

SHORTLANDS RESIDENTS' ASSOCIATION

Founded in 1934

NEWSLETTER

Winter 2018

www.shortlandsresidents.org.uk

Re-dedication of the war memorial

Although it took just over a year to achieve, the SRA welcomed the reinstatement of the war memorial in Church Road after its near destruction in a traffic accident. Restoring the memorial proved a complex and specialist task (see photograph), and we are grateful to our local Councillors for chasing progress.

The restoration was, however, completed in time for its re-dedication to take place alongside the annual Remembrance Day service – a fitting combination.

Yellow Lines on Corners and Bends

Following our repeated representations Bromley Council is consulting residents about yellow lines at the following locations:

- Den Road junction of Kingswood Road – To implement double yellow lines at the junction.
- Mays Hill Road – To implement double yellow lines on the bend where vehicles



are currently parking obstructing sightlines.

- Shortlands Road and Church Road – To implement double yellow lines at the junction

SRA ANNUAL GENERAL MEETING – 26 April

This year's A.G.M. will take place on 26 April at 8.00 p.m. in St Mary's Church Hall.

As our A.G.M., this year, takes place a couple of weeks before the local elections, the usual agenda of SRA reports and elections will be followed by a Hustings. We will invite each party fielding a candidate or candidates standing for election in the Shortlands ward to send along one candidate to set out their priorities for Shortlands and the London Borough of Bromley, and answer questions.

Members will recall that we organised a local "hustings" in advance of the local elections four years ago, and members were keen that we should repeat this exercise. So you have plenty of time to prepare your questions in advance!

- Madeira Avenue – To convert the existing single yellow lines on/near to the junction to improve sightlines
- Church Road and Kingswood Road – implement double yellow lines at the junction
- Green Close- implement double yellow lines along the section of the road that is less than 4m wide as vehicles are parking, blocking access for other vehicles and parking on the footway that has not been constructed to take the weight of a vehicle.



- Iden Close – has been raised by residents, therefore we have designed double yellow lines at the junction.

Residents of the affected locations should have received consultation letters. If not received, please contact Sarah-Jane Rogers at the following email address: Sarah-Jane.Rogers@bromley.gov.uk.

The 2017 Draft London Plan

The draft plan for London identifies the number of new homes which each London Borough is expected to build. Starting in 2019 Bromley is required to generate 1,424 net additional homes each year for ten years, of which 1,029 would be on so-called small sites, sites which can support 25 or fewer homes.

In addition the Mayor is looking for a minimum of 35 per cent affordable housing, increasing, on larger sites to 50 per cent. These figures are likely to be subject to a payment in lieu scheme if a developer cannot for good reason reach these targets.

The Mayor's target is 17,000 affordable homes per year across London. In 2015/16 the number built was 6675. That is the measure of

the housing problem in London. I am not clear, says SRA development officer Danny Miller how the system will work but the object is that a London Living Rent will be fixed and available to households whose income is less than £60,000 p.a.. I understand that this will be time limited.

Housing close to town centres is particularly encouraged so we can expect to see more and more applications for development around the immediate periphery of Bromley Town. The existing London Plan Strategic Planning Guide sees Bromley Town as an Opportunity Area with a vibrant day and night time centre, high-quality buildings, public spaces and strong East-West connections. The conversion of surplus office capacity to housing should be encouraged.

The draft Plan states that small sites should play a much greater role in housing delivery and boroughs should pro-actively support well designed new homes on small sites through both planning decisions and plan making.

The Plan asks boroughs to recognise in their planning decisions that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing development. Boroughs should apply a presumption in favour of small housing development. The draft encourages the use of infill developments on vacant or underused sites, and some increase in the density of existing residential homes, in particular within 800 m of a station or town centre boundary.



The method of achieving these objectives is to be through residential conversions, residential extensions, demolition and redevelopment of existing buildings and infill developments within the curtilage of a house. So, back garden developments are likely to become much more of a realistic possibility, subject to access.

The redevelopment or upward extension of flats and non-residential buildings to provide additional housing is also mentioned.

This plan is unlikely to come into force for several months but the flavour of what will happen is clear. There will be a presumption in favour of small developments particularly close to stations and town centres. Bromley Council regularly refuses permission for the kind of development mentioned above. They are overturned frequently on appeal.

All of this emphasis on the town centre is no doubt to protect the Green Belt and there is little doubt that we will see a shift in the attitude towards approving small developments if Bromley is to achieve the targets which will be imposed on it.

Law and Order

Generally Shortlands is a pretty law-abiding area, but, despite regular police presence, there are still burglaries from local dwellings and businesses, thefts from vehicles and speeding. We regularly update details of local crimes and scams on our website, together with advice on how to combat them. If you want to keep abreast with what's going on, regular reports are included on the SRA web site Home page (www.shortlandsresidents.org.uk)

New Guided South Hill Wood Walk

Following the success of last year's inaugural event, we are organizing a second guided walk through South Hill Wood, in partnership with the Friends. Starting at the South Hill Wood Bowling Club (2, Tootswood Road) at 2.30 p.m. on Sunday 20 May, the walk will take us through the history of the wood, highlighting flora and fauna, as well as the remains of some mystery structures.

Our tour will show how this ancient woodland has changed over the centuries, especially after Sir Thomas Dewey bought the land on which it



stands in 1887, built his house at 1, South Hill Road and established large-scale gardens on part of the site, including exotic plants and trees.

If you would like to join us on the walk, please contact Mike Ricketts on 0208 460 0395.

More Diary Dates

We are planning a number of other local events during the year, including our ever popular walk around historical Shortlands (2.30 p.m. on Saturday 30 June), a tour in August of The Great House, built 300 years ago and now Bishop Challoner School, and another discounted visit to the Keeping Gallery in Church Road, in the Autumn. Watch out for more details in the Spring Newsletter.

Street parties for the Royal Wedding and the Big Lunch

Fees for potential road closures are being waived, by Bromley Council to help facilitate street party organisers. See the SRA website www.shortlandsresidents.org.uk for details.

The Occasional Culture Vulture

Bromley Youth Music Trust. Details and tickets from bymt.co.uk or tel 0208 467 1566. 20-22 February, Bromley Schools' Music Festival at The Churchill Theatre (tickets from theatre). 5 April, Mozart's Requiem, Langley Park Performance Hall
Music at St George's, Beckenham. Details from musicatstgeorges.co.uk Short concerts/recitals plus coffee. January through April, Fridays at 12:30 and Saturdays at 11:00. St George's Chamber Orchestra. Details from sgco.co.uk

10 March, 19:45, Mozart and Schubert

12 May, 19:45, Mozart's Final Masterpieces

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