



**Shortlands
Residents'
Association**

NEWSLETTER

Winter 2026
www.shortlandsra.org.uk

KEY SRA DATES FOR 2026 – AGM AND HUSTINGS

A Happy New Year to all our readers!

We have already set dates for two key Association meetings in 2026.

First, our Annual General Meeting is to be held on Monday 13 April in St Mary's Church Hall, starting at 8pm.

As usual, we will cover reports on our main activities and finances in 2025, but we shall concentrate on key local current issues, like the Station, roads and road safety, crime, and the state of Shortlands Village. Please come along and have your say.

Second, to mark the local elections across London in early May, the SRA is linking up with the Ravensbourne Valley Residents to hold a Local Council Election Hustings on the evening of Wednesday 29 April at Shortlands Golf Club in Ravensbourne Avenue. These hustings will give you a chance to hear and question candidates from all the main parties standing in our Shortlands and Park Langley Ward.

Watch out for more details on both these key meetings over the coming months and in our Spring Newsletter.

Shortlands Residents' Association Open Meeting November 2025

The Shortlands Residents' Association Open Meeting was held on 15 November 2025 at Harris Primary Academy Shortlands, chaired by SRA Chair Mike Ricketts. Attendees included Liam Conlon MP, local councillors Adam Grant and Gemma Turrell, London Assembly Member Thomas Turrell, PCSO Adam Charles, SRA committee members and a large public audience. Mike welcomed residents, thanked the school for hosting and set out the purpose of the meeting: to reflect on how well Shortlands serves both long-standing and newer residents, and to help shape the SRA's priorities for the future.

The theme of the discussion focused on the quality of life in Shortlands and how it can be protected and improved amid change. Key topics raised by the chair included road safety, crime and community safety, housing quality, the future of the Village and local businesses, accessibility for older and disabled residents, environmental standards, and whether the

SRA itself is meeting members' expectations. Councillors and the MP responded by outlining financial pressures on Bromley Council, ongoing work on potholes, road safety, crime prevention, parks, environmental improvements and green space, as well as investment in schools, youth facilities, health services and community cohesion.

Questions from residents covered a wide range of practical and personal concerns. These included road schemes such as the Chinese Roundabout, dangerous crossings and speeding hotspots, footpath safety following a mugging, station staffing and ticket barriers, the future of the Bishop Challoner site, the proposed closure of the Chartwell Cancer Unit at PRUH, and plans for a River Ravensbourne project through Queensmead. A full record of the Open Meeting can be found on our website under the 'News' section. Thanks to speakers and volunteers, and we hope to see you all at the SRA AGM on 13 April.

SRA Secretary

Our present Committee Secretary Janine Austin is going to have to stand down from this role at the AGM due to taking up a new job, whose demands will involve her travelling regularly around the UK.

So, we are looking for a new Secretary from the Spring, who will, like Janine, play a key part in the running of the SRA and in shaping its work. The job includes organising Committee meetings and the AGM, preparing agendas and taking minutes, as well as generally supporting the Association's activities and events.

A full advert for the job will be appearing on our website and on local social media. If you are interested in taking up this voluntary position, please write to info@shortlandsra.org.uk.

Development

Proposed development around Hayes Farm area

Berkeley Homes has proposed Ravensbourne Place, a major residential development in Bromley that could deliver around 2,000 homes on land currently designated as Green Belt. The site lies south of Bromley Football Club, between Hayes Lane and the A21, and is part of the Hayes Farm area. Around half of the homes are expected to be affordable, aimed at families, key workers, and first-time buyers.

The vision for Ravensbourne Place is to create a sustainable community with new parks, orchards, allotments, and improved access to riverside areas that have previously been inaccessible. Plans also include better walking and cycling routes to encourage active travel and connect to Norman Park and local sports facilities.

