



Our Vision:
Fullness of life
for all with Jesus

Our Mission:
To *share* the good news.
To *serve* others without discrimination
To *nurture* disciples of Jesus.
To *care* for creation
To *seek* justice and reconciliation

Alicia Begley
Bromley Community Manager

Tel: 0208 464 4743

Alicia.begley@salvationarmy.org.uk

Date: 15 July 2024

Letter of objection

Dear Inspector Rollings,

RE: 2-4 Ringers Road and 5 Ethelbert Road, BR1 1HT

I write on behalf of the members and attendees of Bromley Temple Salvation Army to indicate our objection to the development of the site above. Our main objections are as follows:

1. **Light** - Blockage of light to our main halls including the main worship hall and community hall. Both are used regularly for various programmes for the people of Bromley, and this proposal would significantly alter the atmosphere of the room by blocking natural light. It would also block our light upstairs, including our community shower facility and children's room. N
2. **Noise** - Our building is in constant use, including musical rehearsals most nights. These include a brass band of over 40 members, a 60-piece choir and a contemporary worship group, all of whom rehearse until 10pm each week. This is fundamental to our mission and currently, no residents are affected, but the proposed development would mean neighbours in close proximity who could be affected. N
3. **Lack of consultation** - The developers have had little to no-contact with the Salvation Army, especially locally. However, they did turn up unannounced on Friday 12th July in a last-minute attempt to 'develop the relationship'. N

We are a key centre within the community, with services for a wide spectrum of people. From homeless services, support for first time mums, and a friendship group for the elderly, we offer a range of support, and as such, have a variety of people entering our building daily. We believe this development would fundamentally change our ability to provide these services to the people of Bromley. N / I

Yours sincerely,

Alicia Begley
Community Manager

Bromley Salvation Army Church and Community Centre, Ethelbert Road, Bromley BR1 1HU
0208 464 4743 Web: <https://bromleysa.org>

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General: Lyndon Buckingham Territorial Commander for the United Kingdom and Ireland: Commissioner Anthony Cotterill

Alicia Begley

From: Alicia Begley
Sent: 16 July 2024 09:30
To: Alicia Begley
Subject: FW: Objection to proposed development

From: Alex Pringle <ad.pringle2@gmail.com>
Sent: 15 July 2024 22:26
To: Alicia Begley <Alicia.Begley@salvationarmy.org.uk>
Subject: Re: Objection to proposed development

15 July 2024

Dear Inspector Rollings,

My name is Alex Pringle and I am a member of Bromley Salvation Army and have been attending the church since the 1990s.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative effect on my place of worship and community centre. The main church and the two back halls are used regularly throughout the week, both for community groups where there is minimal attachment to the religious aspect of the hall such as mothers and toddler groups, where attendance is open to all who apply, and the community choir, which is also open to all. There are regular weekly meetings which are attended more by church members such as bible study, church choir and the salvation army band. Membership of some of these groups is large and also potentially noisy for people that would live in the near vicinity. Some of these start at 8 pm and run through to 10 or 10.30 There are also children's groups meeting to practice during the week, as well as the regular Sunday services. It is a very well used hall and community space and outside groups also use it at a very fair charge. I note that in the daylight, sunlight and overshadowing, the church is compared to a commercial building, and therefore does not need natural light. I don't accept that premise. This very tall building next to a very well used community facility will have a negative impact on light and the feeling within the main hall and other community rooms which at the moment are very pleasant during daylight hours.

This is already a very crowded road and access and parking will inevitably become a major issue with the number of proposed flats and the amount of activity that will take place. Also the disruption caused during building will be a major issue as activities take place seven days a week in the church centre. The Salvation Army has been present in this building in Bromley for many years. It supports the community in many ways and is an important resource. The proposed building will inevitably have a negative impact on its programme and the environment of the inside of the building, and will cause people to consider if the potential disruption makes it worthwhile to continue to attend, or whether they will seek alternatives.

Please note my objection.

