

Town Centres Individual Site Updates – 21st March 2012

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>A hearing at the High Court took place on 31st October 2011.</p>	<p>Position – 21st March 2012</p> <p>The Council has now received the Judgement with regards the Statutory Challenge to Policy OSA. In the Judgement Justice Binner made clear his intention to make an Order that would quash Policy OSA. The Judgement states he is also minded to require the Council to prepare, publish, consult upon and promote an AAP for the OSA site The Council’s legal team are reviewing the judgement and will advise on an appropriate options for complying with the Consent Order. The detail of the Judgement is subject to a more detailed report on the agenda.</p> <p>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>Timescale: It is anticipated that the LDF Advisory Panel will be considering any site allocations as part of the Core Strategy/Local Plan process in Autumn 2012.</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>Further work undertaken concerning a temporary parking option for the site (approx 100 spaces) is underway. The traffic model should be available at the end of February, in order to assess the impact of any future use on the A21.</p>	<p>Position – 21st March 2012</p> <p>The Strategic Asset Management (SAM) has agreed that further designs and costs associated with a temporary car park should be investigated by officers.</p> <p>Timescale: Following discussion with TfL a report will be taken to the Strategic Asset Management (SAM) Group with a detailed proposal for the site in Summer 2012.</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>December 2011 – Cathedral Group and The Land Group Granted 6 month exclusivity agreement.</p>	<p>Position – 21st March 2012</p> <p>Regular progress meetings have commenced. A meeting has taken place on site with English Heritage (EH) and Cathedral Group’s consultants on 24th February. It has been agreed that the scheme architects would seek to bring forward a scheme which retained the ground floor of the Old Town Hall.</p> <p>Timescale: A report will be taken to Executive in Summer 2012.</p>
<p>Site E: The Pavilion</p>	<p>The Council Capital Shopping centres Bromley Mytime</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>Position – 21st March 2012</p> <p>The new gymnasium is now open. Contractors are still on site, with a continuous service planned throughout the redevelopment works.</p> <p>Timescale: Completion is set for May 2012</p>

	Lead: CB	In the short term a comprehensive refurbishment of the Leisure centre offer has been agreed.	
Site F: Civic Centre	The Council Lead: HH	<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>North Block is now vacant and refurbishment work has commenced. The internal strip out is complete, and new windows have been fitted.</p> <p>Estimated end date for the works is early Spring 2012.</p>	<p>Position – 21st March 2012</p> <p>Strategic Asset Management (SAM) Group have agreed that officers should examine options for the demolition of the buildings and the provision of temporary car parking on the site.</p> <p>Timescale: A report will be taken to SAM with a detailed proposal and costs in Summer 2012.</p> <p>MyTime have advised that they intend to relocate the Adventure Kingdom play facility into the refurbished Pavilion. As a result the current Adventure Kingdom unit in front of the Civic Centre will become vacant from late Summer 2012. Officers will be seeking alternative short term letting options, including the use of the site for parking.</p>
Site G: West of High street	Various Lead: KM	<p>Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities.</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>Position – 21st March 2012</p> <p>The Pin Notice and Information brochure has been published and a series of interviews have taken place with a number of potential development partners. This soft market testing exercise has been useful in informing the potential structure of any tender the Council may wish to utilise if Members agreed to move ahead with the procurement of a development Partner.</p>

			<p>A feedback report is being prepared for initial consideration by the Strategic Asset Management (SAM), prior to formal consideration by the Executive and Resources PDS and the Executive in the April cycle of meetings</p>
<p>Site J: Bromley South</p>	<p>Network Rail Lead: KM</p>	<p>Network Rail is improving the station, in particular; access. Improvements are 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 – 21st March 2012</p> <p>A temporary ticket office has been installed on the forecourt of the station whilst improvement works commence.</p> <p>Work is also progressing on establishing a permanent kiss and drop off point on the Waitrose access road.</p> <p>Timescale: The delivery target remains as having step-free access in time for the Olympics.</p> <p>Network Rail have also indicated that they has secured main Board approval to issue an OJEU Notice seeking a development partner to redevelop the Station site. It is Network Rail's intention to issue the OJEU notice at the same time as any OJEU is issued for Site G (Churchill Place).</p>
<p>Site K: Westmoreland car park</p>	<p>The Council 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. The proposal includes a multi-screen cinema, 200 residential units, 130 bedroom hotel, restaurants and cafes, plus associated parking and public realm enhancements.</p>	<p>Position – 21st March 2012</p> <p>DC Committee on 6th March approved the planning application for the redevelopment of the site. This is subject to a S106 agreement and referral to the GLA.</p> <p>The application has been sent to the Mayor's office who have 14 days to raise any issues they may have.</p> <p>Cathedral Group anticipates starting on site in Autumn 2012.</p>

