

'Churchill Quarter'

Or How to ruin the heart of an historic Town!



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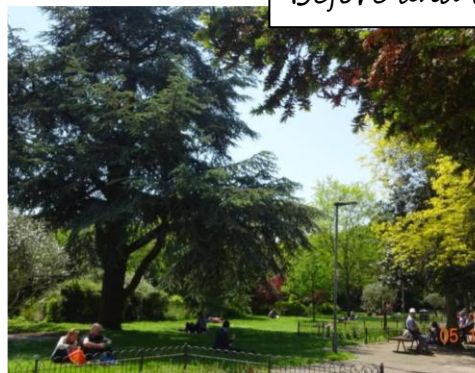
The application for the "Churchill Quarter" development is now in - **Planning ref 18/02181**. It is a co-development with the Council providing the land and Countryside Properties building and operating the development.

The Development Proposal

410 flats towering over the High Street and Library and Church House Gardens on land currently occupied by the 40 homes in Ethelbert Close which the Council hope to acquire by compulsory purchase against the wishes of Residents and the Freeholders. On the boundary of Library Gardens it is 7-11 storey blocks rising to 15 storeys, which is 8m taller than the Theatre/Library Tower. Sandwiched between the tallest blocks is a thoroughway called the 'promenade' an amenity space for the residents but allowed for public which is little compensation for the harm being done to Library Gardens.

The impact on Library Gardens

This miraculous little oasis of trees and sky in the heart of a busy town centre, will be overshadowed by a cliff face of enormous building and reduced to a small area of mostly paving with token grass patches which are shifted to the north side because where the grass is now will be mostly in shadow. Daylight and sunlight will be severely affected by over-shadowing even in the height of summer. The Gardens will become an urbanised extension of the High Street with retail units along the ground floor fronting the Gardens. This is a sad end to what was a generous gift of land to the people of Bromley by Emily Dowling in 1900 which so well preserves the sense of being in the heart of a Country Market Town instead of the middle of Croydon. It was, unwisely, left in the care of the local authority and look how it is to be treated in this Council inspired development.



Before and after pics!



The plight of Residents The press release issued with the application has all the usual Developer/Council pronouncements about 'enhancing viability and vitality ...providing active frontages ... encouraging footfall.' But spare a thought for the Residents of Ethelbert Close where 40 homes are to be demolished (not '20 maisonettes' as quoted in the press). The residents have been living under this blight for years but are no nearer to knowing what's going to happen to them.



What happens next

If the Development Control Committee approves the scheme, the Council will then serve compulsory purchase notices on residents. If residents contest the CPO there will be a Public Inquiry. If the Inquiry Inspector approves the CPO the Council will become the owner and freeholder of the land. They will then sell the site on a long lease to the Developer for an undisclosed sum. It remains to be seen if the Council can justify their use of CPO for a private development of this kind. The Inspector will have to take account of harm to the character and appearance of the surrounding Conservation Area which the Council has a legal duty to preserve or enhance and the displacement of an established community which is a model of social inclusion.

Where to see the development

It is online at L B Bromley - Search 'Planning Applications' – then type in the reference number then click on 'Documents'. The documents can be seen in person if you make an appointment at the Civic Centre Reception quoting Planning ref: **18/02181** The Heritage Townscape and Visual Impact Assessment document will give most information and show the shocking impact on the Town Centre in 'before and after' visuals.

These shocking visuals can also be seen on the BCS YouTube presentation <https://youtu.be/gZzL7XUnv54>

Get the full story on: www.bromleycivicsociety.org.uk www.bromleytownparks.org.uk

How to comment or object

The Council has given a deadline for objection or comments as 4th July. Meet the deadline if you can but please don't be put off if you can't. A decision is not expected until later in the summer so please make your voice heard loud and clear. It is the number of objections that Councillors take note of as much as what is said.

Preferably write to the Council (as they take most notice the bigger the stack of letters) quoting the planning number **18/02181/FULL1** Chief Planner, Civic Centre, Stockwell Close, Bromley, BR1 3UH

or

Email: planning@bromley.gov.uk or via the Council Website under 'Search Planning Applications' as above.

ALL REPRESENTATIONS MUST INCLUDE NAME AND ADDRESS OTHERWISE THEY WILL NOT BE ACCEPTED.

Please Copy in to Ward Councillors via the Civic Centre, Stockwell Close, Bromley, BR1 3UH or email to:

Cllr Nicky Dykes - nicky.dykes@bromley.gov.uk

Cllr Will Harmer - will.harmer@bromley.gov.uk

Cllr Mmichael Rutherford - michael.rutherford@bromley.gov.uk.

chair@bromleycivicsociety.org.uk & chair@bromleytownparks.org.uk

Please fight for the Heritage of our historic Town Centre and its Resident Communities - Object to this monster development!

Bromley Civic Society c/o 8 Pixfield Court, Beckenham Lane, BR2 0DG