Council in March 2019, receiving the Mayor of London's approval in April 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%, 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 8.3%. The average vacancy rate in the four district centres of Belvedere, Bexley Village, Blackfen, and Northumberland Heath is 5%. 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 68.6%, 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. The amount of municipal waste handled in the reporting year was 120,247 tonnes.

Table 1: Summary of the effectiveness of local plan policies

Index of indicators and summary of performance

The following two tables summarise the effectiveness of Local Plan policies against local and significant effects indicators, including indicators set out in relevant supplementary planning documents (SPDs).

Targets are included where they exist for the indicator, and performance figures are for the reporting year except where otherwise stated. Indicator H2, for example, contains performance figures for net additional dwellings that cover the time period from when Local Plan policies were adopted, and projected figures to the end of the Local Plan period.

Projected figures for housing use the housing requirement set for Bexley in the Intend to Publish version of the new London Plan (December 2019). Affordable housing is measured from qualifying developments of more than 10 dwellings in a single development proposal.

Indicator		Target	Performance
Sustainable development			
LOI17	Advertised departures from Bexley's development plan	Max 1%	0.27%
Protection of the built and natural environment			
LOI01	New dwellings on previously developed land	Min 60%	100%
LOI02	Securing appropriate standards for HMOs	100%	100%
LOI10	Inappropriate development on Green Belt/MOL	Max 5%	0.27%
LOI15	Loss of listed/key buildings (approvals)	Max 5%	None
LOI16	Changes in protected nature conservation areas	No net loss	No net loss
Housing trajectory (five, 10 and 15 year supply)			
H2	Net additional dwellings, conventional and non-conventional (with appropriate factor applied):		
H2a	Since the start of the Local Plan period (completions)	3,011 homes	3,543 homes
H2b	For the reporting year (completions)	446 homes	566 homes
H2c	In future years (conventional and non-conventional supply, including a windfall allowance for small sites)		
	(i) managed supply (15 years from 2020/21 to 2034/35), including a 5% uplift in supply for the first five years	10,446 homes	11,973 homes
	(ii) hectares (15 years from 2020/21 to 2034/35)	Not applicable	133 hectares
	(iii) annualised plan target (from 1 April 2020)	685 homes	not applicable
H2d	Projected net additions (15 years from 2020/21 to 2034/35)	10,275 homes	11,802 homes
LOI03	Percentage of affordable housing from approved qualifying residential developments	Min 35%	24%
LOI04	Number of individuals and groups on the Self-Build and Custom Housebuilding Register	Not applicable	23
Employment and the economy			
BD1	Additional (net) employment floor space (pipeline)	Not applicable	66,251m ²
LOI11	Industrial sites developed identified in UDP Appendix I, Table 2 (cumulative)	56.71 hectares available	36.89 hectares developed
LOI12	Managed release of employment land to other uses (cumulative)	43-50 hectares	22.48 hectares
Traffic and transportation			
LOI14	Developments exceeding parking standards	Max 5%	0.43%
Shopping and town centres viability and vitality			
LOI05	Vacancy rate: strategic and major district town centres	Max 10%	7%
LOI09	Vacancy rate: district and neighbourhood shopping centres	Max 10%	8.3%

Indicator		Target	Performance
LOI06	A1 uses in core frontages	Min 70%	68.6%
LOI07	A1 uses in core and non-core frontages	Min 55%	56%
LOI08	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	120,247 tonnes

Table 2: Local plan indicators for monitoring, targets, and performance

Indicator		Performance
Affordable housing supplementary planning document		
AH1	Dwelling type and size in reporting year	see table 26
AH2	Average house price	£341,988
AH4	Housing register	6,646 people
AH5	Affordable units constructed (gross), by tenure type and percentage split:	
	Social/affordable rented (70%)	182 homes (63%)
	Shared ownership (30%)	108 homes (37%)
Design for living, Bexley's residential design guide supplementary planning document		
RDG1	Dwelling size breakdown from approvals and completions	see tables 28 and 29
RDG2	Density of dwellings (100% of new homes built at a minimum density of 60 dwellings per hectare)	92% at 60 dph or higher
RDG3	Pedestrian travel distance (new dwellings within 800m of public transport stops)	99.91% within 800m
Planning obligations guidance supplementary planning document		
PO1	Completed obligations and agreements in reporting year	5 planning agreements
	Completed obligations and agreements since adoption of SPD	149 agreements secured
PO2	Number and type of obligations secured	7 contributions from 5 types
PO3	Percentage of qualifying developments for which obligations were successfully secured	100%
PO4	Approvals of (net) new community facility floor space (D1/D2 uses)	798m ² of additional floor space

Table 3: SPD indicators for monitoring local plan policies, and performance

List of tables

Table 1: Summary of the effectiveness of local plan policies.....	6
Table 2: Local plan indicators for monitoring, targets, and performance.....	8
Table 3: SPD indicators for monitoring local plan policies, and performance.....	8
Table 4: Summary of the LDS timetable (Bexley LDS October 2019, amended February 2020).....	12
Table 5: Duty to cooperate activities taken by the Council.....	16
Table 6: Departures from the Development Plan.....	17
Table 7: Completed planning agreements completed, and approved community facilities.....	18
Table 8: Planning obligations secured from approved development.....	18
Table 9: Planning obligations secured, by number and type.....	18
Table 10: Development on previously developed land.....	20
Table 11: Securing appropriate standards for HMOs.....	20
Table 12: Development on Green Belt or Metropolitan Open Land.....	21
Table 13: Loss of listed or landmark buildings.....	21
Table 14: Changes in biodiversity habitat.....	21
Table 15: Net additional dwellings since adoption of relevant local plan policies.....	23
Table 16: Indicator H2 (housing trajectory summary) - net additional dwellings.....	23
Table 17: Housing trajectory from start of Plan period to 2035.....	25
Table 18: Five-year housing supply assessment (2020 to 2025) summary.....	26
Table 19: SHLAA sites pipeline development from the five year housing supply report (2020 to 2025).....	27
Table 20: Measuring housing need by tenure split against affordable dwellings constructed.....	27
Table 21: Affordable dwellings completed (gross) by number and tenure split.....	28
Table 22: Affordable housing secured from approved qualifying development.....	28
Table 23: Affordable housing secured from approved qualifying development.....	29
Table 24: : Average house price in the borough at end of the reporting year.....	29
Table 25: Number of people on the housing register in the reporting year.....	30
Table 26: Dwelling size – gross approvals and completions in the reporting year.....	31
Table 27: Measuring identified housing need, by type and tenure, against gross approvals and completions.....	31
Table 28: Housing built (gross figures) over the Plan period broken down by dwelling size.....	32
Table 29: Approved housing (gross figures) over the Plan period broken down by dwelling size.....	32
Table 30: Total number of registrations on the Self-Build and Custom Housebuilding Register.....	32
Table 31: Density of approved housing (gross figures).....	33
Table 32: Density of approved housing (gross figures) – dwellings per hectare (dph).....	33
Table 33: Supply of employment floor space (net).....	34
Table 34: Indicator BDI – Supply of employment floor space in the reporting year.....	34
Table 35: Indicator BDI – Employment floor space pipeline (net) in the reporting year.....	34
Table 36: Supply of employment floor space, by use class and type.....	35
Table 37: Annual employment floor space development pipeline (net) over the Plan period.....	35
Table 38: Allocated employment land taken up for industrial uses.....	36
Table 39: Allocated employment land released to other uses.....	36
Table 40: New dwellings approved within 800m of public transport in the reporting year.....	37

