

**Town Centre Update Meeting – Town Centre Site Updates – 25<sup>th</sup> January 2011**

Site	Lead Officer	Background	Position Statement
<b>AAP Process</b>	Lead: KM	<p>Examination in Public held before a Planning Inspector April 2010. Inspector's Report received August 2010, which concluded that the Plan was sound.</p> <p>Approved by DCC 31-8-10            Approved by Executive 29-09-10            Adopted by Full Council 25-10-10.</p> <p>Draft Development Programme has been prepared (KM)</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Linden Homes/Network Rail has lodged a challenge to the adoption of the AAP. The Council have received legal advice and will robustly defend any challenge.</p>
<b>Development Advice</b>	Lead: KM	A development brief has been drawn up and issued to tenderers for expressions of interest	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>6 tenders have been received and are currently being reviewed.</p>

**Bromley**

<p><b>Site A: Bromley North</b></p>	<p>Network Rail The Council Linden Homes</p> <p>Lead: KM</p>	<p>The Inspector upheld the policy wording that site can accommodate around 250 residential units. Linden Homes &amp; Network Rail has indicated via a letter from their legal representatives that if the Council adopted the Plan, they would mount a legal challenge to Policy OSA.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Linden Homes/Network Rail have lodged a challenge to the adoption of the AAP. LBB will robustly defend any challenge.</p>
<p><b>Site B: Tweedy Rd</b></p>	<p>The Council</p> <p>Lead: KM /HH</p>	<p>The AAP states that the site could accommodate a scheme for around 70 residential units. However, the number of units will be dependent on an acceptable design and massing, having regard to the adjoining listed buildings and conservation area. 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 – 25<sup>th</sup> January 2011</b></p> <p>General site maintenance to continue.</p> <p>Further work is being undertaken on a number of technical issues concerning the potential parking option.</p>
<p><b>Site C: Town Halls</b></p>	<p>The Council</p> <p>Lead: HH</p>	<p>Site allocated for mixed use development comprising Hotel and/or offices Proposals amended to include small scale residential development following consultation in 2008. Authorisation to remarket granted by Executive July 2010.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>The closing date for offers was Wednesday 15<sup>th</sup> December 2010. Officers are reviewing offers received and will report back to Executive shortly. Meetings have been arranged with a selection of bidders to discuss their bids in more detail.</p>

<p><b>Site E: The Pavilion</b></p>	<p>The Council Capital Shopping centres Bromley Mytime  Lead: CB</p>	<p>The site is proposed for an extension to the Glades Shopping Centre. Development will be subject to the relocation of the Pavilion Leisure Centre.</p> <p>Bromley MyTime has tabled an outline proposal to refurbish the Pavilion leisure centre effectively transforming it from a traditional wet and dry side leisure centre to a family entertainment centre.</p> <p>Refurbishment of the Pavilion including the creation of a bowling alley has been agreed with MyTime.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Tenders were issued to 6 contractors on the 7<sup>th</sup> October 2010 A number of Tenders were received on 6<sup>th</sup> December 2010 Tender Evaluation will take place through December 2010 with a report to an Executive Committee in January 2011 for award of contract. Contractor award 14/3/11 Start on site 25/4/11 PC 9/3/12</p>
<p><b>Site F: Civic Centre</b></p>	<p>The Council  Lead: JT</p>	<p>The Council appointed Gleeds to carry out a review of all development options associated with the Civic Centre campus (Opportunity Site F). This review was reported in August 2010.</p> <p>Following a review of the options, it has been agreed that in the short term, up to 2015, it will concentrate on meeting its accommodation needs through the more efficient use of the campus site, undertaking limited investment in maintenance. This would then allow a fuller consideration of relocation options, which could be undertaken in conjunction with scheme development work as part of the implementation of Opportunity Sites identified in the AAP</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>A paper was presented to COE in November 2010 and Executive in December 2010.</p>

<p><b>Site G: West of High street (incorporating Site H)</b></p>	<p>Various Lead: KM</p>	<p>Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities.</p> <p>Crest site in Ringers Road is within Site G, and has an existing consent for 160 units. Planning permission expires 7<sup>th</sup> Jan 2011.</p> <p>The Inspector recommended that a masterplan should be prepared for Site G that clearly illustrated how the land uses identified would form part of any justifiable comprehensive scheme and how this would be realised.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>The Council is in the process of securing specialist development advice, which will support the selection of a development partner to take forward Opportunity Site G. It is proposed that the process of selecting a development partner will commence shortly and we are aiming to have a partner in place by the Autumn of 2011.</p>
<p><b>Site J: Bromley South</b></p>	<p>Network Rail Lead: KM</p>	<p>Revised site comprises station forecourt and retail units opposite the station Network Rail now looking to improve the station and in particular access through an improvement programme. Improvements likely to cover drop off facilities, disabled access, internal layout, repairs and refurbishment of the building. Network Rail submitted a representation objecting to AAP proposals for Site J. Internal Station improvements, including DDI access compliance and detailed design, timetabled to commence in 2010 for implementation in 2011</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Regarding short term station improvements, and email from Network Rail in November 2010 confirmed <i>“We are completing the surveys at the station this week and should be in a position to share the floor plan and designs for the station with you in the New Year”</i></p> <p>Officers are maintaining contact with NR for progress updates.</p> <p>As a longer term option Network Rail are also considering placing Bromley South into the Solum JV Partnership with Kier Development to explore development options. The Solum Regeneration Partnership is currently building out a scheme at Epsom Station and is due to commence the planning phase at Twickenham Station.</p>

