

6.2.8 The Town Centre is one of 13 Metropolitan Town Centres designated in the London Plan. It has a high growth designation reflecting the town's capacity to accommodate strategically significant levels of retail, leisure and office growth.

6.2.9 The Town Centre already contributes to the Local Plan housing provision, however, a review of the BTCAAP and preparation of an Opportunity Area Planning Framework will help identify further capacity to exceed the London Plan housing figures for the Borough and the indicative capacity identified in the Opportunity Area description in Table A1.1 of the London Plan.

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Proposals for Main Town Centre Uses

The Council will require main Town Centre uses to be located within designated Town Centres or, if no in-centre sites are available, sites on the edge of centres. Only if suitable sites are not available in Town Centres or in edge of centre locations should out of centre sites be considered.

Proposals for new main Town Centre uses outside of existing centres will be required to meet the sequential test as set out in the NPPF.

Proposals for retail, leisure and office development outside of the Town Centres, over 2,500 sqm should include an assessment of:

- a** - the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal, and
- b** - the impact of the proposal on Town Centre vitality and viability, including local consumer choice and trade in the Town Centre and wider area, up to five years from the time the application is made.

Supporting Text

6.2.10 The NPPF sets out that local planning authorities should apply a sequential test to planning applications for main Town Centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main Town Centre uses to be located in Town Centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the Town Centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

6.2.11 Bromley Town Centre's function is primarily as a comparison goods shopping destination. The BTCAAP sets out that the total retail floorspace of the Town Centre is approximately 115,20sqm (including Bromley Shopping Centre, also known as the Glades,

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which comprises 40,700sqm and The Mall 10,780sqm). The 2012 Retail, Office, Industry and Leisure Study (DTZ, 2012) concluded that Bromley Town Centre could accommodate capacity for a further 10,700sqm net of comparison floorspace at 2016; rising to 23,100sqm by 2021 and 37,700sqm by 2026 if forecast trends occur.

6.2.12 This study will be updated as part of the early review of the BTCAAP.