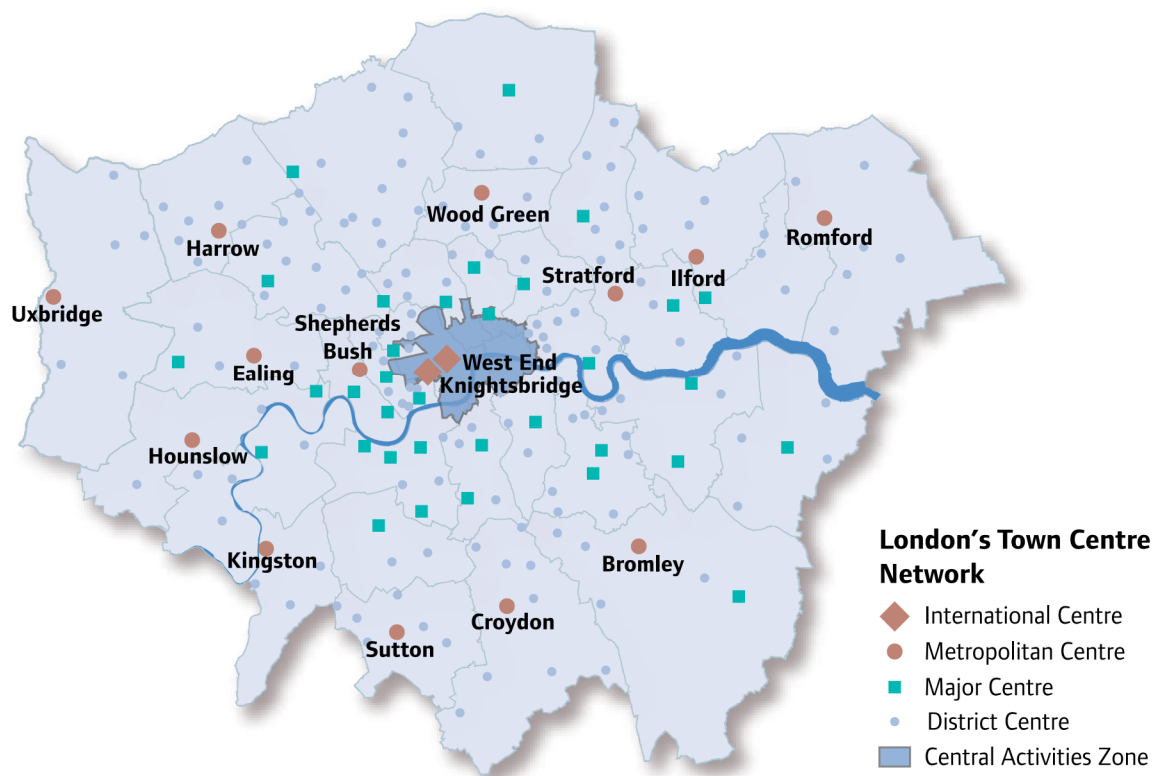


Town centres**POLICY 2.15 TOWN CENTRES****Strategic**

- A The Mayor will, and boroughs and other stakeholders should, co-ordinate the development of London's network of town centres in the context of Map 2.6 and Annex 2 so they provide:
- a the main foci beyond the Central Activities Zone for commercial development and intensification, including residential development
 - b the structure for sustaining and improving a competitive choice of goods and services conveniently accessible to all Londoners, particularly by public transport, cycling and walking
 - c together with local neighbourhoods, the main foci for most Londoners' sense of place and local identity within the capital.
- B Changes to the network including designation of new centres or extension of existing ones where appropriate, should be co-ordinated strategically with relevant planning authorities including those outside London. Identified deficiencies in the network of town centres can be addressed by promoting centres to function at a higher level in the hierarchy or by designating new centres where necessary, giving particular priority to areas with particular needs for regeneration (see Policy 2.14) and better access to services, facilities and employment. Centres with persistent problems of decline may be reclassified at a lower level.

Planning decisions

- C Development proposals and applications for retail to residential permitted development prior approval in town centres should conform with Policies 4.7 and 4.8 and:
- a sustain and enhance the vitality and viability of the centre
 - b accommodate economic and/or housing growth through intensification and selective expansion in appropriate locations
 - c support and enhance the competitiveness, quality and diversity of town centre retail, leisure, employment, arts and cultural, other consumer services and public services
 - d be in scale with the centre
 - e promote access by public transport, walking and cycling
 - f promote safety, security and lifetime neighbourhoods
 - g contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure
 - h reduce delivery, servicing and road user conflict.
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Map 2.6 London's town centre network

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LDF preparation

D Boroughs should:

- a(i) sustain and enhance the vitality and viability of centres in the context of the clauses set out below
- a1 ensure that local retail capacity requirements take realistic account of changes in consumer expenditure and behaviour including the impact of internet and multi-channel shopping within the context of broader strategic assessments of retail need
- a2 in light of local and strategic capacity requirements (Policy 4.7), identify town centre boundaries, primary shopping areas, primary and secondary frontages in LDF proposals maps and set out policies for each type of area in the context of Map 2.6 and Annex 2
- b in co-ordination with neighbouring authorities and the Mayor, relate the existing and planned roles of individual centres to the network as a whole to achieve its broader objectives
- c proactively manage the changing roles of centres, especially those with surplus retail and office floorspace, considering the scope for consolidating and strengthening them by encouraging a wider

range of services; promoting diversification, particularly through high density, residential-led, mixed use re-development; improving environmental quality; facilitating site assembly, including through the Compulsory Purchase process and revising the extent and/or flexibility for non-A1 retail uses in secondary shopping frontage policies

- c1 improve Londoners' access to new and emerging forms of retail provision by realising the potential of the more attractive, generally larger town centres for planned re-development as competitive destinations which provide multi-channel shopping facilities and complementary activities including significant, higher density housing in a high quality environment
- c2 actively plan and manage the consolidation and redevelopment of other, mainly medium sized centres and, where relevant other secondary frontages, to secure a sustainable, viable retail offer; a range of non-retail functions to address identified local needs; and significant, higher density housing in a high quality environment
- c3 ensure that neighbourhood and more local centres provide convenient access, especially by foot, to local goods and services needed on a day to day basis; that they enhance the overall attractiveness of local neighbourhoods and serve as foci for local communities; and that surplus commercial capacity is identified and brought forward to meet housing and local community needs, recognising that this process should contribute to strengthening the 'offer' of the centre as a whole
- d support and encourage community engagement, town centre management, partnerships and strategies including business improvement districts to promote safety, security, environmental quality and town centre renewal
- e promote the provision of Shopmobility schemes and other measures to improve access to goods and services for older and disabled Londoners.

2.69 London's town centres are a key spatial priority of the London Plan, providing access to a range of services and enabling all parts of London to make a greater contribution to London's economic success (see also Policies 4.7 and 4.8). A spread of successful town centres across London complements the role of the Central Activities Zone and supports the 'polycentric' structure promoted by the European Spatial Development Perspective.

2.70 In outer and inner London, town centres are the most accessible locations on the public transport system and the centres of their communities. They are key locations for a diverse range of activities, including retail, leisure and office space as well as housing, social infrastructure and public open space. They are also key nodes for more effective land use and transport integration, enabling