Regards

Alex Pringle

Alicia Begley

From: Joshua Kim
Sent: 15 July 2024 16:23
To: Alicia Begley
Subject: Re: Objection to proposed development

Dear Inspector Rollings,

My name is Joshua Kim and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative effect on my place of worship and community centre. Not only will the presence of a new high-rise building affect the environmental aspects surrounding this area, such as the lack of natural sunlight and bad air quality, but the influx of new tenants within the building will in no doubt cause enmity from residents due to noise, overcrowding, and lack of suitable parking spaces during busy periods at the church.

Please note my objection.

Regards

Joshua Kim

Alicia Begley

From: Alicia Begley
Sent: 16 July 2024 09:24
To: Alicia Begley
Subject: FW: Objection to proposed development
Attachments: 0

From: Glen Bartlett <glenbartlett101@googlemail.com>
Sent: 16 July 2024 08:52
To: Alicia Begley <Alicia.Begley@salvationarmy.org.uk>
Subject: Re: Objection to proposed development

Dear Inspector Rollings,

My name is Glen Bartlett and I am a friend of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

Glen Bartlett

Alicia Begley

From: Georgia Sutcliffe <georgiasutcliffe16@gmail.com>
Sent: 16 July 2024 09:27
To: Alicia Begley
Subject: Re: Objection to proposed development

Hi Alicia,

Please see below to pass on.

15 July 2024

Dear Inspector Rollings,

My name is Georgia Sutcliffe and I am a member and safeguarding lead of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre. I am concerned of the over development of the sight which will affect the good works of the Salvation Army in Bromley. Due to my role within the Church there will be windows of the new development looking into our building this raises concerns in relation to the vulnerable adults and children that attend our building on a daily basis.

Please note my objection.

Regards

Georgia Sutcliffe

Alicia Begley

From: Anita Gellatly
Sent: 16 July 2024 07:53
To: Alicia Begley
Subject: Objection to proposed development
Attachments: 0

16 July 2024

Dear Inspector Rollings,

My name is Anita Gellatly and I am a member of Bromley Salvation Army Church.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

This will create a problem with the already difficult parking near the church/cafe, particularly for those who cannot access local car parks due to age or disability. The noise level will increase to a mainly residential road and generate a problem when we open our windows to struggle to worship due to noise levels. There will also be overcrowding to the already congested area of Ringers Road/Ethelbert Road.

Please note my objection.

Regards
Mrs A Gellatly



Alicia Begley

From: Carelle Daws
Sent: 15 July 2024 17:54
To: Alicia Begley
Subject: RE: Objection to proposed development

15 July 2024

Dear Inspector Rollings,

My name is **Carelle Daws** and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre. At the Salvation Army we work hard to serve our community and as hold events to which the public are invited to. This includes worship services, where our 30-piece brass band plays. There are also rehearsals throughout the week. The road is already difficult to park on and the proposed development will only increase to the difficulty and stress for those who need to park there regularly. I am concerned that the light into our building will be blocked, with the increased need for artificial light.

Please note my objection.

Regards
Carelle M Daws

Alicia Begley

From: Geoffrey Nunn <geoffreynunn@gmail.com>
Sent: 15 July 2024 20:37
To: Alicia Begley
Subject: Objection to planning application

15 July 2024

Dear Inspector Rollings,

My name is Geoffrey Nunn and I am a lifelong member of the Salvation Army and have been at Bromley Salvation Army for twenty five years.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre. This application is overly large and out of proportion with the streetscape. It will impact upon light within the Salvation Army building. It will increase traffic and the need for residents car parking spaces. Construction of such a large building will require heavy goods vehicles blocking the road over a long building period and cause congestion, disturbance and high decibel noise in this mainly low rise residential street. These are some of the objections to the proposed development.

Please take note to this objection.

Regards

Geoffrey R Nunn

Alicia Begley

From: Peter Boreham <pw boreham@hotmail.co.uk>
Sent: 15 July 2024 18:21
To: Alicia Begley
Subject: Objection to proposed development at 2-4 Ringers Road, Bromley

15 July 2024

Dear Inspector Rollings,

My name is Peter Boreham. I am a member of Bromley Salvation Army. I am also a local historian who has published and lectured on the history of Bromley. I am a Fellow of the Royal Society of Arts - a body that has a very active interest in the development, planning and aesthetic of the built environment.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

In my opinion the proposed development will have an adverse impact on the Bromley Temple Corps church centre and community centre.

