

Policy 92

Metropolitan & Major Town Centres

The Council will require development within Bromley Town Centre to contribute positively to the town's status as an Opportunity Area and to its role as a Metropolitan Centre. Proposals within Bromley Town Centre will be expected to have regard the objectives set out in the Area Action Plan adopted 2010.

The Council will require development within Orpington Town Centre to provide a range of uses that will contribute towards its role as a Major Centre.

Within the primary frontages in Bromley and Orpington Town Centres, as set out on the defined maps the Council will consider a change of use away from Class A1 where the proposal would meet all of the following criteria:

- a** - not harm the predominant retail character of the shopping frontage,
- b** - generate significant pedestrian visits during shopping hours,
- c** - complement the existing shopping function of the Town Centre,
- d** - not create an inappropriate over concentration of similar uses which would be harmful to the function or viability of the Town Centre,
- e** - provide an active frontage at ground floor level line, and
- f** - not result in adverse effects caused by crime, disorder or anti-social behaviour and have no adverse impact on residential amenity.

Within the secondary frontages of Bromley and Orpington Town Centres the Council will consider a change of use away from Class A1 where the proposal would meet all of the following criteria:

- a** - the use would provide a service that complements the shopping function of the Town Centre,
- b** - not harm the retail character, attractiveness, vitality and viability of the Town Centre including unreasonably reducing the number of Class A1 units,
- c** - retain an appearance which is compatible with the adjoining shops, and
- d** - provides an active frontage at ground floor level line and not result in adverse effects caused by crime, disorder or anti-social behaviour and have no adverse impact on residential amenity.

Elsewhere within the Town Centre boundary development proposals will be encouraged and expected to contribute positively to the vitality and viability of the Town Centre.

6 Working in Bromley

Supporting Text

6.2.13 Bromley is the largest retail centre in the Borough and caters for the wider community in terms of retailing and leisure opportunities. As well as being the main retail centre it is the only Metropolitan Centre within the Borough and has the largest concentration of offices and businesses.

6.2.14 The BTCAAP will ensure that Bromley continues to maintain its designated position in the retail hierarchy as a Metropolitan Centre and continue to make it a vibrant place where an increasing number of people want to live, work and shop. Major renewal of Bromley Town Centre including public realm improvements is underway and sites identified within the BTCAAP are currently under construction. This will increase the town's position in the retail rankings and provide an attractive environment for new businesses to locate. The former Opportunity Site A (Land adjoining Bromley North Station) is included as a Site Allocation, together with an enlarged Site G (now including Bromley South) and revised proposals at Site F (Civic Centre site) (see Appendix 10.2).

6.2.15 Orpington Town Centre is designated as a Major Centre in the London Plan and the second largest retail centre in the Borough and only Major Centre. Major Centres generally have a high proportion of comparison goods relative to convenience and may also have significant employment, leisure, service and civic functions. Orpington High Street and the adjacent Walnuts Shopping Centre contain a wide selection of high-street shops. The public realm improvements made to Orpington Town Centre coupled with the new Bromley College campus development and the new cinema and leisure complex in the Walnuts will reinforce its Major Centre function and improve its overall offer to shoppers, visitors and residents. New developments will be expected to contribute towards the function of Orpington as a Major Centre. The provision of offices may be considered appropriate as part of a mixed use scheme.

6.2.16 To maintain and enhance Bromley's competitive position, the Council recognises that it is vitally important to invest in and improve the centre's facilities, infrastructure and retail offer.

6.2.17 Policies under Section 2.3 Renewal Areas also apply to these Town Centres.

Policy 93

Bromley Shopping Centre (The Glades)

Within the main shopping centre the Council will only permit a change of use away from retail (Class A1), provided that the centre's primary retail function is not adversely affected.