

## **SHORTLANDS RESIDENTS' ASSOCIATION**

### **PLANNING AND DEVELOPMENT**

The London Borough of Bromley (LBB) publishes all planning applications, decisions and appeals online. Our Development Officer checks these at the end of each month and then reports to our Executive at our monthly meetings.

We are frequently contacted by residents asking us to be involved in opposing applications and at our Executive Meetings we decide whether to oppose an application or to consider making a neutral comment. Our Development Officer will have visited the site and considered the detailed plans within the application and will be in a position to advise the Executive.

We always take into account that where there is a potential issue between neighbours we need to be cautious about our role. However, if what is proposed by one householder would be seriously detrimental to the street scene or to set an unwelcome precedent then we will submit an objection. Alternatively we may wish to make general comments and draw the attention of officers to those comments but make a neutral submission.

It is not the policy of our Association to be obstructive and always to preserve the status quo. We recognise that there will always be change and redevelopment. However, our view is that any change should be consistent with the immediate environment and to preserve the qualities of living in Shortlands. We acknowledge the need for additional housing in LBB but often proposed developments are out of scale so we may encourage a smaller scale development.

We are constantly concerned about the consequences of approval of any development particularly those larger proposals where often little or no consideration seems to be given to additional demands on parking and the resultant congestion on roads. We see this particularly around Shortlands station.

We also consider in particular what is proposed for Bromley Town ss that affects all of us living in this borough. In addition we look at what is proposed for Copers Cope ward to see what is happening adjacent to our own area.

#### *How to oppose an application?*

If you become aware of an application which will affect you, check the detail on line and note the deadlines for commenting.

Speak to your neighbours and see if they would also be interested in opposing the application. Online submissions should come from as many individuals as possible.

Speak to your councillors. They may agree to support your cause and "call in" an application. This means that the application will be decided not by planning officers but at a planning committee meeting. At these meetings your councillor may speak and you should be permitted briefly to address the committee.

You may also wish to contact our planning and development officer which you can do by emailing [planning@shortlandsra.org.uk](mailto:planning@shortlandsra.org.uk)

Please note that we do not provide legal advice so you may wish to take your own legal advice on how to oppose a specific application and the comments above are advisory only.