Table 41: Schemes approved that exceed maximum parking standards in the reporting year.....	37
Table 42: New retail (A1) floor space approvals in the reporting year.....	38
Table 43: Shop vacancy rates in the reporting year	38
Table 44: Town centre annual vacancy rates from the start of the Plan period	39
Table 45: Capacity of new waste facilities – amount of waste arising and managed in the reporting year	39
Table 46: Municipal waste managed, by type and amount in the reporting year.....	40
Table 47: Municipal waste arisings since adoption of relevant local plan policies.....	40
Table 48: Production of aggregates in the reporting year	40

List of figures

Figure 1: Housing trajectory – measuring additional dwellings against the housing supply target.....	25
Figure 2: Average house prices in Bexley from February 2012 to April 2019.....	30

1. Introduction

- 1.1 London Borough of Bexley is required³ 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 adopted local plan are progressing⁴.
- 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 or full review of the local plan.
- 1.4 In addition, the monitoring report can set out other useful information, such as highlighting contributions made by development, including section 106 planning obligations.

The reporting time period

- 1.5 This report monitors the performance of Bexley Local Plan policies for the financial year 2018/19. Some performance is monitored from the beginning of the Plan period, or from adoption of the relevant supplementary planning document. Some performance figures are projections to the end of the Plan period. These longer time periods provide a more complete picture of the effectiveness of Local Plan policies. The relevant time periods will be noted in the text for each indicator.

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

⁴ Regulation 34 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out what information the reports must contain.

What is being monitored?

- 1.6 The report monitors plan making progress made during 2018/19 against the timetable set out in the current Bexley local development scheme (LDS).
- 1.7 In addition, activities carried out by the Council in respect of the duty to cooperate during the 2018/19 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.
- 1.8 And finally, 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.

Report structure

- 1.9 The report sets out clearly the links between plan policies, objectives and indicators, and is divided into the following sections:
 - Section 2: performance in plan making against the schedule set out in the Bexley LDS;
 - Section 3: performance with regard to Bexley’s duty to cooperate in matters relating to planning of sustainable development; and,
 - Section 4: performance outcomes for key planning policies covering a range of topic areas.

2. Plan making progress

- 2.1 There have been significant changes at the national and regional planning levels in recent years. The Government’s National Planning Policy Framework (NPPF) was revised in 2018 with some technical updates in 2019.
- 2.2 The revised NPPF made some significant changes including a greater emphasis on high-quality design, stronger protection for the environment and delivering more new homes. It also introduced a requirement for local planning authorities to produce, maintain and keep up to date statements of common ground to record planning for strategic cross-boundary matters.
- 2.3 The Mayor of London’s consultation on a draft new London Plan ended on 2 March 2018. This was followed by an examination in public (EiP) that commenced in January 2019 and resulted in a report of recommendations issued by the Panel of Inspectors in October 2019. The Mayor has considered the Inspectors’ recommendations and, on 9 December 2019, issued his Intend to Publish version of the Plan to the Secretary of State.
- 2.4 At the time of preparation of this 2018/19 Local Plan Monitoring Report, the current London Plan 2016 forms part of the adopted Development Plan for Bexley, but the Intend to Publish London Plan 2019 is a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to the publication of the final London Plan.

- 2.5 For the reporting period for this 2018/19 Local Plan Monitoring Report, the performance of adopted planning policies is considered against targets and indicators set in the current London Plan 2016 and the adopted Bexley Local Plan 2012.
- 2.6 Work is progressing on a new local plan⁵ for Bexley. A public consultation on preferred approaches to planning policies and land use designations (regulation 18 stage) and an accompanying scoping report on assessing the impacts of development commenced in February 2019.
- 2.7 The local plan consultation document set out the preferred approaches for strategic and development management policies and the arrangement and designation of land use in the borough. It proposed an open, transparent and proactive approach to shaping, considering, determining and delivering development proposals in accordance with broad principles set out in the Council's Growth Strategy.
- 2.8 The role of an integrated impact assessment is to promote sustainable development by assessing the extent to which the emerging local plan will help to achieve relevant environmental, economic and social objectives. The scoping report is the first stage of this process and the consultation document invited comments on the scope and level of detail of information to be included in the main assessment.
- 2.9 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

- 2.10 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 September 2022.
- 2.11 At the time of preparation of this 2018/19 Local Plan Monitoring Report, a new LDS was published setting out the revised local plan work programme. This monitoring report assesses the Bexley LDS endorsed by the Council in October 2019, which is available to view on the Council's website⁶.

Local development document	Document preparation	Publication of proposed submission document	Submission to Secretary of State	Expected adoption
Bexley Local Plan	To July 2020	September – October 2020	May 2021	December 2021

Table 4: Summary of the LDS timetable (Bexley LDS October 2019, amended February 2020)

⁵ <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/local-plan-review>

⁶ <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/technical-documents>

- 2.12 In accordance with the LDS timetable, as summarised above, the Council is currently at the 'document preparation' stage of Local Plan production. This has involved evidence gathering, research and discussion with relevant stakeholders over the reporting year.
- 2.13 The resulting work led to the public consultation on the Bexley Local Plan: Preferred approaches to planning policies and land use designations (regulation 18 stage) and accompanying Integrated Impact Assessment Scoping Report referenced above.
- 2.14 The next significant stage in plan production will be the publication of the proposed submission document (regulation 2019) in late summer/early autumn 2020. The LDS timetable is set out in the Appendix at the end of this monitoring report.

Bexley's local plan

- 2.15 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 documents⁷.
- 2.16 The current adopted Bexley Local Plan consists of:
- the Bexley Core Strategy (2012); and
 - remaining extant policies and proposals map from the Unitary Development Plan (UDP).
- 2.17 The Council reviewed the current Local Plan in 2017 and, following on from the adoption of the Bexley Growth Strategy, took the decision to replace the component parts of the current Bexley Local Plan in their entirety with a new, comprehensive local plan.
- 2.18 The new Local Plan 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. It will set strategic site and area allocations to demonstrate how Bexley's planning requirements will be met for land uses such as housing, employment and retail.
- 2.19 Alongside these strategic policies, the new Local Plan will contain policies for managing development and making decisions on development proposals. It will include a policies map of land use designations that identifies 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 requirements in the Mayor's London Plan.

