

# Knoll News



## Knoll Residents Association Spring 2019 Newsletter

### SUBSCRIPTIONS

Welcome to the Spring 2019 edition of The Knoll News. For those who are new to the area this edition is distributed to every household in The Knoll requesting payment of the 2018/19 subscription. This is still £1 per adult member of each household. Your Road Warden will call on you to collect the subscription, but it helps them and speeds up the whole collection process if you could complete the form at the end of the newsletter and pop the money through their door. The list of Road Wardens is at the end of this newsletter on the same page. The Summer and Autumn editions will only be delivered to households with a paying member. The Road Wardens have been asked to pass on the subscriptions to the membership secretary by the end of April so please help them by paying as quickly as possible.

### ROAD WARDEN VACANCIES - URGENT

We have Road Warden vacancies. Please see situations vacant. Ideally, you will take over immediately and collect the subscriptions due now. It is not reasonable for residents in the respective roads to expect others to cover these roads indefinitely so please can we have volunteers.

### 2018 ANNUAL GENERAL MEETING

We had a very successful AGM on Tuesday, 20 November which well over 100 members attended, together with local Councillors, and invited speakers. Thanks to all the members who turned out on a particularly foul evening.

The meeting opened with a welcome from Rev Jennifer Millington Minister of St John's United Reform Church, whose hall we were of course using.

Sgt Blewer introduced himself as the new officer in charge of our local Safer Neighbourhood Team and provided an update on crime in the area.

Sharon Baldwin, Executive Director of Orpington 1<sup>st</sup> was scheduled, but unable to attend, so provided an update on the High Street which was read out at the meeting by the Chair on her behalf.

The main speaker was Gareth Bacon, the London Assembly member for Bexley and Bromley who provided an update on the London Mayors Plan. He is already booked to return for our 2019 AGM to provide the final update on this.

### ANNUAL MEETING WITH OUR COUNCILLORS

We will be holding our annual meeting with your local Councillors on Monday 1 July 2019, where we will discuss local matters and pose any questions you may have.

Please send any questions you would like the Committee to ask on your behalf to [kra.secretary@gmail.com](mailto:kra.secretary@gmail.com) prior to the meeting.

## THE LONDON PLAN

As a reminder, the London Plan is the statutory spatial development strategy for the Greater London area that is written by the Mayor of London and published by the Greater London Authority. The current Mayor published his first draft plan in December 2017 which was followed by a consultation period which ceased on 31 March 2018. Since then the plan has been modified, though not substantially, and is due to be presented to Secretary of State for Housing, Communities and Local Government (currently James Brokenshire) for final approval in a process commencing in April. As the Labour party has a majority in the Greater London Authority it is only at this level some of the concerns arising from the plan can be addressed.

The key points of concern for most of Greater London centre on the removal of protection for back gardens (contrary to national policy), the removal of the density matrix (this is designed to ensure developments are appropriate for the location and PTAL (public transport accessibility level) of the development), the removal of targets for family homes, the reduction in parking standards and the insistence that new developments near transport hubs should have zero parking provision without exception. These policies will encourage (particularly in outer London suburbs) a huge increase in the demolition of existing family housing and its replacement with blocks of flats with little to no parking provision. Furthermore, the proposed London Plan presumes in favour for all developments under 25 units and within 800m of a town centre boundary or a station. LBB would therefore be unable to prevent planning applications to redevelop a few houses or use gardens and build flats with no parking provision. Amenity space starts at 5 square metres per unit. This would affect around 80% of The Knoll area. The plan also encourages boroughs to permit taller properties.

We are obviously concerned that Orpington, as an area with principally family homes, will be redeveloped into an area of flats without parking facilities. Whilst this works for inner London in close proximity to good transport links, we cannot see it working for Orpington. Whilst train links into London are good, if overcrowded and rarely on time, getting anywhere else at speed, even with a car, is hard to achieve. There is clearly a shortage of homes generally and in particular for those starting on the housing ladder but unless house building is carried out with common sense and a proper plan, then replacing family homes with flats only causes a shortage of properties to move on to when these households expand in size.

