

Appendix 1 - Town Centres Individual Site Updates – November 2012

Site	Lead Officer	Background	Position Statement
<u>Bromley</u>			
Site A: Bromley North	Network Rail The Council Linden Homes Lead: KM	<p>The Council has received the judgement with regards the Statutory Challenge to Policy OSA. An Order was issued that quashes Policy OSA in its entirety. It requires the Council to prepare, publish, consult upon and promote a new policy for the OSA site.</p> <p>It is proposed that this be dealt with in the forthcoming Local Plan, as it is at an appropriate stage of development.</p>	<p>Position</p> <p>Letters have been prepared to be issued to all parties who made representations on Opportunity Site A during the Area Action Plan development. Their views on what should be considered an appropriate land use mix will be sought.</p> <p>Bromley North Station (Site A). A pre-feasibility report was received by the Council on the 10th September setting out 3 main options for extending DLR.</p> <p>Option 1: Bromley North via Catford & Downham Option 2: Bromley North via Catford, Whitefoot Lane & Grove Park Option 3: Bromley North via Hither Green & Grove Park</p> <p>The report is current being considered by the Council and a report is being prepared for the appropriate Committee.</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 is now available to assess the impact of any future use on the A21.</p>	<p>Position</p> <p>The Strategic Asset Management Group (SAM) have recommended that further designs and costs associated with a temporary car park should be investigated by officers.</p> <p>Timescale: Officers from the Environmental Services department are undertaking a traffic modelling assessment and will arrange the follow up meeting with TfL Highways. Following these discussions a report will be taken to the Strategic Asset Management (SAM) Group with a detailed proposal for the site.</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>Cathedral Group and The Land Group granted 6 month exclusivity agreement.</p>	<p>Position</p> <p>Cathedral have developed their proposals for the Town Hall in accordance with the requirements of the Exclusivity Agreement.</p> <p>A meeting took place between the Council, English Heritage and Cathedral on 27th Sept which confirmed that the current scheme design is acceptable before submission to the Council for approval.</p> <p>Timescale: A report will be taken to Executive in early 2013.</p>
<p>Site F: Civic Centre</p>	<p>The Council</p> <p>Lead: HH</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>The refurbishment of the North Block is now</p>	<p>Position</p> <p>The Members' Strategic Asset Management (SAM) Group has recommended that officers should examine options for the demolition of the Joseph Lancaster and Anne Springman buildings and the provision of temporary car parking on the site. A report on parking in the town centre was considered by The Executive on 23rd May 2012. Members agreed to a first phase of works to provide additional spaces. These cleared sites are in the second phase of</p>

		substantially complete with ICT cabling currently being completed.	<p>proposals. Members agreed should be retained in case its use for parking is required to support the town centre.</p> <p>Timescale: The need for this site for parking will be reviewed following the implementation of the Phase 1 works to provide additional parking.</p>
Site G: West of High street	<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>AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.</p>	<p>Position</p> <p>Members at the Executive meeting on 24th October 2012 agreed, following the successful conclusion of the Pre-Qualification stage of the procurement process, to invite Muse Developments, Barratt Developments and Kier Property to proceed to the next stage of the selection process and submit outline proposals. The three bidding companies are nationally recognised developers and all three companies are capable of addressing the necessary design and development, financing and funding requirements to undertake a scheme of the scale and nature of Churchill Place.</p> <p>October 2012</p> <p>Long list to be confirmed and issued with an ISOP on 26th October 2012.</p> <p>November 2012</p> <p>Responses to ISOP to be returned by 23 November 2012</p> <p>January 2013</p> <p>Shortlist to be agreed and parties issued with Development Brief on 11th January 2013</p> <p>February 2013</p> <p>Parties to submit their detailed proposals in response to the Development Brief on 15th February 2013.</p> <p>March 2013</p> <p>Interviews and presentations in week commencing 18th March 2013</p>

			<p>April 2012 Confirmation of preferred developer in week commencing 8th April 2013.</p>
<p>Site J: Bromley South</p>	<p>Network Rail Lead: KM</p>	<p>Network Rail is improving the station, in particular; access. Improvements will cover drop off facilities, disabled access, internal layout, repairs and refurbishment of the building.</p>	<p>Position</p> <p>Timescale: Lifts have been operational since early September and the new ticket office and entrance hall is due to be complete by the end of November 2012.</p> <p>Work is also progressing on establishing a permanent kiss and drop off point on the Waitrose access road.</p>
<p>Site K: Westmoreland Road 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</p> <p>Planning permission for the scheme was granted in March 2011. Cathedral are considering some changes to the proposed basement car parking provision although the number of spaces will be unchanged.</p> <p>Work on the demolition of the Car Park is due to commence in January 2013</p> <p>A comprehensive publicity campaign is being drafted by the Press Office deal with the parking issues arising from the closure and this will be discussed with local ward members.</p>
<p>Site L: Former DHSS</p>	<p>Land Securities /Trillium Bromley Christian Centre.</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</p> <p>Telereal Trillium, the owners of the Crown Buildings have submitted a planning application for a mixed use scheme consisting of a hotel and residential units (on their site only) in September 2012.</p>

