

**Decision Maker:** Renewal and Recreation PDS Committee

**Date:** 29<sup>th</sup> January 2015

**Decision Type:** Non-Urgent                      Non-Executive                      Non-Key

**Title:** TOWN CENTRES DEVELOPMENT PROGRAMME UPDATE

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**Chief Officer:** Marc Hume, Director, Regeneration and Transformation

**Ward:** All Wards

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1. **Reason for report**

1.1 To update Members on progress in delivering the Town Centres Development Programme.

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2. **RECOMMENDATION(S)**

**Members**

2.1 Note the progress on the delivery of the Town Centres Development Programme.

### Corporate Policy

1. Policy Status: Existing Policy: Bromley Town Area Action Plan
  2. BBB Priority: Vibrant, Thriving Town Centres:
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### Financial

1. Cost of proposal: N/A
  2. Ongoing costs: Non-Recurring Cost:
  3. Budget head/performance centre: Renewal and Capital Programme
  4. Total current budget for this head: £133k, £164k and £135k
  5. Source of funding: Town Centre Development Fund, TfL funding and Economic Development Fund
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### Staff

1. Number of staff (current and additional): 3
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
  2. Call-in: Applicable:
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough-wide
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No:
2. Summary of Ward Councillors comments: N/A

### **3. COMMENTARY**

#### **Development Programme**

- 3.1 As agreed at R&R PDS on 1 April 2014 this report provides updates on only those individual projects where progress has been made.

#### **Site G: West of the High Street**

- 3.2 Following a meeting of the Council's Executive on 26 November 2014, the Council rejected the MUSE Development submission and has brought to an end the current arrangement with MUSE Development. The Council's appraisal of the development submission showed that a retail-led development of the scale envisaged in the Site G planning policy was not viable.
- 3.3 The commencement of the Crest Nicolson development in Ringers Road has affected the ability to deliver a comprehensive redevelopment across the whole of Site G. Given this reality, the Executive have agreed to look at a revised, phased redevelopment of the Opportunity Site to deliver a mixed-use scheme. It is important to note that the Bromley Town Centre Area Action Plan planning policy for Site G still remains the adopted planning policy. This envisages the site making a significant contribution to overall housing targets, as well as delivering community facilities and public realm improvements.
- 3.4 Residents living in or close to the 'Opportunity Site G' have been invited to attend a public meeting on Thursday 26th February 2015 at 6.30pm in the Large Hall of Bromley Library for an update and discussion of further information on the procurement process to date and the Council's preferred strategy going forward. A possible initial phase development site has been identified and is shown on the enclosed map (Appendix 1 - Map 1). The Council is undertaking initial design work to inform a public consultation on the potential massing, mix and layout of any potential scheme.

#### **Site C: Town Hall**

- 3.5 Cathedral have been working to revise their scheme proposals in the light of the feedback that they received from CABE and the Council. Cathedral have had meetings with the Council's planners, the Highways team and English Heritage regarding the scope of the application which was submitted on 20<sup>th</sup> January 2015.

#### **Bromley Central Area High Street Improvements**

- 3.6 As part of the revised strategy for Bromley Town Centre, the Council is seeking to continue the momentum built up in improving the public environment of the town centre to continue to attract and retain customers and visitors. The first phase of the town centre environmental improvement programme which focussed on Bromley North Village was substantially completed at the end of 2014 at a cost of £5.5m. It is proposed that the next phase of the town centre improvements should focus on the remaining area of the pedestrian High Street.
- 3.7 To take the design forward, the Council is currently undertaking a procurement exercise to commission a design team to prepare outline designs up to RIBA Workstage C. This would also involve consultation with a full range of stakeholders on the emerging designs and the completion of a series of technical studies, including a costed budget. Funding for the design stage has been approved by the Executive from the Economic Development Fund and this stage will take approximately 12-16 weeks to complete. It is proposed that the outcome of this work is presented to the R&R PDS Committee for their consideration.

## **Beckenham Major Scheme**

- 3.8 The Major Scheme's Design and Development phase is on schedule. Outline plans were presented to the Beckenham Town Centre Working Party on 11<sup>th</sup> December 2014. These outline plans are now being tested using the base Traffic Model which has been developed and audited by TfL for this purpose. Further work is also being undertaken on the cost plan before a provisional scheme is presented to the Town Centre Member Working Party in February 2015 to agree the plans for consultation purposes.

## **Proposed Beckenham Town Centre Conservation Area**

- 3.9 Formal consultation period finished on 24 October. Approximately 100 responses have been received for far, in addition to a formal response from English Heritage. Analysis of these responses has taken place and the findings (see Appendix 2) reported to the Beckenham and West Wickham Working Group. A report recommending designation will go to the Development Control Committee in February.

## **Orpington Town Centre**

- 3.10 The Miller Development at the Walnut Shopping Centre for a cinema, gym and retail units is under construction and due to be completed 2015.
- 3.11 A planning application has been received from Berkeley Homes for a scheme at the Old Police Station site. The application consists of the erection of a 9 storey development comprising of 83 residential units, a retail unit, a Wellbeing Centre and 45 car parking spaces for the residential units. The Council are currently in discussions with Berkeley Homes to maximise the opportunity to implement a comprehensive public realm improvements to the Walnut Centre. A planning application has also been submitted by Miller Properties for a partial redevelopment of the adjacent Silver Lounge complex for use as a 61 bedroom Premier Inn Hotel.

## **4. POLICY IMPLICATIONS**

- 4.1 Work delivering the Town Centres Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley 2011-2012 and the Renewal & Recreation Portfolio Business Plan 2013/14. The work of the Renewal team links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 A sum of £233k was set aside by Members to fund the Town Centre Development Programme. To date £167k has been spent leaving a balance of £66k available to fund specialist advice for the remaining part of the process.
- 5.2 TfL have provided £164k funding during 2014/15 to enable the design and development phase of the Beckenham Project to be undertaken.
- 5.3 In December 2014 the Executive approved the drawdown of £135k from the Economic Development Fund, to meet the estimated costs of the proposed revised development programme for Bromley Town Centre.

<b>Non-Applicable Sections:</b>	Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	NA