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

- 2.20 Local indicators used for monitoring performance will require a comprehensive review as part of the preparation of the new Local Plan for Bexley, to ensure they are effective and up-to-date and compliment national and London targets.

Neighbourhood planning

- 2.21 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.
- 2.22 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.
- 2.23 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.
- 2.24 Once adopted, a neighbourhood plan forms part of Bexley's statutory development plan and can be used in determining planning applications.
- 2.25 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 2012⁸. The Council is required to report on the progress of any neighbourhood development order or neighbourhood development plan in the area⁹.
- 2.26 As of 31 March 2019, 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.
- 2.27 No application for a neighbourhood development order or neighbourhood development plan has been received to date.

3. Duty to cooperate

- 3.1 The duty to cooperate¹⁰ includes activities such as the preparation of development plan documents and other local development documents.

⁸ <http://www.legislation.gov.uk/ukxi/2012/637/schedule/1/made>

⁹ Section 34(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012

¹⁰ Section 110 of the Localism Act 2011, and the Planning and Compulsory Purchase Act 2004 (as amended)

- 3.2 The National Planning Policy Framework introduced a requirement for local planning authorities to produce, maintain and update one or more statement(s) of common ground, throughout the plan-making process. It forms part of the evidence required to demonstrate that they have complied with the duty to cooperate.
- 3.3 Bexley has cooperated with a number of other local planning authorities, including adjoining boroughs, and prescribed bodies¹¹, on a variety of issues throughout the reporting year. Details of this are set out in the following table.

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 and neighbouring Kent and Essex boroughs, addressing strategic policy areas including evidence base work in the production of local development documents;
- Historic England liaison meetings, regarding the Council's Historic Environment Record (HER), archaeology and listed buildings;
- TfL's CIL Collection Group meetings with other London boroughs;
- The Council's Transport Users' Sub-Committee that brings together members with TfL, Southeastern, Network Rail, the police and other transport related organisations;
- 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; and,
- London Development Database (LDD) meetings with the GLA and London boroughs.

Active joint working arrangements in place

- Key partner of the Crossrail to Ebbsfleet (C2E) project with the GLA, TfL, Kent County Council, Dartford Borough Council, Gravesham Borough Council, Ebbsfleet Development Corporation, Thames Gateway Kent Partnership and Network Rail to develop a business case for extending Crossrail 1 (the Elizabeth line) to Ebbsfleet;

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)

Duty to cooperate activities taken by the Council

- Ongoing/regular meetings with Peabody and their representatives regarding co-operative working and progressing plans for Thamesmead Housing Zone and the wider regeneration of Abbey Wood and Thamesmead;
- 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);
- Cooperative working with Registered Housing Providers/developers to enable estate regeneration;
- Member of the London Waste Planning Forum (LWPF), a regional technical advisory body, which meets regularly and assesses the evidence base feeding into London Plan policies on waste, and provides updates from each waste planning group; and,
- 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).

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, TfL meetings and CIL Collection Group 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; and,
- 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 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; and,
- Provided consultation responses to adjoining boroughs relating to planning applications and local plans.

Contribute towards the production of statements of common ground

- Working with other London boroughs, South East England boroughs and members of the Waste Planning Forum to produce statements of common ground covering key strategic cross-boundary matters.

Table 5: Duty to cooperate activities taken by the Council

4. Planning policy performance

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. Performance is similar to previous years since adoption of local plan policies.

Policy objective	Indicator	Target	Performance	Summary
CS01 – Achieving sustainable development	LOI17 – number of advertised departures from the Development Plan approved by the local planning authority	Less than 1% of total permissions granted.	0.27%	Four departures from 1,508 permissions granted.

Table 6: 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.

4.5 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. Since the advent of the Community Infrastructure Levy, the scope for planning obligations has reduced and their number will therefore decline compared to historic levels.

4.6 In the reporting year, planning obligations were completed in respect of five qualifying developments (SEI POG1), excluding any deed of variations or agreements involving restrictions of land use. This is an increase on the previous reporting year.

Policy objective	Indicator	Performance
CS21 – Supporting community infrastructure and services	SEI POG1 Number of completed planning obligations and unilateral obligations/agreements in the reporting year and cumulatively since adoption of the Planning Obligations Guidance SPD	Five [5] in reporting year 149 since adoption of the SPD

Policy objective	Indicator	Performance
	SEI POG3 Percentage of qualifying developments for which planning obligations were successfully secured	100%
	SEI POG4 Approvals of (net) new community facility floor space (D1 and D2 use classes)	798m ² of additional floor space

Table 7: Completed planning agreements completed, and approved community facilities

4.7 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).

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	Five [5] obligations secured (see table 9 for details)

Table 8: Planning obligations secured from approved development

4.8 From these planning agreements there were seven obligations secured from five separate categories of site-specific mitigations, services and facilities, listed in table 9.

Type of planning contribution	Number of contributions
Transport and access	3
Affordable housing	1
Carbon offset	1
Education	1
Open space and biodiversity	1

Table 9: Planning obligations secured, by number and type

4.9 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.

4.10 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 paragraphs 4.50 to 4.57 and tables 20 to 23 for details of affordable housing secured from qualifying developments. 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.

- 4.11 It should be noted that the Planning Obligations Guidance SPD will be revised in due course to account for recent changes to Community Infrastructure Levy (CIL) Regulations.

Community infrastructure levy (CIL)

- 4.12 Regulation 34(5) of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires, where a local planning authority has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the provision in this monitoring report the information specified in regulation 62(4) of those Regulations.

- 4.13 The parts of regulation 62(4) are set out below. Specifically:

- (a) the total CIL receipts for the reported year: **£3,045,805.04**;
- (b) the total CIL expenditure for the reported year: **£152,290.25**;
- (c) summary details of CIL expenditure during the reported year including—
 - (i) the items of infrastructure to which CIL (including land payments) has been applied:
 - a. 66-68 Pier Road, Erith - £50,000 allocated;
 - b. Erith Links - £270,000 allocated;
 - c. Flood Risk Management Programme - £200,000 allocated;
 - d. Thamesmead Library - £660,000 allocated;
 - (ii) the amount of CIL expenditure on each item: **Nil**;
 - (iii) the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part): **Nil**;
 - (iv) the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation: **£152,290.25 (5%)**; and,
- (d) the total amount of CIL receipts retained at the end of the reported year: **£2,235,814.35**.

- 4.14 Further information on Bexley's CIL is available on the Council's website¹².