<p>Site L: Former DHSS</p>	<p>Land Securities /Trillium Bromley Christian Centre.</p> <p>Lead: KM</p>	<p>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.</p>	<p>Position – 21st March 2012</p> <p>Trillium Real, the owners of the Crown Buildings submitted a pre-application enquiry for a mixed use scheme consisting of a hotel and residential units (on their site only) in November 2011.</p> <p>Feedback would indicate that Trillium propose submitting an application for a mixed use Hotel and Housing development before Easter 2012.</p> <p>Timescale: Pre-application discussions are ongoing.</p>
<p>Site M: Queens Gardens</p>	<p>The Council</p> <p>Lead BMQ</p>	<p>The AAP allocates possible additional cafes and restaurants around the edge of the gardens, provided there is no loss of any green space.</p>	<p>Position – 21st March 2012</p> <p>DC Committee on 14th February refused Capital Shopping Centres' (CSC) planning application for a development comprising 5 new restaurant units on the terrace in Queens Gardens.</p> <p>Timescale: Officers are in discussion with CSC regarding how their proposals could be amended to overcome the refusal reasons.</p>
<p>Site P: Sainsbury's</p>	<p>Lead: KM</p>	<p>The AAP acknowledges that the existing store performs an important retail function but does not meet the future business demands of the operator. The Policy encourages the replacement or extension of the current store subject to environmental and heritage considerations.</p>	<p>Position – 21st March 2012</p> <p>Sainsbury's and their design team have considered numerous options for the redesign of their store on the current site. Due to site limitations they have concluded that they are unlikely to be able to meet their future growth requirements from either an extension or on-site redevelopment.</p> <p>They are currently examining alternative redevelopment options within the framework of the AAP, including an option to relocate onto Opportunity Site F. This would then allow the redevelopment of their current site in Bromley North Village for a mixed use scheme, such as that has developed in the Lanes at Brighton.</p>

			Timescale: Awaiting details from Sainsbury's on their future plans.
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 – 21st March 2012</p> <p>The latest scheme designs were subject to a design review at TfL on 8th March.</p> <p>Authority is currently being sought from the Portfolio Holder (R&R) to approve the Outline design as the basis for undertaking detailed engineering designs.</p> <p>See separate report.</p>
Orpington			
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 – 21st March 2012</p> <p>Landlord Consent letter has been issued in respect to the assignment of the Head Lease on the Walnut Shopping Centre to a new JV consortium, which comprises Ellandi and Miller Property.</p> <p>The new consortium are seeking to implement a comprehensive improvement programme which will see the old Job Centre redeveloped for additional retail floorspace. The consortium believe that the addition of new quality shops will be the catalyst for an uplift across the whole of the wider shopping centre. The proposal could also see the refurbishment and relocation of the Market onto College Green. A pre-application meeting has been held where the applicants introduced the possibility of including a 5 screen multiplex cinema in a new third and fourth floor. Discussions are ongoing.</p>

			<p>South London Heathcare Trust and Holiday Inn Hotels are also in discussions with the consortium to explore the possibility of either relocating a number of local health services or a new hotel onto the Walnut Estate.</p> <p>Engagement continues with the Metropolitan Police Property Division over the reuse of their surplus property.</p> <p>Timescale: Planning Application for new retail shops is anticipated in April 2012.</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 – 21st March 2012</p> <p>Following the stakeholder workshop on 21st Nov 2011 local businesses have welcomed the OLF funded proposed scheme of physical enhancements to the public realm of Empire Square and the shop front improvement scheme for businesses in the high street. The workshop also identified issues and options which will be fed into the renewal strategy.</p> <p>Timescale: The OLF Round One funded Empire Square public realm enhancement project is currently underway with the expected completion date of 31st March 2011.</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</p>	<p>Position – 21st March 2012</p> <p>The recently resurrected Working Party will provide the quality oversight and input into the preparation of concept scheme which will form the basis of a Step 1 bid to TfL Area Based Programme in Sept 12.</p>

		<p>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>See separate report</p>
--	--	--	----------------------------