

Town Centres Development Updates – April 2013

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. It is anticipated that the next round of consultations with take place in from September 2012, with the final plan to be submitted for Independent Examination in Spring 2013.</p>	<p>Position</p> <p>A strategic option to re-examine land uses for the redevelopment of the Bromley North Station site was included in the papers approved for consultation purposes the LDF Sub-committee in December 2012 and the Development Control Committee in January 13.</p> <p>Officers are continuing to work with TfL to examine the business case underpinning a potential extension of the DLR to Bromley North. The Council are anticipating that TfL will agree to fund and promote this business case work and engage in further discussions with the Borough. Officers have also held a preliminary meeting with the GLA planners to examine options for designating Bromley Town Centre an Opportunity Area in the revised London Plan.</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</p> <p>Officers from the Environmental Services department are currently undertaking a traffic modelling assessment and are arranging a follow up meeting with TfL Highways. Following these discussions a</p>

		<p>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>report will be taken to the Strategic Asset Management (SAM) Group with a detailed proposal for the site.</p> <p>This site is also being considered as a potential compound for the Bromley North Village improvement works.</p>
Site C: Town Halls	<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 in liaison with English Heritage, who have confirmed that their scheme design is acceptable in principle.</p> <p>Timescale: Clarification of the hotel proposals are awaited from Cathedral. It is hoped that the detailed terms of the Agreement for Lease will be finalised by April 2013.</p>
Site F: Civic Centre	<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 substantially complete with ICT cabling currently being completed.</p> <p>Staff should start to reoccupy the block in July 2012.</p>	<p>Position</p> <p>The Members' Strategic Asset Management (SAM) Group have recommended that officers 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 proposals. Members agreed should be retained in case its use for parking is required to support the town centre.</p> <p>This site is being considered for use as a potential site compound for the Bromley North Village public realm improvements.</p>

			Timescale: The need for this site for parking will be reviewed following the implementation of the Phase 1 works to provide additional parking.
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. AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.	<p>Position 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>November 2012 Montagu Evans appointed as the Council's new development advisors.</p> <p>January 2013 Project Team meetings held with three bid teams.</p> <p>February 2013 Development Brief issued. Clarification workshop 1 w/c 25 Feb with Senior Members.</p> <p>March 2013 Clarification workshop 2 w/c 18 March.</p> <p>May 2013 Receive submission.. Evaluation of submission and identification of preferred bidder.</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 April 13.</p> <p>Work is also progressing on establishing a permanent kiss and drop off point on the Waitrose access road as part of the Outer London Fund round 2 allocations.</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.</p> <p>Car park was formally closed on 2 April 13 and work has commenced on the demolition of the car park. Work programme is scheduled for 24 months for full scheme completion.</p>
<p>Site L: Former DHSS</p>	<p>Land Securities /Trillium Bromley Christian Centre. 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</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). Timescale: This application is not in conformity with the AAP policy for this site and was refused by the DC Committee in the March 13 planning application cycle.</p>

<p>Bromley North Village</p>	<p>Lead: KM</p>	<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>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project.</p>	<p>Position</p> <p>Bromley North Village (BNV) has completed its outline designs, which were approved by R&R PDS Committee in March 2012. The designs have now progressed through to the detailed design phase whereby traffic and engineering details are added and final estimates calculated. The scheme design has been amended to take in to account concerns raised by Bromley North Village traders regarding evening two way traffic working in High Street North. These detailed were endorsed by the R&R PDS meeting in January 13.</p> <p>Transport for London have sign off the project funding. The GLA have agreed to the reprofiling of project funds subject to clarification and sign off of the detailed design.</p> <p>Subject to the external funding approvals, implementation could start in June 2013 with the placing of material orders and decluttering, with the main capital works commencing in April 2013. This should take around 18 months during which there will be some disruption, although the intention is to keep this to a minimum.</p>
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Orpington

<p>Orpington Town Centre</p>	<p>Lead : KM</p>	<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>The block paving materials that were used for the raised areas in the carriageway have deteriorated through traffic loadings.</p>	<p>Position</p> <p>The new consortium is seeking to implement a comprehensive improvement programme for the Walnut Shopping Centre which will see Crown Buildings redeveloped for additional retail floorspace and a cinema. Planning permission has been granted for the scheme and work has commenced on the demolition of the job centre.</p>
<p>The Priory</p>	<p>Colin Brand</p>	<p>The Council were successful in a first round application to the Heritage Lottery Fund and have received a development grant to work up detailed designs and plans to support a second round application, due in December 2013.</p>	<p>Work has been undertaken to procure a specialist conservation architect to lead a multi-disciplinary team to work up the detailed designs for the Priory and a contractor has been appointed to undertake the work..</p> <p>A Project Activity Manager has also been appointed who will have the responsibility for leading on developing detailed learning and participation activity plans. These will build on consultation undertaken by officers and volunteers, the results of which will examine the museum’s current heritage offer, and explore how it could be interpreted and diversified to appeal to a wider range of audiences.</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>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</p> <p>On 14th December 2012 TfL announced the Area Based Programme settlement for 2013/14. TfL did not support the Area Based Bid but did approve £200,000 under 2013/14 LiP funding for High Street/ Rectory Road junction improvements. Outline proposals for these works have already been developed as part of the Step 1 and officers are now proceeding with survey works to inform a detail design for implementation this year.</p> <p>A full range of short term improvement projects was approved by the Beckenham & West Wickham Member Working Party on 7th February 13 and are currently being implemented.</p>
Penge			
Penge Renewal Strategy	Lead: Colin Brand	Renewal Strategy has been published.	<p>Position</p> <p>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.</p> <p>Timescale: Ongoing</p>
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</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</p>

		<p>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>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>
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