

The planning applications for the two sites are considered at the same time by the planning authority and are linked by a Section 106 agreement or planning condition. A land use credit is where new off-site office provision is provided in advance by a developer on the basis that it could be drawn down to satisfy the requirements of Part H by a specified residential or mixed residential and commercial development.

- 2.5.8 **Affordable housing** provision should be provided on-site as part of residential and mixed-use schemes in the CAZ (see [Policy H4 Delivering affordable housing](#)). In exceptional circumstances, off-site and cash in lieu contributions can be provided in line with [Policy H4 Delivering affordable housing](#) where this serves to sustain important clusters of commercial activities in the CAZ and Northern Isle of Dogs.

Policy SD6 Town centres and high streets

- A The vitality and viability of London's varied town centres should be promoted and enhanced by:
- 1) encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses
 - 2) identifying locations for mixed-use or housing-led intensification to optimise residential growth potential, securing a high-quality environment and complementing local character and heritage assets
 - 3) delivering sustainable access to a competitive range of services and activities by walking, cycling and public transport
 - 4) strengthening the role of town centres as a main focus for Londoners' sense of place and local identity in the capital
 - 5) ensuring town centres are the primary locations for commercial activity beyond the CAZ and important contributors to the local as well as London-wide economy
 - 6) supporting the role of town centres in building sustainable, healthy and walkable neighbourhoods with the Healthy Streets Approach embedded in their development and management.

- B The adaptation and diversification of town centres should be supported in response to the challenges and opportunities presented by multi-channel shopping and changes in technology and consumer behaviour, including improved management of servicing and deliveries.
- C The potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport.
- D The particular suitability of town centres to accommodate a diverse range of housing should be considered and encouraged, including smaller households, Build to Rent, older people’s housing and student accommodation.
- E The redevelopment, change of use and intensification of identified surplus office space to other uses including housing should be supported, taking into account the impact of office to residential permitted development rights (see [Policy E1 Offices](#)) and the need for affordable and suitable business space ([Policy E2 Providing suitable business space](#), [Policy E3 Affordable workspace](#)).
- F The management of vibrant daytime, evening and night-time activities should be promoted to enhance town centre vitality and viability, having regard to the role of individual centres in the night-time economy (see [Figure 7.6](#) and [Table A1.1](#)) and supporting the development of cultural uses and activity.
- G Tourist infrastructure, attractions and hotels in town centre locations, especially in outer London, should be enhanced and promoted (see [Policy E10 Visitor infrastructure](#)).
- H The delivery of a barrier-free and inclusive town centre environment that meets the needs of all Londoners, including disabled and older Londoners and families with young children, should be provided. This may include Shopmobility schemes, the provision of suitably designed crossing points, dropped kerbs and tactile paving, seating and public toilets.
- I The varied role of London’s high streets should be supported and enhanced.
- J The provision of social infrastructure should be enhanced, particularly where it is necessary to support identified need from town centre and local residents, and facilities should be located in places that maximise footfall to surrounding town centre uses.

K Safety and security should be improved, and active street frontages should be secured in new development, including where there are ground floor residential frontages.

- 2.6.1 London's **town centres are central to the lives of Londoners**. They provide a focus for the local community, both geographically and in relation to the sense of identity and broad mix of uses they provide. Policy SD6 Town centres and high streets does not apply to CAZ Retail Clusters or any town centres located wholly within the Central Activities Zone (CAZ).²⁰ The CAZ contains a rich mix of functions, including a substantial quantity and variety of main town centre uses, and will continue to play a crucial role in supporting London's growth. Policy SD4 The Central Activities Zone (CAZ) and Policy SD5 Offices, other strategic functions and residential development in the CAZ guide development of the CAZ and set out how the development of main town centre uses in the CAZ should be brought forward.
- 2.6.2 The spaces within and around town centres have an important public function, with high streets, public squares, markets, parks, gardens and other open spaces providing opportunities for people to gather, meet, socialise, and be entertained. Town centres are usually transport hubs, served by rail, tram and bus networks, and are accessible for people walking and cycling. Town centres and high streets have social value, providing access to a range of shops and services, employment opportunities, social contact, and information and support. The agglomeration of town centres gives rise to formal and informal networks of businesses, supply chains, customers, employees, institutions, and volunteers that can provide mutual support, advice and economic benefit. Many town centres in London are of historic interest and contain high concentrations of heritage assets.
- 2.6.3 **High streets** are one of London's most characteristic urban features which play an important role in terms of local economic and social infrastructure, providing employment opportunities and promoting community and cultural exchange. The character and function of high streets within town centres should be promoted and enhanced.
- 2.6.4 Over the years, town centres have absorbed change and new technologies. To continue to thrive they will need to evolve and diversify in response to current

²⁰ Policy SD6 Town centres and high streets applies to the entirety of Angel town centre and Elephant and Castle town centre.