¹² <https://www.bexley.gov.uk/index.php/services/planning-and-building-control/planning/community-infrastructure-levy-cil>

Protection of the built and natural environment

- 4.15 A key performance target is for all new development in the borough to be built on previously developed land. Table 10 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 100%.
- 4.16 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	LOI01 – Percentage of new dwellings approved on previously developed land	60% minimum	100%

Table 10: Development on previously developed land

- 4.17 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 11 sets out the performance in the reporting year.
- 4.18 Fifteen planning applications have been submitted for this type of development. Of these, 10 were approved, four were withdrawn by the applicant, and one was refused. The Article 4 Direction has given 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	LOI02 – Securing appropriate standards for HMOs	100%	100%

Table 11: Securing appropriate standards for HMOs

- 4.19 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.
- 4.20 Inappropriate development should be refused 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.
- 4.21 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 12 sets out the performance in the reporting year.
- 4.22 Four applications involving inappropriate development on Green Belt or Metropolitan Open Land were approved. Three of the applications were for Merton Court School, Sidcup, and one application was for demolition of existing buildings and erection of residential dwellings. All applications were permitted with conditions.

Policy objective	Indicator	Target	Performance
CS09 – Using resources sustainably CS17 – Green Infrastructure	LOI10 – Inappropriate development in the Green Belt or on Metropolitan Open Land	Less than 5% of relevant applications approved	0.27% of relevant applications approved (4 approvals)

Table 12: Development on Green Belt or Metropolitan Open Land

4.23 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 (SINCs);
- (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.

4.24 Local policies seek to protect and enhance these areas, with indicator LOI15 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. Conservation area boundaries are reflected on the Local Plan Policies Map.

Policy objective	Indicator	Target	Performance
CS19 – Heritage and archaeology	LOI15 – 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 13: Loss of listed or landmark buildings

4.25 Indicator LOI16 monitors changes to areas designated for their biodiversity importance and/or protected by nature conservation designations (see (c) through (e) in paragraph 4.23 above). During the reporting year, there were no development approvals recorded on SINCs.

Policy objective	Indicator	Target	Performance
CS18 – Biodiversity and geology	LOI16 – Net change in area of biodiversity importance and/or protected by nature conservation designations	No net loss of designated land	No net loss

Table 14: Changes in biodiversity habitat

4.26 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 proposed within the development.

4.27 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. Final SINC boundaries are reflected on the Local Plan Policies Map.

- 4.28 The Council carried out a review of all designated SINC¹³s within the borough during 2013/14. This review and its findings were approved and published in December 2016. The review assessed the biodiversity value of existing SINC¹³s along with sites recognised for their biodiversity value that had not been formally designated, proposing new, and modifying existing, SINC¹³ designations.
- 4.29 Prior to the review, approximately 1,668 hectares of land within Bexley was designated as SINC in 2011. The 2016 SINC Report 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.
- 4.30 All the main findings of the review are published in the revised SINC document¹³.

Securing the right type and amount of new housing

- 4.31 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 adopted Bexley Local Plan, with many potential housing sites falling in and around the borough's main town centres and other well connected places, such as around railway stations.
- 4.32 There are two designated London Plan Opportunity Areas in Bexley and several planning approvals secured for a Greater London Authority 'Housing Zone' in the Abbey Wood and South Thamesmead area. The first of these developments, Southmere Village, is currently under construction.
- 4.33 In addition, the remaining undeveloped housing site allocation from the current Bexley Local Plan, Erith Quarry, is finally underway, after extensive site preparation of this former quarry and landfill site. Some housing has been completed in the reporting year and remaining units under construction or with planning approval are listed in the five year housing land supply.
- 4.34 Since the adoption of relevant local plan policies in 2012, the annual housing supply monitoring target has been met in net completions of new dwellings, with net approvals exceeding the target (see table 15). The annual average number of housing completions is 506 (net) new dwellings. For approvals, the annual average is 979 (net) new dwellings.
- 4.35 Bexley has been meeting the annualised plan target in recent years and projections show Bexley to be on target overall in delivering housing, and on track in the longer term to meet or exceed its proposed ten year housing target set out in the Intend to Publish version of the London Plan (2019).

¹³ Sites of Importance for Nature Conservation (SINC¹³s), 2016 - <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/conservation-heritage-and-biodiversity>

Reporting year	Number of dwellings (net) from approved schemes	Number of dwellings (net) from completed development
2018/19	1,054	566
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 beginning of Plan period	6,850	3,543
Annual (net) average	979 dwellings per year	506 dwellings per year

Table 15: Net additional dwellings since adoption of relevant local plan policies

Monitoring delivery and supply of housing

- 4.36 Indicator H2 (tables 16 and 17) measures recent levels of conventional and non-conventional housing delivery since adoption of relevant local plan policies (H2(a)), delivery in the reporting year (H2(b)) and provides the summary figures from the housing trajectory (H2(c) and (d)).
- 4.37 Four hundred and eight six (486) net new conventional (C3 use class) dwellings were completed, and 80 (net) units of non-conventional (C2 use class) housing were completed, bringing the total net completions for the reporting year to 566. The non-conventional housing was a residential care home at Queen Marys Hospital, Frogna Avenue, Sidcup. For completions of C2 uses class, a factor of 1:1 is applied for the number of net new units.

Policy objective	Indicator	Target	Performance
H2 - net additional dwellings			
CS01 – Achieving sustainable development	(a) cumulative from start of the plan period (2012/13)	3,011	3,543
	(b) for the reporting year (2018/19):	446	566
	(c) in future years (15 year period from 2020/21 to 2034/35):		
	(i) managed supply, including a 5% uplift in supply for the first five years (NPPF requirement)	10,445	11,973
	(ii) hectares	N/A	133 hectares
	(iii) annualised plan target (from 1 April 2020)	685	N/A
	(d) projected net additions (2020/21 to 2034/35)	10,275	11,802

