

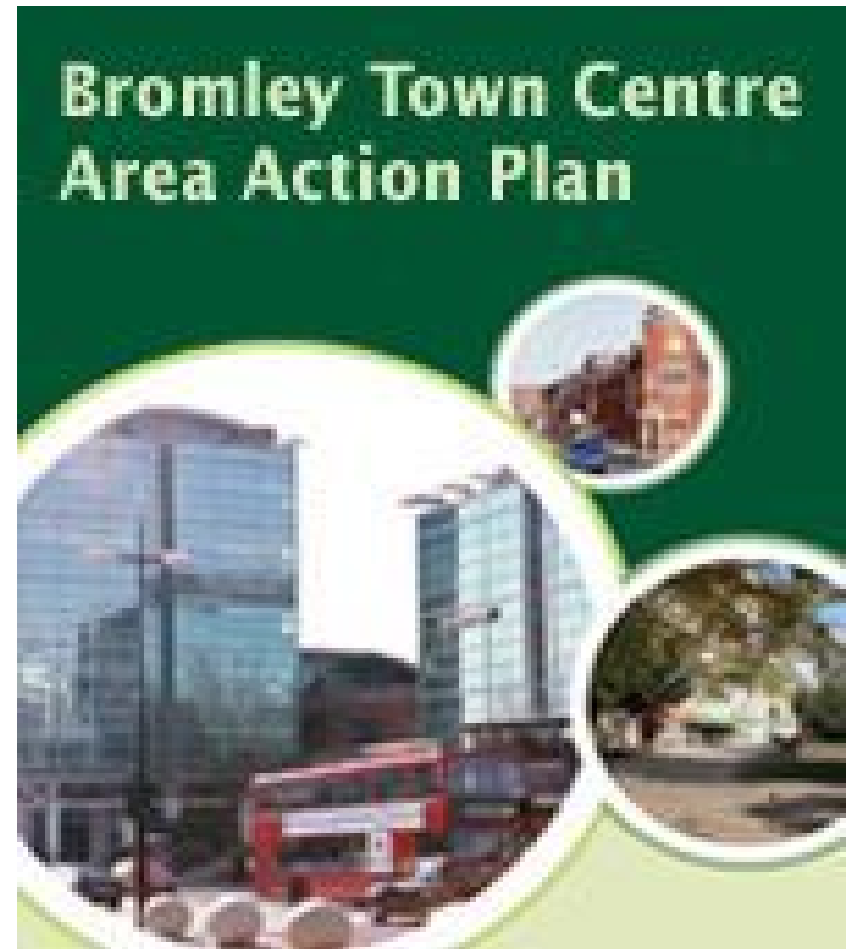


Bromley – A Planned Approach To Development

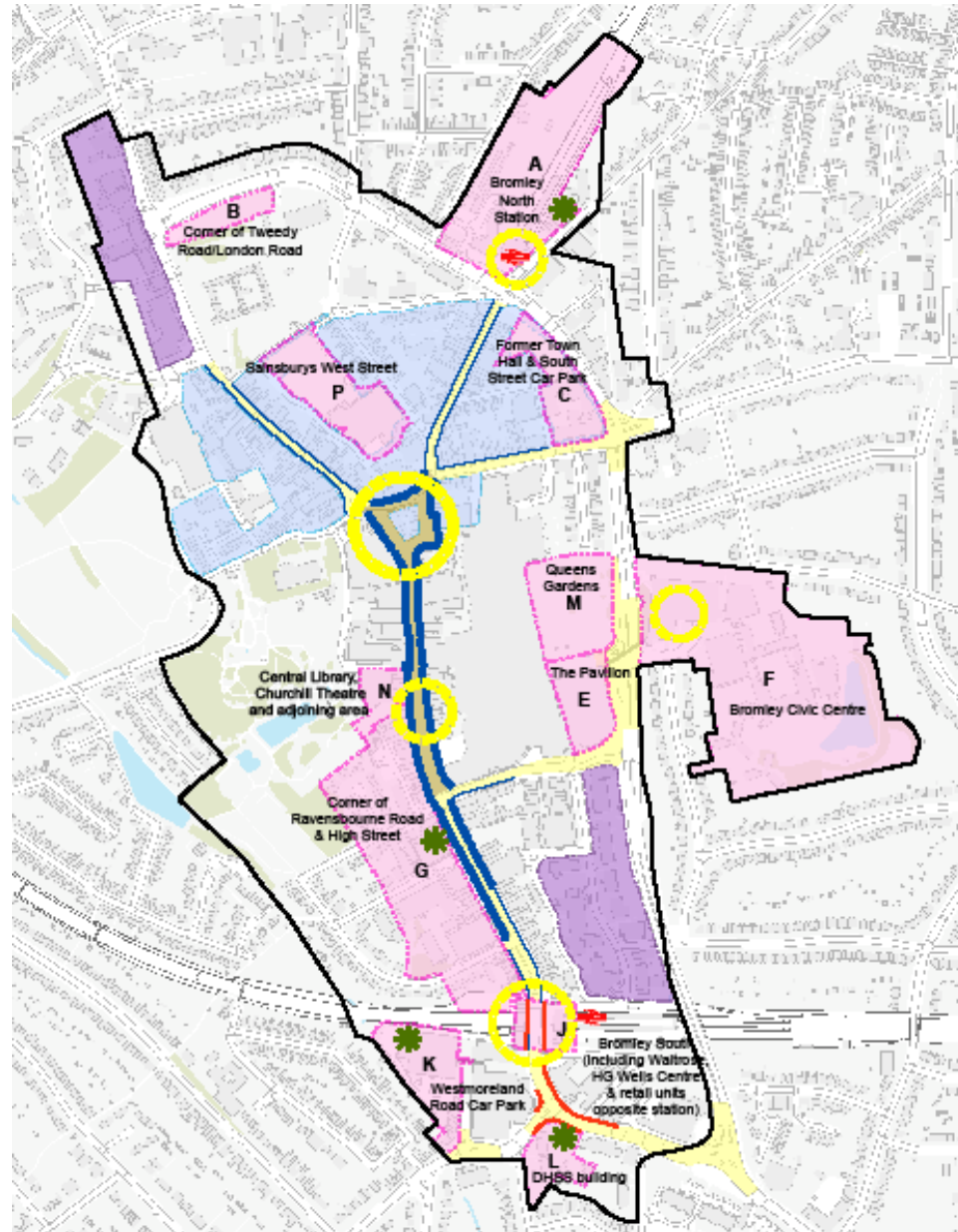
Site G Update

A planned approach to development

- Consists of 12 Opportunity sites, to be delivered over 3 five year phases throughout 2010-25.
- Sets the framework for long term planning & delivery.
- Underpinned by a full analysis and evidence base.
- Adopted following a Public Inquiry in Oct 2010.



Bromley Town Centre Area Action Plan



Providing an additional:

- 42,000 sqm of retail floorspace
- 7,000 sqm of offices
- 5,000 sqm of leisure space
- 2,000 new homes
- 2,000 new jobs

Progress To Date

- New £90m leisure quarter at Westmoreland Road (Site K)
- Planning permission granted for a mixed use office/residential scheme on 1 Westmoreland Road(Site L)
- Five new restaurants on the terrace adjacent to Queens Gardens.(Site M)
- Old Town Halls, a new £24m 4 star hotel, conference, leisure and residential scheme. (Site C)
- £5.5m public realm improvements to Bromley North Village;
- £2m Improvements to Bromley South Station (Site J);
- Planning permission granted for £17m investment in a new boutique cinema and internal restructuring at the Intu (Glades) shopping centre.

Opportunity Site G - AAP Policy Objectives



- Major comparison retail expansion site 20,000 sqm
- **Up to 1,108 residential units**
- **5,000sqm food and beverage**
- **2,000 sqm community use**
- Up to 1200 car spaces



Muse Development Proposal

- Initial soft market testing 2012.
- Formal Procurement 2012/13.
- MUSE Development Submission May 2013.
- Agreement to Develop Options July 2013.
- Formal Rejection of Option November 14.
- Review of Development Options.



Revised Phased Development Plan

Why is it needed ?

- Retail led scheme not viable given development costs and forecasted commercial returns.
- Ringers Road Development limits ability to deliver comprehensive redevelopment of Site G.

