

# ACT NOW – IF YOU DON'T WANT TOWER BLOCKS BUILT ON PENGE SHOPPING CENTRE

## What's this about?



- A developer named Hadley Property Group wants to knock down the Blenheim shopping centre and the multistorey carpark as well.
- And build 6 residential tower blocks of flats of up to 18 storeys high.
- With only a small area for shops, and very little parking space.

## Not good for us!

- Will spoil Penge, block out the sky, and make deep shadows.
- Iceland, Wilko and Peacocks will close down, only Iceland might come back after it's built.
- Will bring 750+ extra people but with NO additional doctors, dentists, child care, emergency services, or public transport.

## Your voice counts - say NO!

- Here's how -
- The developer first must make a Planning Application to Bromley Council.
- They submitted this on 1 Feb 2023.
- Now anyone can make a Registered Objection.
- This leaflet tells you how

## The Planning Application has gone in

- If you can, look at it on Bromley's website <https://searchapplications.bromley.gov.uk/online-applications/>
- Find it using the postcode SE20 8RW
- Or ask at the Civic Centre for a paper copy

## The main points

- The deadline is Tues 21st February
- Think about why you believe Bromley Council should reject it.
- Remind family members, friends and neighbours to do the same.
- Act quickly now
- Anything else you signed before doesn't count - you need to do this!

## Now make your Objection

- You can make your objection online
- Or on paper - handwritten or printed
- Use your own words, don't copy from somewhere else.
- But watch out! only certain things count (see next page)



# HOW TO MAKE YOUR REGISTERED OBJECTION

**Explain the effects on your own life. Make it as detailed as you can.**

**You can only object under a Material Planning Consideration.**

**Use some or all of these. Separate headings are best:**



- 1 Loss of sunlight, shadows.
- 2 Loss of privacy from flats or balconies looking down on homes, gardens & green spaces.
- 3 Overdevelopment & overcrowding.
- 4 Layout and density of building, is there access for delivery vehicles, fire engines & ambulances?
- 5 Inadequate local services: no new healthcare, doctors, ambulances, dentists, child care or transport are planned by Bromley Council. Essential infrastructure.
- 6 Out of character in Penge (explain exactly why), effects on listed buildings & heritage.
- 7 Green considerations. Effects on local wildlife. Towers typically are not eco-friendly. Loss of trees.
- 8 "Incompatible or unacceptable uses" Includes impacts on mental health in surrounding estates - impacts on the community as a whole - loss of important retail space upsetting the balance of homes and shops - loss of accessible & affordable shops - knock-on effects on small shops in Penge - other.
- 9 Parking issues: for residents, shopping & cultural visits, and for short stops.
- 10 Safe access during construction, construction lorries in narrow roads, and disabled access. Remember to describe in detail.



## **Important don'ts.**

X Possible loss of value of own property.

X General noise and ordinary disruption during construction.

X & of course ... nothing rude or insulting ... and don't copy & paste from someone else



**How to send it in - see last page! Deadline is Tuesday 21st Feb**

It's best to get it in early - but take enough time to follow this leaflet !



**Here is some more information - use your opportunity and create a really good objection:**

Put in a lot of explanation, as if the person you are writing to has never been to Penge and knows nothing about it. We all know that it's completely out of character, but we need to spell out why exactly .....

Explain your concerns and give your opinions - and give your reasons. Short sentences help to make our meaning clear.

Explain why it is wrong for you yourself, and why it is wrong for your neighbours & community, and why it is wrong for Penge as a place.

You can raise objections on behalf of other people, for example for those whose homes will be overshadowed. Or for anyone who might not be able to comment or have their interests represented.

If you live outside the area, you can still object. Explain what Penge means to you, how often you go there, and what attracts you to Penge.

Each member of a household can put in their own objection.

The developer (Hadley Property Group) is supposed to have informed and consulted with residents. Did Hadley inform you or ask for your opinion or input?

If you have specialist knowledge then please make full use of it. For example an engineer, architect, builder, surveyor or similar can comment on the specifics of the design and the site. It's perfectly valid to make technical criticisms of the plans.

Eg suitability of the site in terms of potential destabilisation of surrounding properties, water courses, etc. Do include your qualifications, training or experience.

**For people with extra training,** an important approach is to show where the development does not comply with planning rules/guidance. There are various sources: Bromley Local Plan, GLA guidelines, legislation. Include all the relevant references/paragraph numbers.

Ideally, work through the planning documents systematically, and show that the application does not conform point by point, repeating similar explanations where relevant. Links:

Greater London Authority planning guidelines

[www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](http://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

Most recent Bromley Local Plan (2019) [www.bromley.gov.uk/localplan](http://www.bromley.gov.uk/localplan)

<https://images.reading.gov.uk/2022/11/ID95-Site-Layout-Planning-for-Daylight-and-Sunlight-A-Guide-to-Good-Practice-BRE-2022.pdf>

2021 Government Guidance: new developments must meet local standards of beauty, quality and design (do a search on this).

Provide examples, references and evidence where possible. Check out all the Material Planning Considerations, there are many. The EIA Screening Opinion report, lodged on Bromley Planning portal on 12 October 2022, notes many aspects which ought to be covered by the Planning Application - check and see.





## How to complete your registered objection, deadline Tuesday 21st February

- Include your own name, address & postcode
- Include this:  
Planning Application reference number 23/00178/FULL1  
Blenheim Shopping Centre, High Street, Penge, London SE20 8RW
- Sign and date it
- Keep a copy or photograph if possible, later check that your objection has been included. Get it in early so the planning department has time to process it.



Post to Planning, Bromley Council, Civic Centre, Stockwell Close, Bromley, BR1 3UH (or hand deliver,  020 8464 3333 for opening hours)



Or submit online here:

<https://searchapplications.bromley.gov.uk/online-applications/>

Look for 'Enter a keyword....' and enter SE20 8RW. Look for 'Phased development including demolition....' Click on that item - check the reference is 23/00178/FULL1. Click on 'Comments'.

Complete the online form. **Note:** have your objection pre-written out (eg in Word) and ready to copy into the 'Your Comment' box - the site times you out if you take too long, making you start again. Be sure to click **Object**. When you are happy with your response, click 'Submit And Register'.



### A few more pointers:

Some useful websites include:

[www.iobject.co.uk](http://www.iobject.co.uk) - look under Pointers and elsewhere on the site  
[cpre.org.uk/resources/how-to-respond-to-planning-applications/](http://cpre.org.uk/resources/how-to-respond-to-planning-applications/)

More information on Bromley's website.

London Assembly Planning & Regeneration Committee, important letter from Andrew Boff, wide ranging and cites research.

[www.london.gov.uk/sites/default/files/letter\\_to\\_councillors\\_-\\_housing\\_typologies\\_1.pdf](http://www.london.gov.uk/sites/default/files/letter_to_councillors_-_housing_typologies_1.pdf)

Among other matters, this letter explains that while it might seem like a good thing to have more flats, in practice the selling prices are typically very high and unaffordable to most local people. Maintenance & service charges and heating bills are also typically high because tower blocks are energy intensive to heat and maintain. The surrounding area also needs to be maintained.

Another initiative in 2023 is a London-wide celebration of architecture this June. Crystal Palace and Penge are being highlighted. The celebrations will showcase the local Victorian architecture. Contrast to the application which would turn Penge into a highrise building site.

It's also helpful to explain your concerns to your local councillors, also to MP Ellie Reeves.