Table 16: Indicator H2 (housing trajectory summary) - net additional dwellings

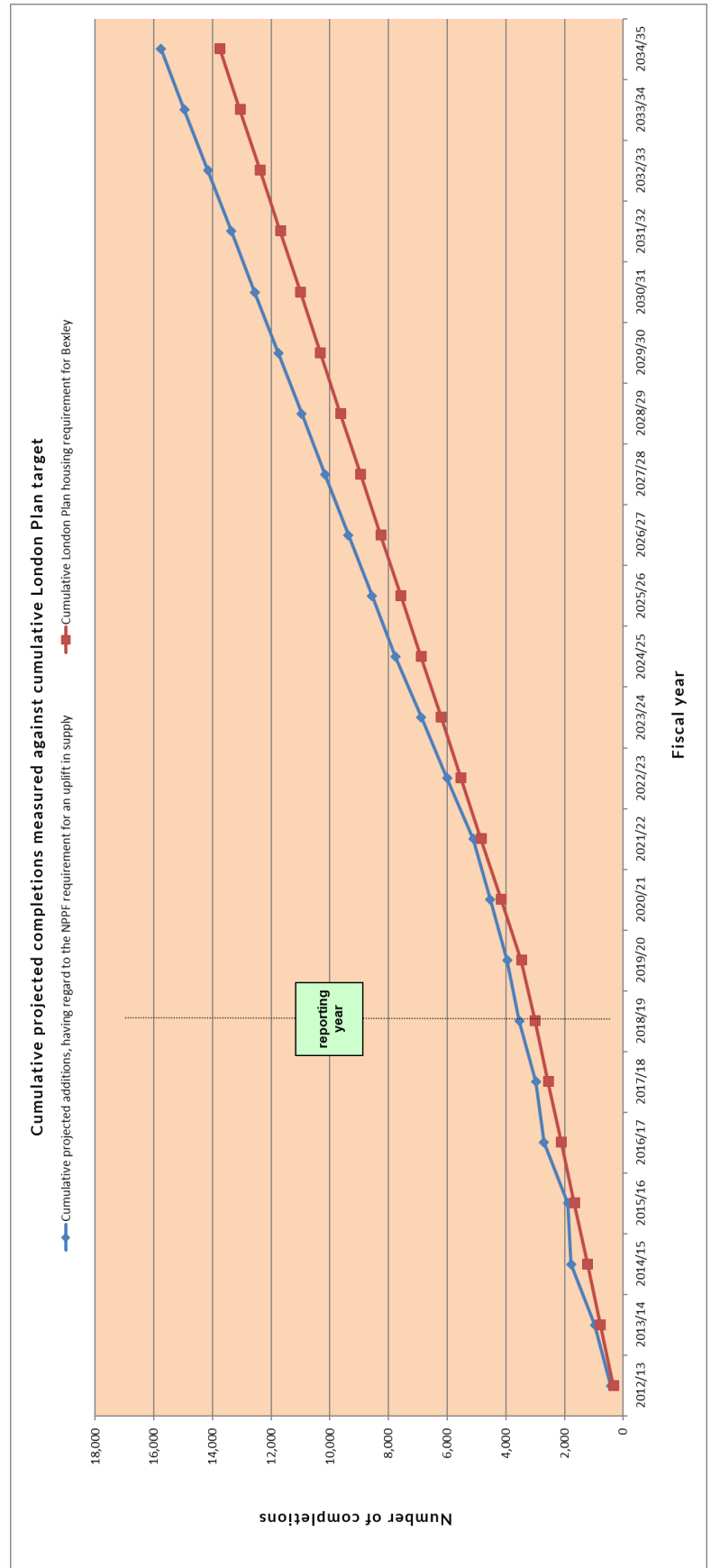
The housing trajectory

- 4.38 Bexley's current Local Plan seeks to meet the current London Plan housing target set for the borough. Looking forward, the Intend to Publish version of the London Plan (December 2019) sets a 10 year housing target for Bexley of 6,850 new units. It is this new housing target that is used to calculate the five year housing land supply for the period commencing 1 April 2020.
- 4.39 The summary information for monitoring indicator H2 set out in table 16 is further detailed in table 17. Sub-indicator H2(c) projects future levels of housing supply (both conventional and non-conventional). The projected managed supply (H2(c)(i)) is capable of delivering a total of 11,973 units over the 15 year period from 2020/2021 to 2034/35, which is an average of 798 units a year. This is higher than the annualised plan target of 685 (H2(c)(iii)).
- 4.40 Monitoring indicator H2(c)ii identifies the amount of land in hectares for the managed supply. This figure of 133 hectares has been calculated from the sites in the five year housing land supply and from potential development sites for the remaining 10 years. An estimate of the land needed to deliver the small sites, which makes up a portion of Bexley's housing target, has been included.
- 4.41 Paragraph 73 of 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. To ensure that Bexley's managed supply is robust, the 5% uplift has been included for the first five years. This allows for sites that developers may choose not to bring forward for development, or where developers have decided not to implement planning consents.
- 4.42 Monitoring indicator H2(d) sets out the projected net additional housing, having regard to previous performance. This projection considers the managed supply (which includes the 5% uplift) against the housing target over the 15 year supply period from 2020/21 to 2034/35. The net additions are projected to be 11,802 new homes. For the first 10 years of the Plan period, the projected supply figure is 7,811, which suggests that the 10-year housing target of 6,850 for Bexley, set out in the Intend to Publish version of the new London Plan, could be achievable.
- 4.43 Figure 1 illustrates the housing trajectory. The graph compares the cumulative existing completions and projected supply figures against the cumulative housing targets from the beginning of the Plan period. This figure illustrates that housing provision in Bexley has been – and is projected to continue to be – in line with the housing targets for Bexley set in the London Plan.
- 4.44 The Ministry for Housing, Communities and Local Government (MHCLG) has introduced an annual Housing Delivery Test, which, from November 2018, assesses the performance of local planning authorities in delivering housing against their annual housing target over a three year period.
- 4.45 The first assessment was published by MHCLG in February 2019. Bexley has been assessed as being within the range of delivery that requires a 5% uplift over the housing requirement for the borough, which works out, currently, as an additional 22 units each year. However, 34 units per annum have been added to the five year housing supply as the London Plan housing target for Bexley is projected to be 685 units when the five year housing supply period begins in April 2020.

Table 17: Housing trajectory from start of Plan period to 2035

	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	34/35	
H2(a) performance	426	968	1775	1884	2700	2,977	3,543	Cur	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
H2(b) performance	426	542	807	109	816	277	566	161																
H2(c) projections:																								
(i) managed supply								249	615	615	920	920	920	920	798	798	798	798	798	798	798	798	798	798
(ii) hectares							8,782	5,584	7,056	7,056	11,361	11,361	11,361	7,780	7,780	7,780	7,780	7,780	9,127	9,127	9,127	9,127	9,127	9,127
(iii) target	335	446	446	446	446	446	446	466	685	685	685	685	685	685	685	685	685	685	685	685	685	685	685	685
NPPF 5% uplift in supply									34	34	34	34	34											
H2(d) projections	426	542	807	109	816	277	566	410	581	581	886	886	886	798	798	798	798	798	798	798	798	798	798	798

Figure 1: Housing trajectory – measuring additional dwellings against the housing supply target



The Council's five year housing land supply assessment

- 4.46 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 2017¹⁴ (SHLAA 2017), 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.
- 4.47 Table 18 summarises Bexley's five-year housing land supply assessment from 1 April 2020 to 31 March 2025. With a projected total land supply providing for 3,990 net new dwellings, the Council considers that Bexley is on course to meet its proposed new London Plan housing target of 3,425 homes, and its 5% uplift in supply over the five year supply period, in line with the NPPF. The full assessment is published on the Council's website¹⁵.
- 4.48 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. Sites identified in Bexley through the SHLAA 2017 study, which includes an allowance for small sites, provides a land supply capable of delivering 7,983 net additional dwellings for the 10 year supply period between 2025/26 to 2034/35.

Source of identified sites	Net additional dwellings
sites under construction	1,644
sites with current planning permission (including some outline approvals)	1,431
London plan annual small sites windfall allowance (x 3 years)	915
Total five year housing supply	3,990

Table 18: Five-year housing supply assessment (2020 to 2025) summary

- 4.49 At the end of September 2019, there were 2,222 net new dwellings either under construction or with planning permission from nine identified SHLAA sites. Table 19 highlights these SHLAA schemes.