Land Acquisition Approach

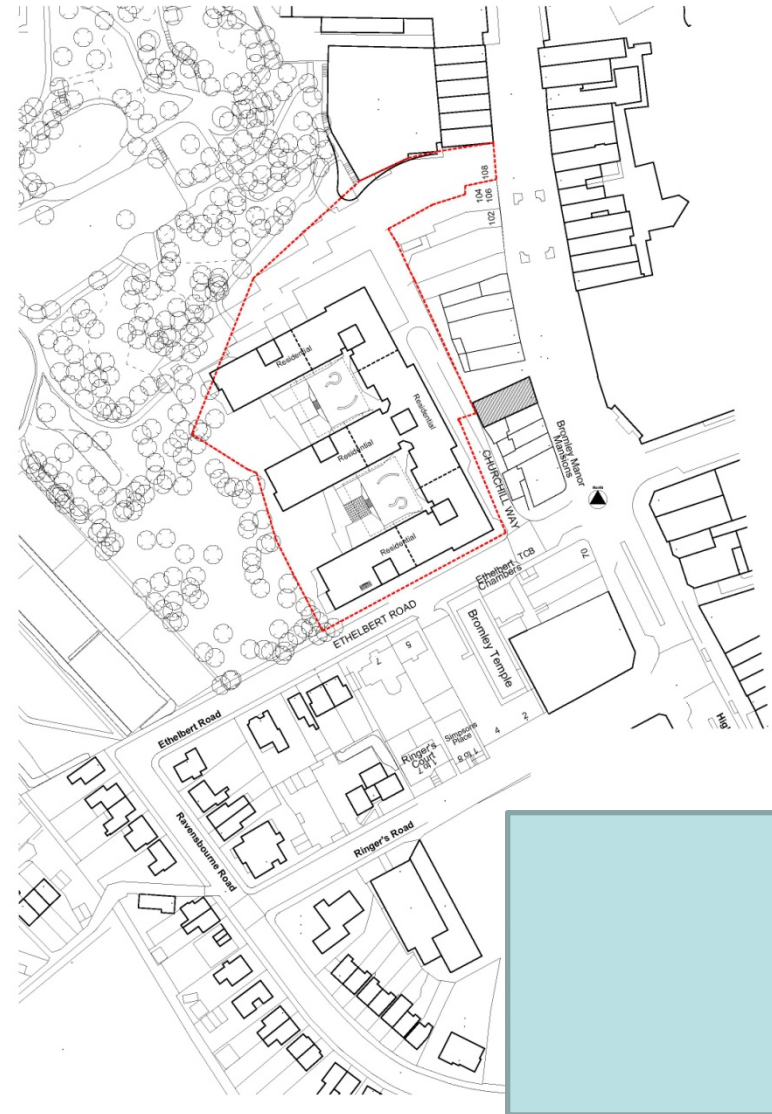
- 40+ Leasehold Interests, Town Church and 2 Commercial leases.
- If approved the Council will commit to purchase all land interests in red line site at market value.

APPENDIX



Revised Town Centre Development Strategy

- Retail expansion to focus on extension of INTU Centre.
- Phased Mixed/Residential development on Site G
- High Street Refurbishment
- **Key Development Objectives :**
 - Design Excellence
 - Enhanced Community facilities
 - Increased/enhanced Park Area
 - New town square
 - Enhanced access to Civic Facilities
 - Enhance Conservation Area
 - Range of Housing tenures
 - Integrated design and commercial floorspace
 - Active Community Engagement



Next Steps and Indicative Timeline

- Executive Approval of Revised Development Strategy
Spring 15
- Prepare Tender Documentation Summer 2015
- Executive Approval Autumn 2015
- Procure Development Partner Winter 2015
- Executive Approval of Scheme Spring 2016
- Submit Planning Application accompanied by an illustrative Master Plan for the rest of Site G and
Prepare Compulsory Purchase Order Summer 2016
- Secure Planning Consent Spring 2017
- Compulsory Purchase Inquiry Autumn 2017
- Commence Development Spring 2018
- Completion Winter 2019

Next Steps – Community Engagement

Design Process

- Full engagement of the Community Stakeholders in any design development process, both pre & post planning.
- To include regular design workshops, newsletter and dedicated web page.
- Named officer responsible for Community Liaison.

Acquisitions

- Allocated resource to deal with any property related queries and requests for sale of property interests at market rates.

**Section on Feedback from recent
community workshop event from
Tony Banfield Chairman of Bromley Society**