

## Town Centres Individual Site Updates – July 2013

Site	Lead Officer	Background	Position Statement
<b><u>Bromley</u></b>			
<b>Site A: Bromley North</b>	Network Rail The Council Linden Homes	<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 will take place in from September 2012, with the final plan to be submitted for Independent Examination in Spring 2013.</p>	<p><b>Position</b></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>
<b>Site B: Tweedy Rd</b>	The Council	<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><b>Position</b></p> <p>A Planning Application has been submitted to use Site B as the (temporary) compound for storing materials and plant relating to Bromley North Village. It will be used as a compound for 2 years before being returned to its existing use.</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.	
<b>Site C: Town Halls</b>	The Council  Lead: HH	Site allocated for mixed use development comprising Hotel and/or offices.  Cathedral Group and The Land Group granted 6 month exclusivity agreement.	<b>Position</b> Heads of Terms have been agreed and negotiations on the detailed terms of the agreement for lease and the leases are ongoing. Once the documents have been agreed authority will be sought to enter into the conditional agreement (July 2013). Cathedral will aim to submit their planning application within 6 months of entering into the conditional contract and will have to do so within 9 months. They aim to start on site in the summer of 2014 and to open the hotel and conference centre in late 2015.
<b>Site F: Civic Centre</b>	The Council  Lead: HH	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.  Anne Springman and Joseph Lancaster blocks have been vacated.	<b>Position</b> A report will be drafted setting options for the short term use of Anne Springman and Joseph Lancaster blocks for consideration by the Executive in July.
<b>Site G: West of High street</b>	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.	<b>Position</b> In Bromley Town Centre work is progressing on the selection of a preferred development partner for the main retail expansion opportunity at Churchill Place. In response to the development tender the Council received on 20th May 2013 a development proposal from Muse Developments, part of the Morgan Sindall Group PLC. Officers are currently assessing this proposal with a

			view to reporting to the Executive in July 2013. Initial assessments would suggest that some form of Council investment, particularly around land acquisitions, will be required to secure the full implementation of the master plan proposal.
<b>Site J: Bromley South</b>	Network Rail  Lead: KM	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.	<b>Position</b>  Timescale: Lifts have been operational since early September and the new ticket office and entrance hall is now completed.  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.
<b>Site K: Westmoreland Road car park</b>	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. The proposal includes a multi-screen cinema, 200 residential units, 130 bedroom hotel, restaurants and cafes, plus associated parking and public realm enhancements.	<b>Position</b>  Planning permission for the scheme was granted in March 2011 and demolition is currently under way. Scheme is due for completion by November 2014,
<b>Site L: Former DHSS</b>	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.	<b>Position</b>  Discussion are on going with the site owners Telereal Trillium to explore a suitable land use mix that could be supported in policy terms.

<b>Bromley North Village</b>	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>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project.</p>	<p><b>Position</b></p> <p>The final consents and funding agreements have now been agreed and the main material orders for the improvement project have been placed. Due to the complexity of the build programme the implementation has had to be subdivided into 7 separate phases, which are illustrated on the phasing plan attached as <u>Appendix 1</u> to this report. The first phases, include East Street and High Street North which are due to commence by the end of July 2013 and the full programme will take 18 months to implement.</p>
<b>Orpington</b>			
<b>Orpington Town Centre</b>	Lead : KM	<p>There are 2 key opportunity sites. – Crown Buildings and Orpington Police Station (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><b>Position</b></p> <p>The new owner is seeking to implement a comprehensive improvement programme for the Walnuts Shopping Centre which will see Crown Buildings redeveloped for additional retail floorspace and a cinema. Planning permission has been granted for the scheme. Authority has been obtained to sell the Council's freehold interest in an area adjoining Crown Buildings which is required for the scheme. Crown Buildings have been demolished and the developer is progressing negotiations for the pre-letting of the proposed cinema.</p>

<b>The Priory</b>	Colin Brand	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>Specialist Conservation Architects have been appointed which will lead a multi-disciplinary team of specialists who will look at the building and landscape related design. We expect to submit our RIBA Stage C (Concept Designs) report to the Heritage Lottery Fund in July 2013, to keep on track with a November/December second round application submission (for a grant to deliver the plans).</p> <p>Alan Baxter are the members of the multi-disciplinary team responsible for producing a Conservation Management Plan for the Priory which will fully assess the historic significance of the Priory and the Seeley and Paget library extension to inform the architect's design process. Most of the construction survey work required has now been undertaken.</p> <p>Our public consultation activity is well under way and most of this will be completed by June.</p> <p>A Heritage and Arts Group has been formed to bring together representatives involved in heritage and arts from across the borough to look opportunities to work together to unify and strengthen the borough's offer. This includes considering partnerships which could benefit the re-development of the museum.</p> <p>We have also been exploring ways to sustain the HLF and LBB investment after the capital works complete and have been thinking about our business model for the future.</p>
<b>Beckenham</b>			
<b>Public Realm Improvements</b>		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	<p><b>Position</b></p> <p>Transport for London (TfL) have approved £200,000 under 2013/14 LiP funding for High Street/ Rectory Road junction improvements. Outline proposals for these works have already been developed as</p>

		<p>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>part of the Step 1 and officers are now proceeding with survey works to inform a detail design for implementation this year. It is proposed resubmit the Step 1 funding bid for the wider scheme to TfL in September 2013.</p> <p>A full range of short term improvement projects were approved by the Beckenham &amp; West Wickham Member Working Party on 7<sup>th</sup> February 13 and are currently being implemented.</p>
<b>Office and Employment Floorspace.</b>			
<b>Office Floorspace</b>		<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>A selection of local and national property agents and local businesses have been invited to a Council sponsored Office Workshop on 17<sup>th</sup> July 2013 to discuss the future of the office market in Bromley. This workshop will be followed by the formal launch of the Summer edition of the Invest Bromley Magazine.</p>