Development	Net units	SHLAA Ref.	Borough reference	Area (ha)
Southmere Village, Abbey Wood	533	17040320	16/01251/FULM	2.780
Former Bexley Civic Offices, Bexleyheath	518	17040027	17/02745/FULM	1.740
Former Erith Quarry	505	17040325/17040177	14/02155/OUTM; 01; 26	8.759
Binsey Walk, Thamesmead	259	17040326	16/01287/OUTM	1.755

¹⁴ <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports>

¹⁵ <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/technical-documents>

Development	Net units	SHLAA Ref.	Borough reference	Area (ha)
Former Linpac site, Slade Green	219	17040183	15/00370/OUTM	3.346
Co-op Food, 124 Station Road, Sidcup	59	17040093	18/01214/FULM	0.280
Ballast Wharf, West Street, Erith	54	17040308	08/11096/FULM	0.229
Land at West Street and St Francis Road, Erith	42	17040148	18/01437/FULM	0.255
74 Crayford Road, Crayford	33	17040068	16/01415/FULM	0.180
Totals	2,222			20.089

Table 19: SHLAA sites pipeline development from the five year housing supply report (2020 to 2025)

Additional affordable dwellings

- 4.50 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.
- 4.51 In 2014 a sub-regional Strategic Housing Market Assessment (SEL SMHA 2014) provided updated figures for Bexley¹⁶ of 66% social/affordable rent and 34% intermediate housing. Table 20 summarises performance in the reporting year. The figures indicate that delivery is in line with the recommended tenure split from the SEL SHMA 2014.

Policy objective	Indicator	tenure	target	performance
CS10 – Housing need	SEI AH5 – Affordable units constructed by type	social/affordable rent	70%	63%
		shared ownership	30%	37%

Table 20: Measuring housing need by tenure split against affordable dwellings constructed

- 4.52 The figures set out in table 21 are for the total number of new affordable dwellings built since the beginning of the Plan period when relevant policies were adopted. The average percentage split since the start of the Plan period equates to 58% social rented and 42% intermediate demonstrates that, over the longer term, provision of shared ownership housing is higher than both the local plan policy target and the tenure split in the SEL SHMA 2014 recommendation for Bexley.

¹⁶<https://www.bexley.gov.uk/sites/default/files/2021-06/Bexley-strategic-housing-market-assessment-update-november-2020.pdf>

Reporting year	total affordable dwellings	social/affordable rent		shared ownership	
		number	percentage	number	percentage
2018/19	290	182	63%	108	37%
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 dwellings	1,124	653	58%	471	42%

Table 21: Affordable dwellings completed (gross) by number and tenure split

4.53 In qualifying residential developments of more than 10 (net) new homes, the policy requirement is for developers to provide a minimum of 35% affordable housing. Indicator LOI03 measures the effectiveness of this policy. Table 22 identifies performance on LOI03 for the reporting year and table 23 sets out performance since the adoption of local plan policies (percentages taken from gross figures).

Policy objective	Indicator	Target	Approvals
CS10 – Housing need	LOI03 – Percentage of affordable housing from qualifying residential development	Minimum 35%	24%

Table 22: Affordable housing secured from approved qualifying development

4.54 In the reporting year, there were five qualifying private residential developments approved. Not all qualifying residential developments were able to provide affordable housing. Three schemes provided affordable housing on-site, one scheme was allowed on appeal subject to conditions with no affordable housing provided, and the last scheme was subject to a S106 agreement but could not provide any affordable housing or payments in lieu due to scheme viability.

4.55 Whilst the performance in the reporting year is lower than the annual target, since the beginning of the Plan period the percentage of affordable housing secured from approved qualifying schemes, at 39%, remains above the policy threshold of 35%.

Reporting year	approved development – qualifying schemes								
	no. of schemes	Total homes	Total affordable	Rented	Inter-mediate	% rented	% inter-mediate	% affordable	Payment in lieu
2018/19	5	799	189	124	65	66%	34%	24%	£0
2017/18	6	270	54	38	16	70%	30%	20%	£75,000
2016/17	10	1,903	789	466	323	59%	41%	41%	£0

Reporting year	approved development – qualifying schemes								
	no. of schemes	Total homes	Total affordable	Rented	Inter-mediate	% rented	% inter-mediate	% affordable	Payment in lieu
2015/16	7	534	222	137	85	62%	38%	42%	£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	43	5,274	2,048	1,339	709	65%	35%	39%	£1,733,502

Table 23: Affordable housing secured from approved qualifying development

- 4.56 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.
- 4.57 Nonetheless, table 23 demonstrates that since the adoption of relevant local plan policies approved development from qualifying residential schemes has provided 39% of this as affordable housing.

Monitoring the need for affordable housing

- 4.58 SEI AH2 monitors the average house price in Bexley. At the end of the reporting year, the average price was £340,312. This is an increase of 1%, compared with £338,476 for the previous year. The borough's average house price remains amongst the lowest in London.¹⁷
- 4.59 Nonetheless, the new Crossrail line at Abbey Wood, scheduled to commence service in 2021, will halve journey times to many central London destinations, and is already attracting new businesses and investment to the local area.

Policy objective	Indicator	Performance
CS10 – Housing need	SEI AH2 – Average house prices	£340,312

Table 24: : Average house price in the borough at end of the reporting year

- 4.60 Figure 2 charts the average house price in Bexley from the beginning of the Plan period in 2012 to March 2019. House prices remained relatively static in the low £200,000 range until mid-2013,

¹⁷ Source: Land Registry www.landregistry.gov.uk

when there was steady growth for around four years, with average prices rising to just under £350,000, where they have levelled off and remain.



Figure 2: Average house prices in Bexley from February 2012 to April 2019

4.61 The number of people on the housing register in this reporting year has decreased from 7,760 people in 2017/18 to 6,646 people at the end of March 2019, due to a comprehensive assessment of the register.

Policy objective	Indicator	Performance
CS10 – Housing need	SEI AH4 – Number of people on the housing register	6,646

Table 25: Number of people on the housing register in the reporting year

Dwelling size – numbers of completions and approvals, by type

4.62 The Affordable Housing and Design for Living supplementary planning documents (SPDs) produced by the Council¹⁸ identify dwelling size as primary indicators of monitoring the effectiveness of the local plan policies in meeting identified housing need, with percentages for each type of housing set out in the SEL SHMA 2014. This is measured for both market and affordable housing.

¹⁸ <https://www.bexley.gov.uk/services/planning-and-building-control/planning-policy/supplementary-planning-documents-spd>

4.63 The SPDs introduced the indicators SEI AH1 and SEI RDG1, which measure gross completions and permissions respectively against the types of new homes needed in the borough. Table 26 sets out the gross dwelling completions (SEI AH1) and approvals (SEI RDG1) in the reporting year.