	Lead: KM		Timescale: This application is not in conformity with the AAP policy for this site. It is due to be considered in the November planning application cycle.
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 A Town Green application has been submitted to cover the area covered by the AAP policy. This has been objected to by Capital Shopping Centres. The Council have instructed a counsel opinion on the validity of the claim before reporting the findings and recommendations to the Development Control Committee early in 2013.
Site P: Sainsbury's	Lead: KM	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.	Position 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. 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 Timescale: Sainsbury's are due to report to the Council on their initial redevelopment thoughts in early November 2012.
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	Position Bromley North Village (BNV) has completed its outline design, which was approved by R&R PDS Committee. The designs are now going through the detailed design phase whereby traffic and engineering details are added and final estimates calculated. It is normal during

		<p>been made available by TfL subject to the Council meeting a number of design gateways.</p> <p>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project.</p>	<p>this process for small changes to the design to be made. This process is expected to be completed in October 2012. Following this the drawings together with a business case will be sent to TfL to secure the funding. It is expected that TfL will inform us of their decision by the end of 2012 and assuming no changes are required.</p> <p>Implementation could start in January 2013 with the placing of material orders and decluttering, with the main capital works commencing in April 2013. This should take between 12 and 18 months depending upon business owners' preference over the level and length of time disruption will occur during construction.</p>
Orpington			
Orpington Town Centre	Lead : KM	<p>There are 2 key opportunity sites.– The 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</p> <p>The new consortium is seeking to implement a comprehensive improvement programme for the Walnut Shopping Centre which will see the old Job Centre redeveloped for additional retail floorspace and a cinema. Planning consent for this redevelopment was approved by the Development Control Committee on 20th September 2012.</p>
Beckenham			
Public Realm Improvements	Lead: KM	<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>Position</p> <p>Work has been completed on the development of the public realm concept design for Beckenham town centre. This has formed the basis of a bid of a Step 1 bid which was submitted to Transport for London Area Based Programme on 7th Sept 12.</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.	Initial feedback on the bid is due in mid November 2012.
Penge			
Penge Renewal Strategy	Lead: Colin Brand	Renewal Strategy has been published.	Position A new site for a new Library which would allow the re-organisation of service delivery in this part of the Borough has been identified. Work is now ongoing to secure an acceptable lease and fit out programme. Timescale: Ongoing
Office and Employment Floorspace.			
Office Floorspace	Lead Various	<p>The AAP makes provision for 7,000 sq metres of additional office floorspace in the Plan period. This was allocated on Opportunity Site A (2,000) and Opportunity Site C (5,000).</p> <p>Given the revised policy position for Site A and the possibility that Site C could be redeveloped as a hotel, there is a concern that there could be insufficient provision made for future office employment growth in the town.</p> <p>DTZ have been commissioned to produce a Retail, Office, Industry and Leisure Study, which will inform the production of policy options for the Local Plan consultation which will commence in September 2012. These options will examine the future supply and demand for employment floorspace and current and future designation of employment sites.</p>	<p>In conjunction with local property agents work has commenced on gathering both quantitative and qualitative information on the office stock in Bromley Town Centre. This will allow further analysis of the future supply and demand for office floorspace both in town centres and in other potential employment locations such as Biggin Hill.</p> <p>It is intended that the results of this analysis could be used to develop a potential financial incentive package, targeted at bringing back redundant office into use, for which funding could be sought from the Mayor's Growth Fund.</p> <p>Officers are considering the content of the London Office Policy Review 2012 recently published by the GLA. The LOPR 12 concludes that Bromley is unlikely to retain its position as a significant office centre and the report calls for a more pragmatic policy approach to be adopted. The reports suggests down grading Bromley as a speculative office location to a lesser designation that would see some office provision promoted as part of wider residential or residential and retail/leisure mixed use development. This would be likely to entail long-term net loss of overall office stock, partial renewal on the more commercially attractive sites and managed change of use of provision on less attractive sites.</p>