

Town Centres Individual Site Updates – 20th September 2011

Site	Lead Officer	Background	Position Statement
<u>Bromley</u>			
Site A: Bromley North	Network Rail The Council Linden Homes Lead: KM	<p>The Inspector upheld the policy wording that the site can accommodate around 250 residential units.</p> <p>Linden Network Rail have challenged the Council position, arguing that building 250 units would not be viable given the level of on site improvements required.</p>	<p>Position – 20th September 2011</p> <p>The Council has responded robustly to the challenge from Linden Homes/Network Rail.</p> <p>We have been advised that a date for a hearing at the High Court has been set for 31st October 2011.</p> <p>If the AAP policy is supported by the Courts, the Council will continue to work with Linden Homes/Network Rail to examine options for reducing the cost of the overall development without increasing the housing numbers to allow a viable development to come forward within a reasonable timescale.</p> <p>If the Court agree to instruct on a change to the Policy wording to remove the reference to ‘around 250’, the Council as the freeholder of the Charter Market carpark site will continue to have a strategic landholding that would be needed to be included to bring about a comprehensive development as envisaged by Linden Homes.</p>

<p>Site B: Tweedy Rd</p>	<p>The Council</p> <p>Lead: KM /HH</p>	<p>The AAP states that the site could accommodate a scheme for around 70 residential units.</p> <p>One option being examined is a short term car park use, to meet a drop in overall capacity whilst the Hill MSCP is refurbished and Westmoreland MSCP is redeveloped.</p>	<p>Position – 20th September 2011</p> <p>Further work undertaken concerning a temporary parking option for the site (approx 100 spaces) is underway. Initial costs are estimated at £30-£40k. Demand/requirement for car park is foreseen during the Christmas period only. TfL have intimated that any use of the site as a car park must utilise a left turn in and left turn out only (i.e. not cross Tweedy Road).</p> <p>Further work in ongoing to assess the amount of revenue that could be raised from the use of the temporary car park and how this option could inform the parking migration strategy.</p>
<p>Site C: Town Halls</p>	<p>The Council</p> <p>Lead: HH</p>	<p>Site allocated for mixed use development comprising Hotel and/or offices.</p>	<p>Position – 20th September 2011</p> <p>The Land Group have been selected to be the Council’s preferred development partner. They have been granted a 6 month exclusivity agreement (which expires in November 2011) which will allow them the opportunity to complete the work needed to support a full Planning and Listed Building Application to support their redevelopment plans.</p> <p>They have advised that they have entered into a joint venture arrangement with the Cathedral Group to undertake the development – this was reported to The Executive on 7th September.</p> <p>Specialist Heritage Architect team have been appointed and a preliminary meeting is being organised with the town centre renewal team.</p>

<p>Site E: The Pavilion</p>	<p>The Council Capital Shopping centres Bromley Mytime</p> <p>Lead: CB</p>	<p>The AAP has allocated this site as a potential redevelopment site for around 22,000 sqm of additional retail floorspace if the redevelopment of Site G, West of the High Street does not come forward. This would be subject to the leisure Centre being relocated on to the Civic Centre Site.</p> <p>In the short term a comprehensive refurbishment of the Leisure centre offer has been agreed.</p>	<p>Position – 20th September 2011</p> <p>Contractors are on site and work has commenced.</p> <p>Practical completion is set for March 2012.</p> <p>A continuous service is planned throughout the redevelopment works.</p>
<p>Site F: Civic Centre</p>	<p>The Council</p> <p>Lead: JT</p>	<p>Following a review of the options, it has been agreed that in the short term, up to 2015, the Council will concentrate on meeting its accommodation needs through the more efficient use of the campus site, undertaking limited investment in maintenance.</p>	<p>Position – 20th September 2011</p> <p>North Block is now vacant and refurbishment work has commenced. The internal strip out is complete, new windows will be fitted imminently. Estimated end date for the works is early Spring 2012.</p> <p>Retention of Anne Springman and Joseph Lancaster blocks is considered advisable to ensure that no action is taken which might prejudice future proposals for the whole site.</p> <p>Initial feedback from the viability work undertaken in connection with Site G indicated that there is little economic case for relation the Civic Centre function on one of the AAP opportunity sites. Therefore, options will need to be examined which provides for a New Civic Centre accommodation on Site F.</p>
<p>Site G: West of High street</p>	<p>Various</p> <p>Lead: KM</p>	<p>Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities.</p>	<p>Position – 20th September 2011</p> <p>Working with CBRE the Council are robustly testing and reviewing the development proposition for Site G, with a view to informing the</p>