Policy objective	Indicator	Performance
CS10 – Housing need	SEI RDG1 – Dwelling size (gross approvals)	1,103
	SEI AH1 – Dwelling size (gross completions)	745

Table 26: Dwelling size – gross approvals and completions in the reporting year

4.64 Table 27 measures the amount of new homes that have been approved and completed against the identified size of homes needed by type and tenure during the reporting year (tables 36 and 43 of the SEL SHMA 2014). Figures for these measurements are gross, not net, in order to be able to count each new dwelling type.

4.65 The policy requirement is for a third of new homes to be for families, which is a minimum of three bedrooms. London Plan guidance on dwelling size considers 2 bedroom homes to be family housing.

4.66 Read across the rows of table 27 to see the full breakdown of each housing type, and down the columns for each housing type to see how the borough has performed against its policy requirements.

housing type	performance measured against policy requirement		housing tenure split		
			market sale	intermediate sale	social/ affordable rent
1 and 2 bedrooms	67%	requirement	52%	15%	33%
	79%	approvals	82%	6%	12%
	80%	completions	63%	15%	22%
3 and 4+ bedrooms	33%	requirement	46%	20%	34%
	21%	approvals	85%	5%	10%
	20%	completions	55%	13%	33%

Table 27: Measuring identified housing need, by type and tenure, against gross approvals and completions

4.67 Table 28 sets out the types of housing, broken down by dwelling size, built since the adoption of local plan policies (percentages in the table may not add up due to rounding). The majority of new homes completed in Bexley have one or two bedrooms; with a small proportion with four or more bedrooms.

Year	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2018/19	217	29%	378	51%	138	19%	12	2%	745

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	1,193	28%	1,991	47%	702	16%	383	9%	4,269

Table 28: Housing built (gross figures) over the Plan period broken down by dwelling size

4.68 As shown in table 29, the number of approvals has increased 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 (73%) are for 1 and 2 bedroom units, and this is even higher for the reporting year (79%).

Year	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms		Total
	No.	%	No.	%	No.	%	No.	%	
2018/19	417	38%	454	41%	181	16%	51	5%	1,103
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	2,525	31%	3,439	42%	1,625	20%	556	7%	8,145

Table 29: Approved housing (gross figures) over the Plan period broken down by dwelling size

4.69 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, 23 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	98

Table 30: Total number of registrations on the Self-Build and Custom Housebuilding Register

Housing density

4.70 Development Plan policies require that development proposals optimise the use of sites, and tables 31 and 32 demonstrate that the Council continues to respond to the need for higher density developments, reflecting the London Plan density matrix (table 3.2 from the London Plan 2016).

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 (60 dph)	92% of approvals at a density of at least 60 dwellings per hectare (60 dph)

Table 31: Density of approved housing (gross figures)

4.71 In the reporting year, this was 92% of all approvals, with the average density from all approvals being 114 dwellings per hectare. Since the adoption of Local plan policies, 79% of all residential development approvals are at 60dph or above.

Reporting 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		
2018/19	25	2%	62	6%	1,016	92%	1,103	114dph
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	297	4%	1,373	17%	6,484	79%	8,154	

Table 32: Density of approved housing (gross figures) – dwellings per hectare (dph)

Employment and the economy

4.72 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.

4.73 Indicator BD1 measures the net amount of employment floor space completed and, in the pipeline (approved, not started or under construction), during the reporting year. This is summarised in table 33, with details provided in tables 34 and 35.

Policy objective	Indicator BD1	Performance
CS12 – Bexley’s future economic contribution CS13 – Access to jobs	Employment uses – net approvals in reporting year (table 34)	38,622m ²
	Employment uses – net completions in reporting year (table 34)	30,339m ²
	Employment floor space pipeline in reporting year (table 35)	66,251m ²

Table 33: Supply of employment floor space (net)

4.74 For completed sites in the reporting year, there was a net loss of B1 employment floor space to other uses, particularly from office to residential. Developments granted planning permission show a net gain for B1, B2 and B8 uses.

Development phase		Floor space (m ²) by employment use class type						Development phase total
		B1 office				B2 industrial	B8 warehouse	
		B1a	B1b	B1c	B1 not allocated			
Permissions granted	gross	5,805	0	18,646	0	18,850	16,900	60,201m ²
	net	1,949	0	18,436	-855	4,705	14,387	38,622m ²
Completed development	gross	721	0	10,281	0	21,095	10,281	42,378m ²
	net	-1,266	-161	10,225	-51	12,549	9,043	30,339m ²

Table 34: Indicator BD1 – Supply of employment floor space in the reporting year

4.75 The net pipeline figure, for approved developments that are either not started or are under construction, is 66,251m² for the reporting year.

Development phase		Floor space (m ²) by employment use class type						Development phase total
		B1 office				B2 industrial	B8 warehouse	
		B1a	B1b	B1c	B1 not allocated			
Not Started		-760	418	20,029	1,193	-4,145	43,470	60,205m ²
Started		-1,198	0	2,953	-145	-253	4,689	6,046m ²
Use class total		-1,958m ²	418m ²	22,982m ²	1,048m ²	-4,398m ²	48,159m ²	66,251 m ²

Table 35: Indicator BD1 – Employment floor space pipeline (net) in the reporting year

4.76 Indicator BD1 also measures the net amount of employment floor space completed and, in the pipeline (approved, not started or under construction) from the beginning of the Plan period.

4.77 Table 36 sets out permissions and completions of floor space by employment use class type since the adoption of relevant local plan policies. This illustrates how the distribution of employment uses is changing, and also the rate of delivery of the surplus of approved development in the pipeline.

Development type (use class)	B1 office			B1 unallocated	B2 industrial	B8 warehouse	Total floor space (m ²)
	B1a	B1b	B1c				
Permissions granted							
2018/19	1,949	0	18,436	-855	4,705	14,387	38,622m ²
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
Use class totals	-57,400m²	204m²	32,011m²	1,509m²	50,696m²	52,632m²	79,652m²
Completed development							
2018/19	-1,266	-161	10,225	-51	12,549	9,043	30,339m ²
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
Use class totals	-36,653m²	-214m²	7,768m²	855m²	-7,663m²	38,004m²	2,097m²

Table 36: Supply of employment floor space, by use class and type

4.78 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.

4.79 Table 37 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 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	2018/19
Not Started	71,391	35,353	31,185	8,964	41,738	-11,231	60,205
Started	-12,209	-35,201	-21,744	20,972	-2,036	68,033	6,046
Total (m²):	59,182m²	152m²	9,441m²	29,936m²	39,702m²	56,802m²	66,251m²

Table 37: Annual employment floor space development pipeline (net) over the Plan period

- 4.80 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).
- 4.81 LOI11 (table 38) 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.
- 4.82 Performance against this indicator is dependent on developers bringing sites forward, and during the reporting year, 1.51 hectares of industrial land from this list was brought forward with approved development proposals for 3,090m² of industrial floor space.