<p><b>Site K: Westmoreland car park</b></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. Draft development agreement agreed.</p> <p>Cathedral now working on their detailed development programme. They are also preparing their consultation strategy which will identify the organisations and individuals with whom they propose to consult, and the stages at which they will carry out a consultation exercise. Cathedral has until 30<sup>th</sup> September 2011 to submit content of a planning application to the Council for landlord's consent.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Initial meeting took place on 14-12-10, follow up scheduled for 25<sup>th</sup> January 2011. Cathedral will be providing a draft list of key aims and priorities for the scheme for the Council to review.</p>
<p><b>Site L: Former DHSS</b></p>	<p>Land Securities /Trillium Bromley Christian Centre.  Lead: KM</p>	<p>Site allocated for mixed use, hotel-led development including residential and replacement of office floorspace.</p> <p>Site affected by safeguarding line for junction improvement that would impact on development potential. The Inspector has recommended that the detailed safeguarded line in the AAP is replaced with a broader indicative safeguarded line. This would allow a more work to be undertaken between the applicant and the Council in pre-application discussions to agree a workable solution.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Officers have met with site owners and their agents to establish their long term aspirations for the site. A meeting has also taken place with the adjoining Bromley Christian Centre.</p> <p>A scheme outline has been submitted by the agents. Officers are currently reviewing this, with Transport colleagues considering the implications of any safeguarded land on any future scheme.</p>

<p><b>Bromley North Village</b></p>	<p>Lead: KM</p>	<p>Bid for Mayor's 'Great Spaces' initiative has been successful providing access to limited funds for feasibility/scoping works to the public realm. This will feed into the wider agenda for improvements to Bromley North. Funding secured from Design for London to undertake preliminary design work. This funding has been supplemented through funds from the R &amp; R Portfolio Fund. Initial scoping work being undertaken by consultants Studio Egret West (SEW). Step 1 bid to TfL submitted in August 2010.</p> <p>A series of BNV Member Working Parties have taken place chaired by R&amp;R PDS chair. Issues such as marketing &amp; branding, signage &amp; wayfinding plus community safety are being discussed at these meetings.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>The Step 1 bid to TfL was successful and has allowed £300k to be allocated to LBB for Step 2 (detailed design and development). This can be drawn down from 1<sup>st</sup> April 2011.</p> <p>A BNV Project Board has been established to drive the project forward, with input from Transport colleagues in order to ensure that all TfL requirements are met.</p>
<p><b>BTC Signage / Wayfinding Strategy</b></p>	<p>Lead: KM</p>	<p>A Member Working Group for Bromley North Village has been established to consider issues surrounding BNV and the reintegration into the heart of the town centre. Issues such as community safety, business support, branding &amp; marketing and improved pedestrian signage have been discussed. The group reports into the R&amp;R portfolio holder regularly. It is hoped that some pilot signs could be provided as part of the TfL bid.</p>	<p><b>Position – 25<sup>th</sup> January 2011</b></p> <p>Officers have met with designers AIG who were responsible for the successful implementation of Legible London in central London. The principles of this strategy have been considered as part of a potential programme for Bromley Town Centre. A report will be taken to the R&amp;R PDS meeting in February outlining the need for further work to be carried out in order to establish sign content, locations and costs.</p>

<b>BTC Environmental Improvements</b>	Lead: MP (Town Centre Management)	Following a number of visits to the town by officers and members, a programme of street cleanups and any necessary enforcement action has been put in place. This has included a thorough street clean and a programme of chewing gum removal. Untidy site notices have also been issued where necessary.	<b>Position – 25<sup>th</sup> January 2011</b>  Town Centre Management are monitoring the town centre and issuing any untidy notices (via Planning Enforcement) where necessary. Improvements to signage at the Hill car park were implemented in December 2010.
<b><u>Orpington</u></b>			
<b>Orpington Town Centre</b>	Lead : KM	There are 2 key opportunity sites in the Walnuts shopping complex – 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.	<b>Position – 25<sup>th</sup> January 2011</b>  Development workshops with land owners planned for early in 2011.
<b><u>Penge</u></b>			
<b>Penge Masterplan</b>	Lead: KM	Initial scoping work is being undertaken to identify the provisional aims and objectives for a Masterplan for Penge.	<b>Position – 25<sup>th</sup> January 2011</b>  The collection and analysis of baseline information is underway, followed by an urban design and area characterisation exercise for the purpose of setting out the Masterplanning Brief.