

4.3. Promoting Town Centre Living

- 4.3.1. Town centre living will add to the vitality of the area and new housing development in the town centre is a key objective. Residential development will assist in providing a more pleasant and secure environment at all times of the day and will encourage a greater diversity in the evening economy. Provision is made for around 1820 new homes as part of mixed use development schemes to meet a range of housing needs. The promotion of residential uses as part of mixed use development schemes is in accordance with national and regional policy and is a key element in delivering the vision for Bromley Town Centre and the objectives set out in the 'Building a Better Bromley' and the UDP.
- 4.3.2. The Consolidated London Plan sets a target for the development of a minimum of 4,850 dwellings in the Borough by 2016/17, which is just under 9% of the total expected for the South East Sub Region as a whole. Currently, the town centre contains a relatively small proportion of the Borough's housing stock with around 3.35% of the housing stock located within the town centre area. Bringing forward a significant proportion of the Borough's targets within the town centre could result in the Council surpassing its target.
- 4.3.3. Developers will be required to demonstrate that associated requirements for education, health, open space and play and other community facilities can be met and to make an appropriate level of contribution to the provision of these facilities in accordance with Policy BTC31. Interim advice on education provision is provided in Appendix 6. The Council (Children and Young People's Services) has reviewed the anticipated demand for education provision arising from the development of the Opportunity Sites identified in the AAP. It is considered that there will be capacity within existing schools or the potential to expand existing provision to meet the demand for school places. The requirements for education provision and the availability of the necessary infrastructure will be subject to monitoring and review to ensure that the demand arising from new

Policy BTC2- Residential Development

Development proposals should accord with the Density Matrix in the London Plan (Table 3A.2) taking into account site characteristics and the surrounding character of the town centre and adjoining residential areas. As some of the development will be on sensitive conservation area sites where development should preserve or enhance the character and/or appearance of the areas, density of development will not be the determining factor.

It will be necessary to demonstrate that the proposed development is in conformity with other policies and will not result in unacceptable impacts.

It will be necessary to demonstrate that associated requirements for education, health, open space and play and other community facilities can be met.

(Relevant policies H1, 2 & 7 of the UDP (2006) and 3A.2, 3A.3, 3A.5 of Consolidated London Plan (2008))