

Policy BTC3- Promoting Housing Choice

The Council will require a mix of housing including private and affordable housing. The level of affordable housing required in any development scheme will be in accordance with adopted local and strategic policy and take into account other objectives of the AAP. New developments should provide a range of housing choices in terms of the mix of housing sizes and types.

All new housing will be required to meet Lifetime Homes (or subsequent) standards and at least 10% of units within each scheme should be specifically designed to be suitable, or capable of being adapted without further structural alteration, for occupation by a wheelchair user, in accordance with current best practice

(Relevant policies H7 of the UDP (2006) and 3A.5 of Consolidated London Plan (2008))

development is satisfactorily accommodated.

- 4.3.4. The London Plan promotes the principles of a compact city. Bromley is defined within the London Plan as a Metropolitan Town Centre and as is identified as an area where housing should be intensified as part of mixed use schemes with good access to public transport and community facilities, including open space. The promotion of higher densities is in accordance with planning policy guidance which encourages a more efficient use of land and sustainable patterns of development. Higher density development in the town centre will help to protect the suburban character of the rest of the Borough but through the control of new development, the Council will seek to ensure that this will not compromise the character of the town centre. As many sites within the town centre will be brought forward as mixed use development, density calculations based on the London Plan's density matrix will need to be utilised in conjunction with plot ratio guidance. The London Plan suggests ratios of at least 3:1 should generally be achieved wherever there is good public transport. In determining planning applications, the Council will take into account all relevant planning policies to ensure an appropriate form of development is approved.
- 4.3.5. In line with UDP Policies H1, 2 and 3, the Council will promote a mix of housing including private and affordable housing. The Housing Needs Survey is currently being updated. It was undertaken by Bromley Council in 1999 and last updated in 2003. The survey concluded that Bromley has an under-supply of affordable housing units. A Strategic Housing Market Assessment is currently being undertaken and the results will be taken into account.
- 4.3.6. On all sites where proposed developments is at or above the 10 dwellings or 0.4

4.4. Promoting a Competitive Town Centre

ha threshold set out in UDP Policy H2, negotiations will take place to determine the number of affordable dwellings to be provided. The Council will negotiate the amount of affordable housing to be provided taking into account issues of viability and other policy objectives in accordance with the Council's adopted policy and the affordable housing policies set out in the London Plan. A split of 70% social rented housing and 30% intermediate provision will be sought.

- 4.3.7. Recent development within and adjacent to the town centre has largely comprised one and two bed apartments. As such, there is a significant shortage of new larger housing units and a need to deliver more sustainable patterns of development, including larger family homes within a town centre context.
- 4.3.8. The AAP seeks to secure a mix of accommodation including housing for single people, the elderly and the disabled across all the Opportunity Sites where residential use is identified particularly on sites located in very close proximity to services and transport facilities. The provision of family housing will be sought wherever viable and in particular on the larger Opportunity Sites A, G and K. Residential development provides the potential to make services accessible to all as well as promoting opportunities, independence and choice in accordance with the objectives of the Sustainable Communities Plan. New housing will be required to meet Lifetime Homes (or subsequent) standards.
- 4.4.1. In order to achieve necessary growth of

the town centre and to remain competitive in relation to nearby centres, it is critical to accommodate an expansion of retail floorspace, complementary uses, offices and leisure opportunities. It is estimated that the proposals in the AAP could provide around 2000 new jobs in the town centre (based on advice contained in Employment Densities: A Simple Guide (English Partnerships, 2001))

