

Churchill Quarter Meeting with Ethelbert Close Residents

Thursday 9th September



Countryside Properties & London Borough
of Bromley


COUNTRYSIDE
Places People Love


THE LONDON BOROUGH

Meeting Agenda

- Intros
- Overview of timeline
- Why is the scheme coming forward?
- Acquisition process
- Q&A



Timeline

Area recognised as a potential site for regeneration 2016



Countryside awarded the project to work up proposals for regeneration Feb 2017



Initial correspondence took place with LBB & Local residents April 2017



Planning Application Submitted May 2018



Ongoing discussions with Countryside & LBB Planning & Regeneration teams 2019-2021



Negotiations for acquiring interests to continue between LBB & Ethelbert Close Residents



Revised scheme and addendum to planning application to be submitted October 2021



Approval of Planning Permission- March-May 2022



Why bring this area forward for Development?

- London Borough of Bromley first identified Ethelbert Close, alongside a large area west of Bromley High street as an area for regeneration in the Bromley Town Centre AAP (2010)
- This was formalised with the adoption of the existing Local Plan in January 2019 where the site was allocated as an area for re-development.
- The town centre is both a metropolitan centre and Opportunity Area as identified in the London Plan and therefore considered a sustainable location where a significant proportion of new homes and jobs are proposed to be directed.
- Development & investment in the local area can assist in bringing people back to the high street and creating a vibrant cohesive community.
- Delays in bringing the scheme forward have been caused by changing planning policy which impacted the overall design and form of the scheme.
- The scheme has seen multiple re-designs factoring in new and improved policies with regards to accommodation, energy & transport which are requirements under the London Plan 2021

Site 10

West of Bromley High Street and land at Bromley South



Benefits of the newly proposed scheme

- Our proposals will provide 413 new homes for the area, which will contribute towards the borough's housing targets, providing a high quality standard of living.
- 144 of these new homes will be affordable, with the aim providing much needed support to those in the local area struggling to get onto the property ladder.
- During construction of the scheme, importance will be put on providing local people with local jobs on site.
- Ground floor commercial units will offer new jobs for those in the local area, with the aim of creating a social hub on the high street.
- Improvement of public realm and entrance to Churchill theatre making the entrance to Churchill Gardens more welcoming and open to all.
- Re-provision of the existing church, giving them brand new facilities, which will benefit wider community groups.
- A sustainable scheme focusing on promotion of renewable energies, a drive towards cycling and use of public transport.



What happens Next?

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What happens Next?

The Acquisition Process & Use of Compulsory Purchase Powers

Starting point – Bromley Council Executive Decision 22/01/2019

- Provided consent to use of CPO powers “in principle”
- Authority provides for preparatory work to be undertaken to progress CPO

Next Steps – September 2021 → June 2022

- Negotiations for acquisition
- Land Referencing
- Preparation of CPO documentation including:
 - Statement of Reasons
 - Order Map
 - Schedule of Interests
 - Report to Cabinet
 - Council approval to CPO

Basis of Acquisition

- Negotiations lead by Montagu Evans
- Open market value + statutory payments + reasonable fees



Proposed Timeline

Current Proposed Timetable

- Ongoing negotiations for acquisition of interests – September onwards
- CPO preparatory work – October → June 2022
- Council approval / confirmation of CPO – June / July 2022



Q&A

Please feel free to ask any questions you may have.

