

5.7. Site G: West of the High Street

- 5.7.1. This site on the western side of the High Street offers the first real opportunity for a major commercial development to occur in the town centre since the opening of The Glades in 1991. By developing the site comprehensively the Council's aim is to deliver renewal of the lower part of the High Street and to create an attractive extension to the primary shopping frontage. In commercial terms it will provide modern retailing units more suited to the retailing industry and improve customer choice by accommodating the necessary planned growth of the town centre. The Council wish to encourage the provision of a new department store and the comprehensive mixed use retail led development will also include residential, office, faith and health facilities. Development of the western side of the High Street will improve the appearance of the town centre.
- 5.7.2. Development of Site G is central to achieving the vision for Bromley Town Centre as an attractive, vibrant living town that meets the needs of residents, businesses and visitors. In order to secure a new department store, it is accepted that there is a need for the development to contain other uses that create value, notably residential. The residential uses will facilitate development of the new retail floorspace and contribute to the creation of a more active and vibrant town centre.
- 5.7.3. Development will be required to create a sensitive active frontage to the High Street and Church House and Library Gardens and linkages/ integration with the parkland and the proposals to create a new town square and enhanced cultural quarter around the Churchill Theatre and Library. The site offers the potential for taller buildings subject to environmental and design considerations.

Policy OSG: West of the High Street

The Council will work with land owners and developers to promote the comprehensive mixed use development of land to the west of the High Street as identified on Diagram 4.1, the Key Diagram.

Detailed development will be on the basis of a Master Plan to be prepared and adopted by the Council. The Master Plan will determine the location, mix and amount of development. The targets for development are:

- Approximately 20,000 sq m (gross) additional retail floorspace including a new department store
- Approximately 5,000 sq m (gross) additional food and beverage floorspace
- Around 1180 residential units, including provision of family housing
- Up to 2,000 sq m additional community and health facilities and reprovision of facilities for faith uses
- Around 600 residential car parking spaces
- 600 public car parking spaces

Provision will be made for the suitable relocation and or retention of existing faith uses as part of the redevelopment of Site G.

The development will be required to incorporate public realm improvements and to be integrated with the proposals for a new town square and enhanced cultural quarter on Site N.

Development will be required to enhance the setting of the Churchill Theatre and Library building as well as the entrance to Church House and Library Gardens and to minimise any impact on the character of the parkland and Conservation Area. In order to achieve the objectives for town centre renewal, it will be necessary to demolish existing properties. Where buildings do not contribute positively to the character or appearance of the Conservation Area, demolition may be acceptable providing they form part of a comprehensive development and are replaced with high quality buildings that enhance the character of the area.

Taller buildings may be acceptable in the locations identified on the key diagram subject to an appropriate assessment in accordance with Policy BTC19.

- 5.7.4. The development will be phased and a variety of high quality architectural design will be required. The Council will encourage the use of different architects for different phases of development. It will, however, be important to ensure that each phase integrates well with not only each other but with the town as a whole in terms of design, character and materials used.
- 5.7.5. The retail uses at ground level will create activity and interest and by using the upper floors for residential purposes it will help to not only bring people back into the town centre in the evening but also help meet current housing requirements and create a safe and secure environment.
- 5.7.6. The development will include the appropriate level of affordable housing in accordance with policy and will also be required to minimise impacts on the remaining nearby existing residential properties. Development will step down to the western side of the site to integrate with the existing residential area. A new residential street is proposed along the western boundary of the site and a number of short and long term highway improvements will be required
- 5.7.7. Public car parking is proposed for up to 600 spaces as part of the comprehensive Parking Strategy for the Town Centre in support of the non-residential elements of the development.

5.8. Site J: Bromley South Station (including the retail units opposite station)

- 5.8.1. Bromley South Station caters for upwards of 5 million passengers a year and is a major gateway into the town centre and a critical element of the Transport Strategy. Improvements are proposed to create a more accessible station and to deliver a much improved public transport hub. Public realm improvements are proposed including a new public square and improved pedestrian and mobility impaired access. The potential for improved connections between the station and the new development on Site K- Westmoreland Car Park will help direct users and visitors between the two sites and assist in enhanced facilities for pedestrians.
- 5.8.2. The existing retail units opposite the station would benefit from a comprehensive approach to either re-development or refurbishment. The Council considers that these units do not contribute a positive frontage in townscape terms for a major London town centre on exiting the station.



Policy OSJ: Bromley South Station and environs

The Council will work with Network Rail and Transport for London to deliver improved transport facilities and an enhanced gateway to the town centre comprising:

- Improvements to the station building including full access to the mobility impaired
- Improved public transport facilities;
- Re-development or refurbishment of existing retail units opposite station
- Improved linkages to Site K
- Public realm improvements
- Improvements to signing and wayfinding and to the station's gateway role

Transport measures associated with the development will include:

- Safeguarding of land for further public transport improvements and priority measures.