

Town Centres Development Programme Update – 20th June 2011

Site	Lead Officer	Background	Position Statement
AAP Process	Lead: KM	Following the adoption of the AAP as a Statutory Planning document, the focus now shifts to implementation. A development programme has been prepared by the Head of Renewal.	<p>Position – 20th June 2011</p> <p>Linden Homes/Network Rail have lodged a challenge to the adoption of the AAP.</p> <p>We anticipate that the case will be heard before the High Court sometime in early Summer 2011.</p>
Development Advice	Lead: KM	Following a competitive tendering process CB Richard Ellis have been selected as the Council's development advisors.	<p>Position – 20th June 2011</p> <p>The lead from CBRE is Neil Parlett and he and his team have been working with the Council's team to refine the Development Programme and advise on necessary actions.</p>

Bromley

<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</p>	<p>Position – 20th June 2011</p> <p>Linden Homes/Network Rail have lodged a challenge to the adoption of the AAP.</p> <p>The Council has responded robustly to this challenge.</p> <p>We anticipate that the case will be heard before the High Court sometime in early Summer 2011.</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.</p> <p>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 – 20th June 2011</p> <p>General site maintenance to continue.</p> <p>Further work is being undertaken on a number of technical issues concerning a temporary parking option as part of wider Council's parking migration strategy.</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.</p>	<p>Position – 20th June 2011</p> <p>The Land Group have been selected to be the Council's preferred development partner. They have been granted a 6 month exclusivity agreement, which will allow them the opportunity to complete the work needed to support a full Planning and Listed Building Application to support their redevelopment plans.</p> <p>A joint project team is to be established to oversee the project programme and timetable.</p>

<p>Site E: The Pavilion</p>	<p>The Council Capital Shopping centres Bromley Mytime</p> <p>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>Position – 20th June 2011</p> <p>Contractors are on site and work has commenced.</p> <p>Practical completion is set for March 2012.</p> <p>A continuous service is planned throughout the redevelopment works.</p>
<p>Site F: Civic Centre</p>	<p>The Council</p> <p>Lead: JT</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 – 20th June 2011</p> <p>De-cant has begun in preparation for the refurbishment of the North Block.</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.</p>	<p>Position – 20th June 2011</p> <p>Working with CBRE the Council are robustly testing and reviewing the development proposition for Site G, with a view to seeking the marketing of the site in the Autumn 2011.</p> <p>In support of this a series of design workshops have taken place with a Members, involving specialist retail architects. The results of the workshops and the market analysis supplied by CBRE will allow a concept scheme to be costed and evaluated. The results of this process will ultimately inform and underpin the development scheme parameters, which will be marketed to attract a significant development partner to deliver Site G.</p>

<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.</p>	<p>Position – 20th June 2011</p> <p>Preliminary scope of works and delivery programme agreed with Network Rail for the refurbishment of Bromley South to include step free access. It is anticipated that the improvement works will commence by September 2011, with step free access being implemented by the end of March 2012.</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.</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.</p>	<p>Position – 20th June 2011</p> <p>Cathedral has until 30th September 2011 to submit content of a planning application to the Council for landlord's consent.</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 Christian Centre. Lead: KM</p>	<p>Site allocated for mixed use, hotel-led development including residential and replacement of office floorspace.</p>	<p>Position – 20th June 2011</p> <p>Officers have met with site owners and their agents to establish their long term aspirations for the site and set out the planning issues connected to the site.</p> <p>It is anticipated that the site owners will submit a planning application for a mixed use scheme consisting of a hotel and residential units before September 2011.</p>

Bromley North Village	Lead: KM	<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 £300k for detailed design work. A further allocation of £3m has been made available by TfL subject to the Council meeting a number of design gateways.</p> <p>A provisional bid of £1.5m has been made to the Council's Capital Programme 2012/13 in support of this project, which is still subject to confirmation.</p>	<p>Position – 20th June 2011</p> <p>Work on a detailed design for improvements to the public realm in BNV is underway.</p> <p>Initial stakeholder consultations completed on the concept design plans for Bromley North Village Public Realm.</p> <p>Initial stakeholder consultations have been completed with Members, residents and businesses on the concept plans for the public realm.</p> <p>Detailed survey and technical studies being undertaken in support of the design process.</p> <p>Presentation made to TfL Design Panel.</p> <p>Further public consultation on the detailed designs will take place in October 2011, with first phase implementation to commence by early Summer 2012.</p>
BTC Signage / Wayfinding Strategy	Lead: KM	<p>It is recognised that the current signage and wayfinding material in the town is inadequate.</p> <p>TfL are keen to roll-out the Legible London approach to signage across London boroughs.</p>	<p>Position – 20th June 2011</p> <p>TfL will be providing a London-wide base map for use by individual boroughs, with Bromley scheduled to be 'mapped' by 31st October 2011.</p>
BTC Environmental Improvements	Lead: MP (Town Centre Management)	<p>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.</p>	<p>Position – 20th June 2011</p> <p>Town Centre Management are monitoring the town centre and issuing any untidy notices (via Planning Enforcement) where necessary.</p>

<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.	<p>Position – 20th June 2011</p> <p>Quarterly meetings ongoing with Walnuts Managing Agents.</p> <p>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.</p> <p>Development advisors CBRE are undertaking a range of bi-lateral discussions with landowners in advance of convening a design workshop.</p>
<u>Penge</u>			
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.	<p>Position – 20th June 2011</p> <p>First phase of environmental improvements successfully implemented. These included repainting of street furniture, and cleaning of public art features.</p> <p>The collection and analysis of baseline information is underway, followed by an urban design and area characterisation exercise . It is proposed to hold a stakeholder workshop to develop the long term renewal strategy in the Autumn 2011.</p>

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>	<p>Position – 20th June 2011</p> <p>Initial traffic data is being collected in support of further development work.</p> <p>Update paper to be prepared for consideration by the R&R PDS in September 2011.</p>
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 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.</p>	<p>Position – 20th June 2011</p> <p>This remains a lobbying matter since the Council is not the highway authority for the High Street.</p>