Details of the London Plan can be found at

<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan>

If you are concerned that Orpington could lose many family houses, replaced by tall blocks of flat with little parking provisions then we suggest you write to the Secretary of State to express your concerns at

Rt. Hon. James Brokenshire MP  
Secretary of State for Housing, Communities and Local Government  
Ministry of Housing, Communities and Local Government  
2 Marsham Street  
London  
SW1P 4DF

The GLA Conservative Group have already expressed their concerns which can be found in the following link

<https://www.london.gov.uk/sites/default/files/London%20Assembly%20Conservative%20Group%20%282497%29.pdf> which may be useful as a crib if you wish to make a representation. Please note that the KRA is non-political and the reference to this document is not in any way intended to demonstrate our support for the Conservative party or their views on this matter. It is merely that most of the above concerns are conveniently set out in the document and can be echoed by those who want to use them.

If any of the links do not work, simply Google London Plan 2018 and select the relevant link in the page of the Mayor of London and London Assembly website.

## AREA OF SPECIAL RESIDENTIAL CHARACTER (ASRC)

As a recap, the following criteria should be considered in determining whether an area qualifies as an ASRC

- (i) there should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent
- (ii) the majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well-landscaped frontages)
- (iii) the boundary should be easily defined and defensible and
- (iv) the areas defined should be primarily residential in character

As you may recall back in 2016 the KRA took a poll from residents on whether they would like their road categorised as an ASRC. Those roads where a majority of the residents had voted in favour of inclusion in the ASRC were then included in the KRA's formal application to LB Bromley. LBB considered the application and ruled out certain roads as their characteristics did not fulfil the necessary criteria. The remaining roads formed the ASRC which was included in the London Borough of Bromley's own plan. After consultation the Bromley Local Plan was the subject of an examination by an independently appointed Inspector. In her report published in December 2018, the Inspector confirmed that the Local Plan was sound subject to a number of main modifications.

The modifications recommended by the Inspector, together with additional minor modifications, are included in the adopted Bromley Local Plan which was finally adopted on 16 January 2019. This final plan confirmed that part of the Knoll was duly designated as an ASRC. The roads concerned are Lynwood Grove, Mayfield Avenue and Broxbourne Road, plus the side roads off these roads and the majority of Dale Wood Avenue. The Bromley Plan can be found at [https://www.bromley.gov.uk/downloads/file/4768/bromley\\_local\\_plan](https://www.bromley.gov.uk/downloads/file/4768/bromley_local_plan)  
Details of The Knoll ASRC can be found in Appendices 10 on report page 313 (pdf page 315).

Now that part of The Knoll has ASRC status what does this mean? It means that in considering planning applications the Council will pay particular attention to the following development control guidelines

1. Developments likely to erode the individual quality and character of the ASRCs will be resisted
2. Residential density shall accord with that existing in the area
3. Spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area
4. The general height of existing buildings in the area shall not be exceeded
5. The space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area
6. Backland development will not be permitted
7. New development will be required to take account of existing front and rear building lines
8. Existing mature trees and landscaping shall be retained wherever possible
9. Conversions, where appropriate, will only be acceptable where they do not alter the external appearance of the building
10. Proposals, including conversions that are likely to significantly increase the proportion of hard surfacing in front of existing properties, will be resisted unless accompanied by satisfactory landscaping proposals materials shall match or complement those in adjoining existing developments



## **ROAD WARDENS**

We still have road warden vacancies, for the following roads, some of which are long outstanding

Tower Road 4-26 & 9-27  
Tower Road top  
St Aubyns Gardens  
White Hart Road  
Eastcote  
Mayfield 51-123

For Tower Road and St Aubyns Gardens please contact Hilary Robson. For White Hart Road please contact Simon Wood. For Eastcote and Mayfield Avenue please contact Kay Wilkins.

The duties of the road warden will be to deliver the Summer and Autumn editions of the Knoll News to members only, the Spring edition to all houses in the area they cover, collect subscriptions and pass them to the membership secretary. The time involved can only amount to a few hours a year.

## **KRA COMMITTEE**

At the AGM we said goodbye to Jo Wyton who has had two stints on the committee and has now moved to Herefordshire where her son and family now live. In the summer we will be saying goodbye to Dave Thomas who is moving to Madeira! We would like to take this opportunity in thanking them for their years of service on the committee.

