

## **BROMLEY TOWN CENTRE DRAFT AREA ACTION PLAN CONSULTATION**

### **SUBMISSION BY BROMLEY FRIENDS OF THE EARTH**

**February 2 2009**

Please consider these points when reviewing the Draft Area Action Plan:

1. Development of the town centre will add to air and noise pollution already suffered in the central area.
2. Make a firm commitment that all planning permissions include a requirement that buildings are constructed to a high level of eco- friendliness e.g insulation, use of renewal energy, water recycling
3. There is little reference in the plan to the need for public transport improvements. Such improvements – necessary to avoid adding to congestion – should be in place before major re-developments add an additional burden to the town centre, as will surely happen if the stated desire for additional retail space and more homes is achieved. This requirement should be written into the plan.
4. Development of the area will undoubtedly rob the borough's outlying shopping centres of customers. Any re-development of the central area should go hand-in-hand with plans to assist other shopping centres such as Beckenham, Orpington, West Wickham, Petts Wood, Chislehurst and Biggin Hill etc.
5. Development of the town centre will add to air and noise pollution already suffered in the central area.
6. Any re-development should carefully consider the impact of high buildings on the visual environment – does Bromley really want to look like Croydon as an example of dense building and extreme urbanisation? Or should it try to retain its user-friendly market town ambience?
7. Any development should increase rather than decrease the current pedestrian area and this should be a stated aim written in the plan.
8. Green spaces within the area should be protected and this should be firmly stated in the plan.
9. To combat the increased traffic and people movements that will be caused by retail development, office jobs should be moved out of the area. This would include moving Bromley Council staff to outlying areas of the borough (see point 2 above). Note that many council buildings (libraries, social services, schools etc) are already de-centralised so the above is not a radical change.
10. We call for a heritage survey to ensure that older buildings of character are protected.
11. Plans should protect the existence of the farmers' market.
12. Make a firm commitment to improve leisure facilities, especially for the young, at night as well as day, thus giving the town centre some 'life' at night.