		<p>AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.</p>	<p>production of a high level masterplan for consultation purposes.</p> <p>In support of this a series of design workshops have taken place with Members, involving specialist retail architects. The results of the workshops and the market analysis supplied by CBRE will allow a concept scheme to be costed and evaluated. The results of this process will ultimately inform and underpin the development scheme parameters, which will be marketed to attract a significant development partner to deliver Site G.</p> <p>The Council have been in discussions with Crest Nicolson who have a live planning consent for 160 residential units in the middle of the site. There remains a risk that Crest may implement this permission.</p> <p>Meetings have also taken place with a number of department store operators. The general feedback is that whilst they recognise the attractiveness of Bromley as a quality location, their locational preferences lie elsewhere at this time.</p> <p>CBRE and the team are preparing a masterplan variant that takes into account these key two issues and this is currently being evaluated.</p> <p>Work is also being progressed to evaluating the options for refurbishing the Churchill Theatre and Library, against a full redevelopment.</p>
<p>Site J: Bromley South</p>	<p>Network Rail</p> <p>Lead: KM</p>	<p>Network Rail are looking to improve the station and in particular access through an improvement programme. Improvements likely to cover drop off facilities, disabled access, internal layout, repairs and refurbishment of the building. Preliminary scope of works and delivery programme agreed with Network Rail</p>	<p>Position – 20th September 2011</p> <p>Following procurement difficulties between Network Rail and their contractors, the target start date for refurbishment works is now November, with no change to the delivery target of having step free access in time for the Olympics.</p>

		for the refurbishment of Bromley South to include step free access.	
Site K: Westmoreland car park	The Council Lead: HH	Mixed use development site comprising cinema, A3/4/5 uses, residential, hotel and re-provision of public car parking. Cathedral Group selected as the Council's development partner in December 2008 after a competitive process.	Position – 20th September 2011 Pre-application consultation carried out over the Summer in the town centre. Initial feedback from the Cathedral team is that public reaction to the proposal has been overwhelmingly positive. A draft planning application is due to be submitted to the Council for landlord's consent by the end of September 2011 prior to the formal submission of the application which is anticipated in October. Regular project meetings are being held with Cathedral.
Site L: Former DHSS	Land Securities /Trillium Bromley Christian Centre. Lead: KM	The AAP Policy seeks a comprehensive redevelopment of the Crown Buildings and the adjacent Bromley Christian Centre Site. The Policy seeks a mixed use scheme including hotel, residential and replacement of office floorspace.	Position – 20th September 2011 Trillium Real, the owners of the Crown Buildings have submitted a pre-application enquiry for a mixed use scheme consisting of a hotel and residential units on their site only. Officers are arranging to meet with the applicants towards the end of September.
Site M: Queens Gardens	The Council Lead BMQ	The AAP allocates possible additional cafes and restaurants around the edge of the gardens, provided there is no loss of any green space.	Position – 20th September 2011 Capital Shopping Centres (CSC) are in discussions with the Council regarding a proposal for the site. A Member meeting will be scheduled for late September, and we anticipate an October submission of a proposal. This is likely to go to DC committee in Jan 2012.

Bromley North Village	Lead: KM	<p>In support of transformational public realm improvements an Area Based bid to the Transport for London, as part of the Mayor's 'Great Spaces' initiative, has been successful in providing access to £300k for detailed design work. A further allocation of £3m has been made available by TfL subject to the Council meeting a number of design gateways.</p> <p>A provisional bid of £1.5m has been made to the Council's Capital Programme 2012/13 in support of this project, which is still subject to confirmation.</p>	<p>Position – 20th September 2011</p> <p>A series of officer workshops have informed the draft designs in readiness for a period of public consultation later in the year. The designs will go to the R&R PDS meeting on 11th Oct, with consultation scheduled for November/December.</p>
<u>Orpington</u>			
Orpington Town Centre	Lead : KM	<p>There are 2 key opportunity sites in the Walnuts shopping complex – Job Centre and Police Training facility which are currently available for redevelopment. Working is progressing to agree a consensus with land owners/interested parties over future development options, which would ultimately inform a planning brief for the whole of the Walnuts site. The Council as the Local Planning Authority is best placed to co-ordinate and lead on this work.</p>	<p>Position – 20th September 2011</p> <p>Further meetings have taken place with both Sainsbury's and the Metropolitan Police over a potential joint re-development of these sites.</p> <p>Development advisors CBRE are undertaking a range of bi-lateral discussions with landowners in advance of convening a design workshop.</p> <p>Sale of the long lease of the Walnuts imminent.</p> <p>Successful bid made to Outer London Fund for £90k of improvement funds.</p>

<u>Penge</u>			
Penge Renewal Strategy	Lead: KM	<p>Manifesto commitment for 2011. Initial scoping work is being undertaken to identify the provisional aims and objectives for a Masterplan for Penge.</p>	<p>Position – 20th September 2011</p> <p>First phase of environmental improvements successfully implemented. These included repainting of street furniture, and cleaning of public art features.</p> <p>The collection and analysis of baseline information is underway, followed by an urban design and area characterisation exercise. A report on options for Penge will be taken to the R&R PDS in October. It is proposed to hold a stakeholder workshop to develop the long term renewal strategy in the Oct/Nov 2011.</p> <p>Successful bid made to Outer London Fund for £70k of improvement funds.</p>
Beckenham			
Public Realm Improvements	Lead: KM/CC	<p>The Draft Local Implementation Plan (LIP), submitted to TfL in December 2010, indicates that, following the implementation of the Bromley North Village project, the Council envisages that Beckenham town centre would potentially be the subject of a future Major Schemes bid.</p> <p>This is supported by the inclusion in the LIP of an indicative sum of £150k of TfL funding for scheme development in 2013/14.</p>	<p>Position – 20th September 2011</p> <p>£20k is available to draw up a scheme which will form the basis of a Step 1 bid to TfL by Sept 2012.</p> <p>Potential bid being made to Outer London Fund Round 2 for a precursor public realm improvement bid.</p>