- **Loss of light or overshadowing.** The proposed height of the new development will inevitably lead to a loss of daylight and significant overshadowing for our present premises. Artificial lighting would probably be required permanently throughout the year to ensure adequate lighting of our premises. This will add to the cost of lighting throughout the year and increase the consumption of higher levels of electricity. Our Salvation Army Corps is currently striving hard to address and implement the 'green' agenda for its premises.
- **Overlooking/loss of privacy.** A multi-storey structure in close juxtaposition to our Ethelbert Road premises will inevitably lead to a loss of privacy for our members. Children, young people and vulnerable adults use our site on a frequent basis. Under the current development proposals, parts of our site/boundaries will be overlooked by occupants of the new structure.
- **Visual amenity.** Negative impact on the visual amenity of our existing site is potentially likely. Any development would need to be both aesthetically pleasing and in proportion/scale to the existing 'build' within Ethelbert Road.
- **Adequacy of parking/loading/turning space.** Ethelbert Road and the roads surrounding the site are well-used 'cut-throughs' linking directly with Bromley High Street. There is no immediate infrastructural provision for car parking. Ethelbert Road already houses two well-attended places of worship. 'Setting-down', 'picking-up' and parking facilities in Ethelbert Road are already minimal, causing difficulty to members of both church congregation who have mobility problems or disabilities. Car parking, and vehicular access and egress to/from the Ethelbert Road site will be seriously compromised if the new development goes ahead. There could also be associated highway safety issues and traffic generation issues impacting both pedestrians and drivers.
- When planning permission was sought for the construction of the Ethelbert Road Salvation Army Hall in the 1930's, Bromley Council brought a national legal 'test case' against the Bromley Temple Corps of the Salvation Army resulting in a full public enquiry which set a national legal precedence. The principal objection to the Salvation Army building a hall in Bromley was the amount of noise that would be generated in a quasi residential area by their bands, songsters, worship services etc.

The Salvation Army won the case and planning consent was given with some mitigating restrictions as to the hours that bands could play/practice on-site. The proposed development should only proceed if the new occupants/residents are made fully aware **in advance** that the Salvation Army hall services/concerts/band practices etc. do, on occasion, generate significant noise. This begs the question, is the proposed development really compatible with the range of activities and current functions of our Ethelbert Road premises?

I hope that attention will be paid to the objections made by our members of the Salvation Army who have been extremely active in the Bromley community for nearly 140 years, and that common-sense will prevail when all the evidence has been considered.

Please note my objection.

Regards

Peter Boreham

Alicia Begley

From: Luke Nunn <lukenunn93@hotmail.co.uk>
Sent: 15 July 2024 18:17
To: Alicia Begley
Subject: Objection to proposed planning

Hiya Alicia

Please see below. My thanks for sharing as required

15 July 2024

Dear Inspector Rollings,

My name is Luke Nunn and I am a member of Bromley Salvation Army as well as the children's programme lead

I object to the proposed development of [2-4 Ringers Road](#) and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre. Not only am I concerned about the significant over development of a site without a number of basic requirements which would be vital, such as access to suitable outside space, car parking facilities greater than put forwards, and a lack of affordable housing in line with GLA and central government planning, I have significant concern on the impact this may have on the salvation army and the work that takes place in the community.

The Salvation Army is a significant space for community activity and engagement. Make no mistake that this application has the very real prospect of significantly damaging the work of the Salvation Army in Bromley. The building will lose nearly all natural light as per the findings of the light tests carried out, and will create an environment not conducive to community programming.

As part of my children's work at the church, I often speak about why should the children have the second best space on offer? I strive to ensure that children have the opportunity and ability to receive exactly the same as adults may have. If new equipment or facilities are being put into the main space of the church I will ask that the same happens in the children's space etc.

So I therefore find the plans put forwards by the developers in the same way I feel that children can often be seen, as secondary, to the "greater" purpose. By all means, Bromley needs more housing, but this should not come at the cost of relegating a community asset and institution, which has existed for well over 130 years, and over 100 on the same site. It should not come at the cost of putting a church, and a charity into second place, and it should not come at the cost of further development to the site of Bromley salvation army, where significant opportunity also exists for extended community support work.

