

Town Centres Individual Site Updates – 16th November 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 – 16th November 2011</p> <p>A hearing at the High Court took place on 31st October 2011 and a decision is anticipated by 25th November 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>
Site B: Tweedy Rd	The Council Lead: KM /HH	<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</p>	<p>Position – 16th November 2011</p> <p>Work is ongoing testing the technical viability of using the site as a temporary parking option (approx 100 commuter spaces) is underway. It is proposed to use the recently validated Bromley Town</p>

		park use, to meet a drop in overall capacity whilst the Hill MSCP is refurbished and Westmoreland MSCP is redeveloped.	Centre Traffic Model to test the traffic impact of this scenario on the SRN. The results of this test will be crucial in informing the next meeting with Transport for London to move this project forward
Site C: Town Halls	The Council Lead: HH	Site allocated for mixed use development comprising Hotel and/or offices.	Position – 16th November 2011 The 6 month exclusivity agreement expired on 8 th November 2011 and a further report on options is being considered by the Executive on 14 th December 2011.
Site E: The Pavilion	The Council Capital Shopping centres Bromley Mytime Lead: CB	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. In the short term a comprehensive refurbishment of the Leisure centre offer has been agreed.	Position – 16th November 2011 Contractors are on site and work has commenced. Practical completion is set for March 2012. A continuous service is planned throughout the redevelopment works.
Site F: Civic Centre	The Council Lead: JT	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.	Position – 16th November 2011 Work is progressing well on the refurbishment of the North Block and the scheme is on timetable.
Site G: West of High street	Various Lead: KM	Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities.	Position – 16th November 2011 Work is progressing on the development and testing of the development proposition that will form the basis of the

		<p>AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.</p>	<p>masterplanning and phasing document.</p> <p>In support of this work the project team are proposing to undertake soft market testing of the emerging scheme to confirm that it will be supported in the Market. A report will be considered by the Executive on 14th December that will seek authority to issue a Prior Notification Notice (PIN), which will be published in the Official Journal of the European Union.</p> <p>Work is also being progressed to evaluating the options for refurbishment/redevelopment of the Churchill Theatre and Library complex.</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 for the refurbishment of Bromley South to include step free access.</p>	<p>Position –16th November 2011</p> <p>The decant of the WH Smith unit in the station lobby marks the first stage commencement works on the Bromley South Station refurbishment. The site compound has been established and the temporary ticket office will be on site by 4th December 2011.</p>
<p>Site K: Westmoreland car park</p>	<p>The Council</p> <p>Lead: HH</p>	<p>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.</p>	<p>Position – 16th November 2011</p> <p>The Council has issued a Landlord consent in respect of the content of the development proposal. This will now form the basis of a full planning application that will be submitted before the end of the year.</p>

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 – 16th November 2011 Trillium Real, the owners of the Crown Buildings have indicated that they intend submitting an outline planning application for a Hotel/Residential scheme in the New Year. This will not include replacement office floorspace, which is currently seen as being a policy requirement.
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 – 16th November 2011 Capital Shopping Centres (CSC) are in discussions with the Council regarding a proposal for the site. An exhibition was held in the Glades by CSC in October, and we anticipate submission of a proposal in the New Year..
Bromley North Village	Lead: KM	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. 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.	Position – 16th November 2011 An update on the consultation is contained within the body of the main TCD Update report.
<u>Orpington</u>			
Orpington Town Centre	Lead : KM	There are 2 key opportunity sites in the Walnuts shopping complex – Job Centre and	Position – 16th November 2011

		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.	Landlord's consent has been issued by the Council in respect to the sale of the long leasehold of the Walnut Shopping Centre. Initial meetings have taken place with Miller Properties and Ellandi on their future redevelopment plans for the centre..
<u>Penge</u>			
Penge Renewal Strategy	Lead: KM	Manifesto commitment for 2011. Initial scoping work is being undertaken to identify the provisional aims and objectives for a Masterplan for Penge.	Position – 16th November 2011 Work is ongoing on delivering projects funded from Outer London Fund. Stakeholder workshop arranged for 21 st November to discuss the drafting of a Renewal Strategy for Penge Town Centre
Beckenham			
Public Realm Improvements	Lead: KM/CC	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. This is supported by the inclusion in the LIP of an indicative sum of £150k of TfL funding for scheme development in 2013/14.	Position – 16th November 2011 Application submitted to Outer London Fund Round 2 for public realm improvements and funds for design work in support of an Area Based Bid to Transport for London.