

Town Centres Individual Site Updates – January 2014

Site	Lead Officer	Background	Position Statement
<u>Bromley</u>			
Site A: Bromley North	Network Rail The Council Linden Homes Lead: KM	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. It is proposed that this be dealt with in the forthcoming Local Plan, as it is at an appropriate stage of development.	Position 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 by the LDF Sub-committee. Work is progressing on the formulation of policy options including undertaking supporting massing and viability assessments. The results of which will form part of the Local Plan draft policies consultation which will commence in January 2014. TfL have completed an economic and design feasibility and viability assessments of a number of options. Officers are continuing to work with TfL to examine how these options can be further developed.
Site B: Tweedy Rd	The Council Lead: KM /HH	The AAP states that the site could accommodate a scheme for around 70 residential units.	Position The site is currently being used as a (temporary) compound for storing materials and plant relating to Bromley North Village for a two year period.

<p>Site C: Town Hall</p>	<p>The Council</p> <p>Lead: HH</p>	<p>Site allocated for mixed use development comprising Hotel and/or offices.</p>	<p>Position</p> <p>Contracts have now been exchanged with the Cathedral Group based on their proposal to convert the Town Hall to a hotel, conference centre and associated restaurants and bars.</p> <p>Cathedral aim to submit their planning application within 6 months of entering into the conditional contract. They aim to open the hotel and conference centre in the Spring of 2016.</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>Anne Springman and Joseph Lancaster blocks have been vacated.</p>	<p>Position</p> <p>A report on options for the short term use of Ann Springman and Joseph Lancaster blocks is being prepared.</p>
<p>Site G: West of High street</p>	<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. 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>Officers are continuing to work with Muse Developments on agreeing a viable scheme proposal and partnering arrangements that will deliver the Council's objectives.</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:</p> <p>A permanent kiss and drop off point on the Waitrose access road has been completed as part of the Outer London Fund round 2 allocations.</p> <p>The development potential of the station site is being reconsidered as part of the Local Plan review, which will include supporting massing and viability assessments. The results of which will form part of the Local Plan draft policies consultation which will commence in January 2014.</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>Work is progressing in accordance with the programme plan and is due for completion by Autumn 2015.</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>Planning Permission for the redevelopment of the site for a mixed use residential and office scheme was,(subject to a Planning Agreement and GLA referral) approved by the Development Control Committee on 6th October 2013.</p> <p>Telereal Trillium, the owners of the Crown Buildings have sold the site to the Education Funding Agency. The EFA are proposing to use the site to house a 3 form entry bi-lingual (French) primary school commencing in September 2014.</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 £3.3M .</p> <p>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project and a further £800k has allocated from round 2 of the Outer London Fund.</p>	<p>Position</p> <p>Works are underway and on-schedule in East Street and Market Square. However, the issue with the water main in the High Street has caused some programming issues.</p> <p>Thames Water will commence replacing the main from January 2014, which is scheduled to take 3 months. The remaining works are being reprogrammed to 'catch up' and to reduce the impact of road closures.</p> <p>Additional gangs will be utilised where possible and currently the scheduled finish remains as winter 2014.</p>
<p>Orpington</p>			
<p>Orpington Town Centre</p>	<p>Lead : KM</p>	<p>Planning permission has been granted for a mixed use scheme, including a cinema and retail units, on the site of the Crown Buildings, which have been demolished.</p> <p>Orpington Police Station (Police Training facility), is currently available for redevelopment.</p>	<p>Position</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 new units.</p> <p>A developer has expressed an interest in purchasing the Police Station site with a view to developing a mixed-use scheme comprising residential and a health and well-being centre. Officers are advising on the best way to bring this scheme forward.</p>

The Priory	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>Position:</p> <p>After reviewing project progress and the results of survey work undertaken to date, the Council's Executive Committee requested that the business case for this project be reviewed and a further report brought to a future meeting of the Executive.</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>The funding bid to the Transport for London Area Based Programme has been successful and initial design funding has been provided.. The Beckenham Town Team will continue to work in close co-operation with officers on developing the short term programme of improvements.</p>

Penge			
Penge Renewal Strategy	Lead: Colin Brand	Renewal Strategy has been published.	Position: The lease of the property in Green Lane identified for the new library has been completed and design work is being progressed. Timescale: A potential opening of May/June 2014
West Wickham			
West Wickham	Lead: Kevin Munnelly	The WW&BCTWP were consulted on a range of possible improvements to the town centre.	Position: TfL have agreed to fund the replacement of lamp columns and the improvement of the Swan Junction. Officers have commissioned Mott MacDonald to undertake a study of the design of the junction. Outline options have been considered by stakeholders and currently detailed design are being undertaken and again these will be consulted on.
Office and Employment Floorspace.			
Office Floorspace	Lead Various	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). 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.	Position: The Development Control Committee at their October meeting approved a proposal to promote an Article 4 Direction on offices in Bromley town centre to restrict their permitted development right to convert to residential. It is proposed that the Direction should be applied to enhanced Business Improvement Areas centred around Bromley South and Bromley North Rail Station, where a majority of the Class A office floorspace is located. It is proposed that these enhanced Business Improvement Areas will form part of a revised

		<p>DTZ were commissioned to produce a Retail, Office, Industry and Leisure Study, which informed the production of policy options for the Local Plan consultation which was carried out in Autumn 2012. These options examined the future supply and demand for employment floorspace and current and future designation of employment sites.</p>	<p>policy response which will form part of the Local Plan draft policies consultation which will commence in January 2014.</p>
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