Green Belt land is normally protected from development to preserve open countryside and prevent towns from merging. However, Berkeley argues this site no longer serves that purpose and refers to emerging "Grey Belt" policy ideas. Grey Belt is a term used for Green Belt land considered to have lower environmental or recreational value, which

could be developed to meet housing needs. The scheme is presented as a way to help Bromley meet housing targets set by the Greater London Authority.

Public consultation began in November, with exhibitions and online feedback opportunities running until early December. While the developer highlights benefits such as affordable housing and improved public spaces, the proposal has sparked opposition over the loss of open land, environmental impacts, and pressure on local infrastructure. The planning application will follow an environmental assessment and formal review by Bromley Council.

Development in Conservation Area

Recent planning decisions in Shortlands have highlighted the importance of protecting the character of the Conservation Area. Several applications were refused because they were considered harmful to the area's historic setting and visual integrity. For example, a proposal for off-licence locker installations was rejected due to its excessive scale and siting, which conflicted with conservation principles. Similarly, an appeal for a two-storey side and rear extension on Valley Road was dismissed because the design was deemed overly dominant and out of keeping with the surrounding architecture.

These decisions underline the council's commitment to preserving the unique character of Shortlands Village. Development within conservation areas requires careful consideration of scale, design, and materials to ensure proposals respect the historic environment. While modernisation and improvements are encouraged, they must balance functionality with heritage protection.

For applicants and agents, these outcomes serve as a reminder to engage with conservation guidance early in the design process. Sensitive design not only improves the chances of approval but also helps maintain the distinctive qualities that make Shortlands a valued part of Bromley's heritage. Please engage with the council for pre-application advice to avoid refusal and ensure proposals meet conservation requirements.

Village Christmas Lights

Shortlands Village was once again decorated with Christmas Lights over the festive season.

Thanks particularly to the fundraising efforts of Ashdales' Victoria Doody, over £4000 was raised from local businesses and residents (including the SRA), so that we had new lights on the lamp-posts as well as the Christmas Tree. And, for the first time, the lights reached up Station Road as far as The Shortlands Tavern.



What's more, to mark the switch-on of the decorations at the end of November, some of St Mary's choir kindly came down to the Village to sing carols with local residents around the Christmas Tree. And Councillor Gemma Turrell came along with lots of lovely mince pies.

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Membership

We need to thank our Liaison Officers for all their hard work in delivering the newsletters and collecting subscriptions throughout the year. We have exceeded the previous years' paid members and subscriptions by more than 10%.

We still require additional Liaison Officers as we have several roads which are not covered. Please contact Robert French (Membership Secretary) on

membership@shortlandsra.org.uk if you would like to volunteer or know someone who would. This is also an ideal way of getting to know your neighbours.

Guided walk of South Hill Wood

Many people choose to live in Shortlands because of the pleasant environment of tree-lined roads and lanes and our local woodlands, of which the biggest is South Hill Wood. So, in partnership with the Friends, this Spring we are organising a guided walk through this beautiful wood to explain its history, flora and fauna.

The walk will start at 3pm on Saturday 9th May from the South Hill Wood Bowling Club at 2, Tootswood Road. We hope that this timing will give those joining us a chance to see some beautiful Spring flowers. If you are interested in coming along, please contact Mike Ricketts on 0208 460 0395 or by emailing info@shortlandsra.org.uk.

Local Litter Pick Up

A litter pick up has been organised for 21 February, with volunteers meeting at 10am at Shortlands Station. All equipment will be provided. Please come along and help to keep our local area clean and tidy!

Fix My Street

Don't forget there is a quick and effective way to contact the Council if you want to complain about problems near to where you live, ranging from potholes to graffiti, or from street cleaning and fly tipping to overhanging greenery. It's by logging on to <https://fix.bromley.gov.uk> and entering your postcode or street name or area, then locating the issue on a local map, entering details of the problem and then simply clicking send. You get a reference number back almost immediately. Not only is it fast and simple, but it usually sees the problem quickly resolved!

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