

Town Centre Update Meeting – Town Centre Site Updates – 5th April 2011

| Site | Lead Officer | Background | Position Statement |
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| AAP Process | Lead: KM | <p>AAP adopted by Full Council 25-10-10.</p> <p>Draft Development Programme has been prepared (KM)</p> | <p>Position – 5th April 2011</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> <p>Papers have been served on the Council and leading Counsel Opinion has been sought.</p> |
| Development Advice | Lead: KM | <p>7 consultancies from the HCA Property Panel have been invited to tender to provide development advice to the Council: CB Richard Ellis (CBRE), Drivers Jonas Deloitte, DTZ, GVA Grimley Ltd, Jones Lang LaSalle, Knight Frank LLP, Savills.</p> | <p>Position – 5th April 2011</p> <p>CBRE have been selected as the Council's development advisors.</p> |

Bromley

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| <p>Site A: Bromley North</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 & 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>Position – 5th April 2011</p> <p>Linden Homes/Network Rail has lodged a challenge to the adoption of the AAP. LBB will robustly defend any challenge.</p> <p>The Council is awaiting contact from Linden Homes' representatives.</p> |
| <p>Site B: Tweedy Rd</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>Position – 5th April 2011</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>Site C: Town Halls</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. All conditional offers were reported to a special meeting of the Executive on 9th March 2011.</p> | <p>Position – 5th April 2011</p> <p>The Land Group have been selected to be the Councils development partner, and authority has been given to enter into a 6 month exclusivity agreement with them.</p> |

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| <p>Site E: The Pavilion</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>Position – 5th April 2011</p> <p>Contractors due to start on site at the end of April 2011. Practical completion is set for March 2012.</p> |
| <p>Site F: Civic Centre</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, 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>Position – 5th April 2011</p> <p>De-cant has begun in preparation for the refurbishment of the North Block.</p> |
| <p>Site G: West of High street (incorporating Site H)</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. Development has commenced and the permission is live.</p> | <p>Position – 5th April 2011</p> <p>The Council's development advisors will commence work shortly around the selection of a development partner to take forward Opportunity Site G. It is hoped that a development partner will be in place by the Autumn of 2011.</p> |

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| <p>Site J: Bromley South</p> | <p>Network Rail Lead: KM</p> | <p>Network Rail 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 - Network Rail are due to provide LBB with a detailed design in Feb 2011. It should be noted that as with all non-programmed NR work, this may be at risk.</p> | <p>Position – 5th April 2011</p> <p>As a longer term option Network Rail are 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>Venus Asset Management have made a provisional offer to NR for an office based redevelopment scheme at Bromley South. Officers are currently liaising with NR on the details of the offer.</p> |
| <p>Site K: Westmoreland 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. 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 30th September 2011 to submit content of a planning application to the Council for landlord's consent.</p> | <p>Position – 5th April 2011</p> <p>Regular project meetings are being held with Cathedral.</p> <p>Consultation and engagement strategy is being developed by Cathedral with a consultation event being planned for July 2011.</p> |
| <p>Site L: Former DHSS</p> | <p>Land Securities /Trillium Bromley</p> | <p>Site allocated for mixed use, hotel-led development including residential and replacement of office floorspace.</p> | <p>Position – 5th April 2011</p> <p>Officers have met with site owners and their agents to establish their long term aspirations for the site. A</p> |

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| | <p>Christian Centre.</p> <p>Lead: KM</p> | <p>Site affected by safeguarding line for junction improvement that would impact on development potential.</p> <p>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>meeting has also taken place with the adjoining Bromley Christian Centre.</p> <p>Meeting with agents being arranged for April 2011.</p> |
| <p>Bromley North Village</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 & R Portfolio Fund. Initial scoping work being undertaken by consultants Studio Egret West (SEW).</p> <p>Step 1 bid to TfL submitted in August 2010.</p> <p>A series of BNV Member Working Parties have taken place chaired by R&R PDS chair. Issues such as marketing & branding, signage & wayfinding plus community safety are being discussed at these meetings.</p> | <p>Position – 5th April 2011</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 was available to draw down from 1st April 2011.</p> <p>A BNV Project Board has been established, with input from Transport colleagues, in order to ensure that all TfL requirements are met.</p> <p>A stakeholder event is planned for 15th April 2011 where all local businesses and residents are able to view and comment on the concepts. All comments received will feed into the detailed design.</p> |
| <p>BTC Signage / Wayfinding Strategy</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 & marketing and improved</p> | <p>Position – 5th April 2011</p> <p>TfL are keen to roll-out the Legible London approach to signage across London boroughs. Officers have recently met with TfL and undertaken a walk of the town centre</p> |

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| | | pedestrian signage have been discussed. The group reports into the R&R portfolio holder regularly. It is hoped that some pilot signs could be provided as part of the TfL bid. | to consider signage requirements. TfL will be providing an initial report and cost estimate which can then be reviewed by Officers and reported back to members. |
| BTC Environmental Improvements | 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. | Position – 5th April 2011 Town Centre Management are monitoring the town centre and issuing any untidy notices (via Planning Enforcement) where necessary. |
| <u>Orpington</u> | | | |
| Orpington Town Centre | 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. | Position – 5th April 2011 Quarterly meetings ongoing with Walnuts Managing Agents. Following individual meetings, Orpington College, Sainsbury's, Telereal Trillium (Job Centre) and Metropolitan Police have agreed to work together to produce a development brief for the Walnut's area. Development advisors CBRE will be arranging workshops with land owners now that they have been appointed. |

| <u>Penge</u> | | | |
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| Penge Renewal Strategy | Lead: KM | Manifesto commitment for 2011. Initial scoping work is being undertaken to identify the provisional aims and objectives for a Masterplan for Penge. | Position – 5th April 2011 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. |
| Beckenham | | | |
| Public Realm Improvements | Lead: IF | <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> | Position – 5th April 2011 Any award of funds through the LIP would require a formal application to TfL at the appropriate time. |
| West Wickham | | | |
| Public Realm Improvements | Lead: IF | <p>West Wickham High Street is a TfL road (A232). It was the subject of a TfL-funded improvement study some years ago, but no funds were ever allocated for implementation.</p> <p>The Draft LIP states that Council believes that TfL should actively programme a project to bring the public realm in West Wickham High Street up to the</p> | Position – 5th April 2011 This remains a lobbying matter since the Council is not the highway authority for the High Street. |

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| | | same standard that the Council is seeking to promote in Orpington, Bromley North Village and Beckenham, and that TfL should aim to programme these improvements to start around 2014. | |
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