We welcome 3 new members of the committee, John Shafron, Kevin Tunstall and Kate Perrins, all of whom live in Lynwood Grove.

John has taken over as road warden secretary from Jo Wyton and will be the KRA's representative on the London Borough of Bromley Residents Federation.

Kevin has taken over from me as the editor of the Knoll News.

## **KRA CHAIR**

I mentioned in the Autumn Knoll News that I will leave the committee at the AGM in November. By this time, I will have served on the committee for 20 years. I am currently Treasurer and Chair, still work full time and quite frankly I just do not have the time to do everything. I am happy to continue as Treasurer, but we need someone to replace me as Chair. If anyone is interested, please contact me or any member of the committee. See the contact us section on the next page.

## WHAT'S ON

### Do you want to learn or improve your Spanish?



Two 10 weeks Spanish courses are offered at St John's URC Church Hall run by Darlene Petrons

1. Ideal if you are going on holiday to Spain and have basic knowledge of Spanish  
This course will build on the basics and will enable you to communicate in everyday situations.

Starting Thursday April 25<sup>th</sup> from 11am-12:30pm

2. Suitable for anyone who has some knowledge of Spanish  
This course will revise different topics with emphasis given to spoken Spanish to help you gain more confidence communicating in everyday situations.

Starting Wednesday May 15<sup>th</sup> from 8pm-9:30pm

For more information contact [dpetronsdospanish@gmail.com](mailto:dpetronsdospanish@gmail.com) or telephone 075040 86443

## CONTACT US



The contact details for specific KRA officers & committee members are:

**Chair & Treasurer** Ian Black 831014 [kra.chair@gmail.com](mailto:kra.chair@gmail.com)

**Secretary** Miriam Harries 811243 [kra.secretary@gmail.com](mailto:kra.secretary@gmail.com)

**Membership** Anne Dungan 820987 [knollra.membership@gmail.com](mailto:knollra.membership@gmail.com)

**Planning** Sue Smith 830251 [kra.planning@gmail.com](mailto:kra.planning@gmail.com)

**Tree Warden** Brian Wilkin 836728 [kra.treewarden@gmail.com](mailto:kra.treewarden@gmail.com)

**Road Warden co ordinator & Road Warden secretary** Kay Wilkins 878603

**Road Warden secretary** John Shafron 07466 636766

**Road Warden secretary** Hilary Robson 825422

**Road Warden secretary** Simon Wood 871811

**Road Warden secretary** Christabel Drakes 832632

**Items for the KRA website** to [knollnews@gmail.com](mailto:knollnews@gmail.com)

Our Spring Newsletter is delivered to all households in our area. Summer and Autumn editions are only delivered to members. Our newsletter is delivered to over 1,500 members in the area.

If you have any articles or news snippets you would like to share, or details of any forthcoming courses, events or talks that you would like publicised in the Summer 2019 edition please email [knollnews@gmail.com](mailto:knollnews@gmail.com) by Monday June 10<sup>th</sup> 2019.

Thank you

**Please note:** Information on items and activities included in this newsletter and on our website are as received by the Knoll Residents Association. The KRA is not responsible for these items/ activities and the inclusion of such activities does not constitute an endorsement of services or information offered.

