



**Shortlands
Residents'
Association**

NEWSLETTER

Autumn 2026
www.shortlandsra.org.uk

SRA OPEN MEETING ON 'SAVING ENERGY AND OUR ENVIRONMENT' SATURDAY 14 NOVEMBER

The SRA is organising an Open Meeting on 'Saving Energy and Our Environment', to be held from 10am-noon on Saturday 14 November at Harris Primary Academy Shortlands, at the bottom of Kingswood Road.

While energy saving will be the initial theme of the meeting, with an illustrated talk by Alya Gribi of Bromley's Greener and Cleaner campaign, as usual with our Open Meetings there will be questions and discussions during the main 'open forum' stage ranging across many other issues of prime concern to local residents.

Local MP Liam Conlon and our local Councillors have been invited.

Come along and have your say about what matters most to you about living in Shortlands and what changes you would like to be made.

ROAD SAFETY IN QUEEN ANNE AVENUE

A campaign has been launched to improve road safety in Queen Anne Avenue, backed by the SRA. The campaign, led by local resident Linnet Stembridge, has been set up following a series of life-threatening road traffic collisions, persistent speeding and near misses experienced by the residents, particularly at the Westmoreland Road end of the avenue. There have even been instances of impatient drivers overtaking the wrong side of the traffic islands. All these problems also pose a danger to children from the nearby St Mark's School.

Both local MP Liam Conlon and Councillors Gemma Turrell and Serena Gupta have visited the site to see for themselves and hear the concerns of the residents.

The Council has now scheduled the avenue for a detailed review early next year as part of its walking improvement programme, which will consider conditions along the route and the scope for improving the environment for pedestrians, including warning signage and

road markings. Many of us would also like the installation of a speed camera.

SRA is funding the cost of regular newsletters for the avenue's residents updating them on progress with the campaign.

COMMUNITY GRANTS UPDATE

SRA has already made several grants to local organisations and campaigns under the second round of its Community Grants launched in the Summer. Projects funded so far include a new bench for South Hill Wood, equipment for expanded child and family activities at St Mary's, new reading books for Harris Primary Academy pupils, and fencing for the upcoming Station Community Garden.

SOUTH HILL WOOD AWARDED GREEN FLAG STATUS 2026/27

The Friends of South Hill Wood & Kingswood Glen (FSHWKG) celebrated a proud achievement after South Hill Wood was awarded Green Flag status again for 2026/27, recognising it as one of the UK's best-managed and most welcoming green

spaces. The honour comes in a milestone year for the scheme, as it marks its 30th anniversary.

Pherenice Worsey-Buck, co-founder, FSHWKG said: “This year’s Green Flag success reflects the commitment and hard work from all our volunteers that goes into the Wood and Glen every single month. A massive thank-you to all volunteers, without whose involvement, we simply wouldn’t have such a beautifully-maintained and much-loved woodland.”

FSHWKG volunteers meet on the second Saturday every month 10.30-12.30, Bowling Pavilion, Tootswood Road. All welcome!



DEVELOPMENT

Planning in Transition: What Major Changes Could Mean for Bromley

Planning is often seen as a local issue, with decisions made by councillors at committee meetings and guided by local policies. However, a series of national, regional and local reforms currently underway could significantly change how planning decisions are made in Bromley over the coming years.

Changes to Planning Committees

One of the most significant changes is the Government's reform of planning committee decision-making through the Planning and Infrastructure Act 2025, due to take effect on 31 October 2026. These reforms introduce a national system for determining which planning applications should be decided by officers and which can be considered by elected councillors. Under the new arrangements, planning applications will be divided into two categories.

Schedule 1 applications must be determined by planning officers and cannot be referred to a planning committee, regardless of the number of objections received or whether a councillor requests that the application be considered by members. These are generally smaller or more routine applications such as householder extensions, minor residential developments, minor commercial proposals and certain technical applications. The intention is to allow straightforward applications to be dealt with more efficiently.

Schedule 2 applications will include larger or more complex developments. These may still be considered by a planning committee, but only where they meet a statutory gateway test demonstrating that they raise significant planning issues. Examples could include major housing developments, large mixed-use schemes or proposals with significant economic, environmental or social implications.

For Bromley, this means that some of the existing routes by which applications reach committee, including referrals based on the number of objections or requests from councillors, are expected to change. Planning committees will increasingly focus on proposals considered to be of strategic or wider significance.

Bromley's New Local Plan

Bromley is itself preparing a new Local Plan. The borough's current Local Plan was adopted in 2019 and remains the primary document used to determine planning applications. However, councils are expected to keep their plans up to date, and Bromley has already begun the process of preparing a replacement.

Preparing a Local Plan is a lengthy process. It involves gathering evidence, consulting residents and stakeholders, identifying potential development sites, drafting policies and ultimately submitting the Plan for independent examination by a Planning Inspector. Bromley consulted on a "Direction of Travel" document in 2025 and continues to develop the next stage of the process.

Importantly, the new Local Plan will need to take account of both the revised NPPF and the eventual London Plan. In practice, this means that national, regional and local planning policies are all evolving simultaneously. The decisions made over the next few years could influence where new homes are built, how town centres develop, where employment land is protected and how the borough responds to future growth pressures.

These are extracts from a fuller analysis, which is available on the Planning section of our website www.shortlandsra.org.uk

LIBRARY AT ST MARY'S TO OPEN 3 DAYS A WEEK

Shortlands Library's temporary base in St Mary's Church Friends' Room is to open three days a week from late October. In addition to the current Mondays and Saturdays the Library will now also open on Fridays from 9.30am-1pm and 2-5.30pm.

There will also be additional activities like an adult reading group and a children's playset reading group.

With the present building in Shortlands Road having been closed since January this year due to structural problems, St Mary's will be hosting the Library at least up until February 2027. The Council are working with St Mary's to create a better library space there for the short term, including the book stock collection for both adults and children and offering IT services (printing).

SHORTLANDS STATION COMMUNITY GARDEN

Things are moving forward again to bring the Station Community Garden to fruition. A team of volunteers is working hard to enable the garden to open to the public next Spring. New fencing and planters are being installed, benches moved, and bulbs planted.

It is intended to invite the Mayor, Councillors and rail managers to the opening.

Watch this space for more information after Christmas.

MEMBERSHIP

This is the last newsletter for 2026 and hopefully will act as a reminder for you either to renew your subscription or join us for the first time. With the increase in our activities and our costs we need your support more than ever.

We are still looking for volunteer Liaison Officers to deliver newsletters four times a year to their local road(s) and help collect annual subscriptions. So, if you could possibly help, please contact our membership secretary Rob French at membership@shortlandsra.org.uk

NEWS FROM THE VILLAGE

Mid-October saw some of our members and other local residents take part in a litter-pick in and around Shortlands Village. Starting from the Station ticket-hall, we worked our way through the Village and nearby roads...and the weather smiled upon us.

The shops at 87 Beckenham Lane have remained vacant behind hoardings for at least seven years, but Councillor Grant has been told that they will finally be re-opening by the end of November. We wait with baited breath...and the wooden hoardings have just recently been given an alarming paint job! We continue to press for this focus of the Village to be brought out of its mothballs.

As to other shops, jdm Estate Agents have acquired Curran and Pinner and moved into 94 Beckenham Lane.

Fingers crossed, with Christmas on the horizon, we hope Christmas Lights will be returning to the Village in December – maybe with the switch-on marked by another carol singalong!

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