Policy objective	Indicator	Target	Performance
CS12 – Bexley’s future economic contribution CS13 – Access to jobs	LOI11 – area of land allocated for industrial use taken up for development	All sites identified in UDP Appendix I to be taken up by 2016	36.89 hectares developed

Table 38: Allocated employment land taken up for industrial uses

- 4.83 The Bexley Core Strategy and the London Plan identifies the managed release of up to 50 hectares of designated employment land across the borough over the Plan period. This land will be formally designated for its new use on the policies map as part of the new local plan, which is currently in production.

Policy objective	Indicator	Target	Performance
CS12 – Bexley’s future economic contribution	LOI12 – managed release of employment land to other uses	43 to 50 hectares of employment land released by 2026	22.48 hectares

Table 39: Allocated employment land released to other uses

Traffic and transportation

- 4.84 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. This results in a greater reliance on private vehicles for travel.
- 4.85 The Greater London Authority (GLA) Act 1999 requires each London borough to prepare a Local Implementation Plan (LIP) containing its proposals for the implementation of the Mayor of London’s Transport Strategy (MTS) published in March 2018, covering the period from 2019 to 2041.
- 4.86 The current LIP (LIP3) was adopted by the Council in March 2019, receiving the Mayor of London’s approval in April 2019. Whilst the LIP3 covers the same period as the MTS it also takes account of the transport elements of the draft new London Plan and other relevant Mayoral and local policies.

4.87 The LIP3 document sets out the Council’s long term goals and transport objectives, including targets and outcomes, and delivery proposals for Bexley as well as a three-year programme of investment starting in 2019/20. A more detailed delivery plan is included for the financial year 2019/20¹⁹.

Achieving public transport oriented development (TOD)

4.88 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	99.72%

Table 40: New dwellings approved within 800m of public transport in the reporting year

4.89 There was one residential development, approved on appeal, that was beyond 800 metres of a daily public transport service in the reporting year. This was for three dwellings at Orchard View Farm, Parsonage Lane, Sidcup in September 2018.

Policy objective	Indicator	Target	Performance
UDP policy T17 and London Plan table 6.2 (parking standards)	LO114 – number of development schemes (commercial and major residential) approved exceeding maximum parking standards	Fewer than 5% of schemes approved	0.43%

Table 41: Schemes approved that exceed maximum parking standards in the reporting year

4.90 There was one application approved 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 application was for an additional 28 car parking spaces at Horizon Business Centre, Alder Close, Erith which resulted in the level of car parking exceeding London Plan standards.

Shopping and town centres

4.91 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.

¹⁹<https://www.bexley.gov.uk/consultations>

- 4.92 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.
- 4.93 Indicator LOI08 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.

Policy objective	Indicator	Target	Performance
CS01 – Achieving sustainable development CS02 to CS07 – Geographic region policies CS14 – Town centre vitality and viability	LOI08 – Major retail approvals fulfilling the sequential ‘town centre first’ approach	100% in or edge of centre	100%

Table 42: New retail (A1) floor space approvals in the reporting year

- 4.94 Major applications are included where net additional floor space is gained in retail uses (Use Class A1 – A5²⁰). In the reporting year, there were no major applications where net additional floor space was gained in retail uses.
- 4.95 Tables 43 and 44 set out the performance of indicators LOI05 and LOI09, which monitor the percentage of vacant shops across town centres, both for the reporting year and since the beginning of the Plan period. The target is for vacancy rates not to exceed 10%

Policy objective	Indicator	Target	Performance
CS14 – Town centre vitality and viability	LOI05 – Vacancy rate of shops in strategic and major district shopping centres	Maximum 10%	7.0%
	LOI09 – Vacancy rate of shops in district centres and neighbourhood parades	Maximum 10%	8.3%

Table 43: Shop vacancy rates in the reporting year

- 4.96 In the reporting year, the combined vacancy in strategic and major district centres, at 7.0%, met the local indicator target of a shop premises vacancy rate not exceeding 10%. In addition, the combined vacancy in district centres and neighbourhood centres, at 8.3%, met the local indicator target of a maximum 10% shop vacancy rate.
- 4.97 Table 44 provides further detail on the summary figures for indicators LOI05 and LOI09 for the reporting year; and, annual vacancy rates across the strategic and each of the major district town centres, and combined vacancy rates for the district centres, and for the neighbourhood centres, since the beginning of the Plan period.

²⁰ Use Classes <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Type	Strategic	Major District				District	Neighbourhood
Year	Bexleyheath	Crayford	Erith	Sidcup	Welling		
2018/19	10.6%	6.9%	3.6%	7.9%	4.8%	6.1%	9.3%
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 44: Town centre annual vacancy rates from the start of the Plan period

Minerals and waste

- 4.98 Bexley's residents continue to achieve one of the highest levels of recycling in the country and the highest in London²¹. During the reporting year, 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.
- 4.99 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 pool its London Plan waste capacity apportionment requirements to make the most efficient use of any surplus capacity.
- 4.100 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 45.

Policy objective	Indicator	Performance ²²
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)	120,247 tonnes

Table 45: Capacity of new waste facilities – amount of waste arising and managed in the reporting year

²¹ <https://data.london.gov.uk/dataset/household-waste-recycling-rates-borough>

²² LBB Waste and Recycling Service

4.101 Indicator W2 identifies 120,247 tonnes of municipal waste managed within the borough during the reporting year. Table 46 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)	215	58,914	61,007	41 (Autoclave)	120,247
Percent	0.2%	48.97%	50.8%	0.03%	100%

Table 46: Municipal waste managed, by type and amount in the reporting year

Municipal waste arisings	
2018/19	120,247 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 47: Municipal waste arisings since adoption of relevant local plan policies

4.102 Table 47 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 50% of municipal waste now being recycled or composted.

Aggregates

4.103 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 48: Production of aggregates in the reporting year

Appendix – Local development scheme timetable

Document production timetable for the Bexley Local Plan	
Key milestones (with references to legislative local plan regulations ²³)	Timetable
Review of existing local plan, evidence gathering and preparation of a draft new local plan.	February 2017 – July 2020
Public call for sites	July – August 2017
Regulation 18 Public participation in the preparation of the Plan. Consultation on the preferred approaches to strategic and detailed policies and site allocations.	February – April 2019
Regulation 19 Publication of the proposed submission version of the Plan. Opportunity for persons to comment on the soundness of the Draft Local Plan.	September – October 2020
Consultation analysis and preparation of submission documents.	November 2020 – April 2021
Regulation 22 Submission of Draft Local Plan, consultation statement and representations to the Secretary of State.	May 2021
Regulation 24 Independent examination into the soundness of the Draft Local Plan.	July 2021
Receipt of Inspector's Report.	September 2021
Adoption preparation following receipt of Inspector's Report.	October – November 2021
Regulation 26 Adoption following receipt of Inspector's Report.	December 2021

²³ <http://www.legislation.gov.uk/uksi/2012/767/contents/made>