Road	Road Warden	Road Warden Address	Road	Road Warden	Road Warden Address
Bancroft Gardens	Michael Carter	2c Lynwood Grove	Lynwood Grove 42-58 & 45-85	Denise Hardy	36 Lynwood Grove
Blossom Drive	Brian Wilkin	27a Orchard Grove	Lynwood Grove 60-84	Simon Hulme	54 Lynwood Grove
Braeburn Court	Brian Wilkin	27a Orchard Grove	Mayfield Avenue 20-38	Ray Humby	39 Mayfield Avenue
Bramley Court	Brian Wilkin	27a Orchard Grove	Mayfield Avenue 21-57	Val Humby	39 Mayfield Avenue
Brookside	Val Humby	39 Mayfield Avenue	Mayfield Avenue 40-76	Karin McCormack	70 Mayfield Avenue
Broomhill Road 3-73	Friso Dijstelbergen	24 Broomhill Road	Mayfield Avenue 59-123	Dave Thomas	56 Mayfield Avenue
Broomhill Road 2-62a	Patricia Sanderson	21 Broomhill Road	Melbourne Close	Simon Hulme	54 Lynwood Grove
Broxbourne Road 1-17 & 2-14	Maggie Brown	14 Broxbourne Road	Moorfield Road	Anne Bailey	34 Moorfield Road
Broxbourne Road 19-49 & 18-48	Ian Calnan	40 Broxbourne Road	Novar Close	David Riddoch	15 Novar Close
Broxbourne Road 49A-71 & 50-70	Adrienne Harris	70 Broxbourne Road	Oakhill Road	Barbara Kent	6 Hill End
Chislehurst Road	Maureen Elliott	97 Chislehurst Road	Oatfield Road	Fiona Borthwick	1 Oatfield Road
Cornmill Drive	Friso Dijstelbergen	24 Broomhill Road	Orchard Grove	Brian Wilkin	27a Orchard Grove
Cyril Road	Susan Tapp	The Sheiling', Cyril Road	Pepys Rise	Diane Brown	2 Pepys Rise
Dale Wood Road 1-27 & 2-24	Percy Williams	23 Dale Wood Road	Sequoia Gardens	Julia McCarthy	3 Sequoia Gardens
Dale Wood Road 29-49 & 26-48	Alan Wiley	42 Dale Wood Road	Somerset Road	Nina Taylor	3 Somerset Road
Dale Wood Road 51-93 & 50-60	Alan Wiley	42 Dale Wood Road	St Aubyns Close	Hilary Robson	35 Tower Road
Devonshire Road	Richard Parrott	20 Wiltshire Road	St Aubyns Gardens	Hilary Robson (acting)	35 Tower Road
Eastcote	Dave Thomas	56 Mayfield Avenue	St Kilda Road	Anne Raymond	4A St Kilda Road
Elm Grove 1-33 & 2-36	Christabel Drakes (acting)	21 The Drive	Stanbrook House	Brian Wilkin	27a Orchard Grove
Elm Grove 35-57 & 38-88	Harold Holding	42 Elm Grove	Stanley Road	Anne Raymond	4A St Kilda Road
Hill End	Barbara Kent	6 Hill End	Station Road	Duncan & Elizabeth Cameron	15 Station Road
Hillview Crescent	Connie Foo	1 Hillview Crescent	The Avenue	Tim Andrews	19 The Avenue
Hillview Road 1-31 & 2-32	Geoff Gammon	29 Hillview Road	The Drive	Martin Carney	24 The Drive
Hillview Road 33-49 & 34-52	Christabel Drakes (acting)	21 The Drive	The Maltings	Jan Wright	8 The Maltings
Irene Road	Joan Kinnear	7 Novar Close	Tower Close	Fiona Blanchard	2 Tower Close
Irvine Way	Maggie Brown	14 Broxbourne Road	Tower Road 29-47 & 26A-36	Hilary Robson	35 Tower Road
Keswick Road	Jill Solly	9 Keswick Road	Tower Road 4-26 & 9-27	Hilary Robson (acting)	35 Tower Road
Knoll Court	Alice Smith	10 Knoll Court	Tower Road top	Hilary Robson (acting)	35 Tower Road
Knoll Rise 1-17 & 14-32	Alan Goddard	11A Knoll Rise	Vinson Close	Richard Burton	46 Vinson Close
Knoll Rise 17a-31 & 34-50	Trevor Marcussen	24 Lucerne Road	Westholme	Ray Humby	39 Mayfield Avenue
Lamorna Close	Susan Tapp	The Sheiling', Cyril Road	White Hart Road	Patricia Sanderson (acting)	21 Broomhill Road
Lucerne Road	Chris Davies	3A Lucerne Road	Wiltshire Road	Richard Parrott	20 Wiltshire Road
Lynwood Grove 1-43 & 2-40	Michael Carter	2c Lynwood Grove			



Please enter your details below and deliver with your subscription (£1 for each adult household member) to your road warden listed above

**Subscriptions for 2018-9 are due by 30 April 2019**

Name(1) \_\_\_\_\_ Name(2) \_\_\_\_\_

Name(3) \_\_\_\_\_

Address \_\_\_\_\_