The lack of engagement from any developer it should also be noted has been woeful, and whilst the briefest of conversations may have taken place with "the salvation army" this has not taken place with those who worship, and spend considerable time at Bromley Salvation Army.

Bromley has the opportunity to do better, and it is in this light I raise objection to what would be a significant threat to the salvation army in Bromley.

Please note my objection.

Regards

Luke Nunn

Alicia Begley

From: Alicia Begley
Sent: 16 July 2024 09:22
To: Alicia Begley
Subject: FW: Objection to proposed development

From: Simon Clampton <Simon.Clampton@salvationarmy.org.uk>
Sent: 16 July 2024 09:04
To: Alicia Begley <Alicia.Begley@salvationarmy.org.uk>
Subject: RE: Objection to proposed development

15 July 2024

Dear Inspector Rollings,

My name is Simon Clampton and I am member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre:

- It would significantly block natural light to our building.
- Noise from the adjacent property would affect us adversely during construction and occupancy.
- It would increase traffic and add to the current difficulties in parking during construction and occupancy.
- It would be an out of keeping building for the area.
- We would lose out capacity for solar panels and renewable energy on our external building surfaces.
- We have a varied weekly programme, some activities conclude about 10pm. Therefore, we don't want sound complaints against us.

Please note my objection.

Regards

Simon Clampton
Major

The Salvation Army
Overseas Services Unit
Avalon, Summer Hill, Chislehurst, BR7 5NU

tel 0208 295 8499

www.salvationarmy.org.uk



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Tel: 0208 464 4743

Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is CATHERINE HEATH and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

Catherine Heath

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Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is *Andrew Little* and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Andrew Little

Please note my objection.

Regards

I believe that a block of this size in a residential area will alter the whole area bring forward croyden spread.

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Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is *Lawrence Eastwood* and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

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Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is _____ and I am a member of Bromley Salvation Army.

BARRY MILLS

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

B. W. Mills

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Tel: 0208 464 4743

Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is *Serhii Rashkevych* and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

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Tel: 0208 464 4743

Bromley.temple@salvationarmy.org.uk

Date: 15 July 2024

Letter of Objection

15 July 2024

Dear Inspector Rollings,

My name is **BARBARA LITTLE** and I am a member of Bromley Salvation Army.

I object to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and community centre.

Please note my objection.

Regards

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5 July 2024

Dear Inspector Rollings,

My name is Lynn Nunn and I am a member of the Bromley Salvation Army and I wish to object strongly to the proposed development of 2-4 Ringers Road and 5 Ethelbert Road, due to the negative affect on my place of worship and the work of the vibrant community centre.

The Salvation Army has been working in Bromley for 138 years. The hall is currently used 6 days a week. We have a café open to the public three days a week, We run a growing social programme for members of the public offering help to the homeless and those in financial need including the provision of showers, food parcels and counselling. On a Saturday we run a café and conversation class to the Ukrainian community giving them a place to meet, socialise and learn English. Alcoholics Anonymous meet twice a week and recently Bromley Well have held an eight week programme in our building.

As well as our social outreach we offer many activities for our own members as well as for the general public including a community choir, friendship club, baby club, mothers and toddlers, Bible class and weekday activities for children.

In the evenings we hold three band practices, Monday, Tuesday & Wednesday and choir rehearsals on a Thursday all of which under the terms of the covenant on our land finish before or at the permitted time of 10pm

On Sundays we worship in the hall from 9.30 until approximately 1pm we have a worship group a brass band of 30 and a choir – all of whom participate regularly.

The proposal that has been put forward in my opinion jeopardises all that work, in fact it could even stop that work as I would foresee future residents objecting to our presence. The proposal would not give us any opportunity to further develop our building, and as it stands the proposal appears due to its size to block out a lot of our natural light. It is already very difficult to park in and around the hall and this development would make that even more difficult.

I would be grateful if you would note my very strong objection.

Yours sincerely

Lynn Nunn