

# Knoll News



Welcome to the Spring 2021 edition of *Knoll News*

## Message from the KRA Chair

I can't believe COVID is still affecting our life and social behaviours and has been for over a year now.

I am very pleased to say my wife and I have had the Pfizer vaccine; the procedure was very efficient and makes me proud of the NHS and being part of the local community.



Early Spring Blossom, Tower Road. photo Lee Kendall

The positives are that we can take the opportunity to spend more time getting to know the Knoll area during our exercise walks and using our local takeaway and businesses as regularly as possible.

The negative is that not all businesses have remained open and so I am looking forward to using all the shops / restaurants and local businesses once again.

Times are difficult for both businesses and consumers alike, and so a key addition to this newsletter is the introduction of local business adverts. Please do take a look at the adverts and we hope you can help local businesses and at the same time take advantage of some of their offers to you. It is our intention that advertising will help support the Knoll

Residents Association and fully fund the production and distribution of this newsletter to residents so that we no longer need to collect any household subscriptions.

Please email Malcolm Stoodley using ([knollnews@gmail.com](mailto:knollnews@gmail.com)) if you are interested in adding your own local business advert to a future newsletter.

Keep Safe and keep in good spirits while we wait to come out of lockdown.

*Lee Kendall, Chairman of Knoll Residents Association*

## 2020 Annual General Meeting – Miriam Harries

Our AGM was held on Tuesday 17 November 2020. Due to the Covid19 lockdown restrictions we were unable to have our usual meeting, but having used Zoom successfully for our committee meetings decided to hold an online AGM.

We were delighted that there were over 60 attendees including all our Councillors, Sharon Baldwin of Orpington 1<sup>st</sup> and Jennifer Millington from St Johns URC. Gareth Bacon MP was able to join us from Westminster. He gave us an update on the London Plan and its implications for planning in our area and was happy to answer several questions from residents.

Sharon presented an enthusiastic explanation of everything that had been happening in Orpington which included setting up new planters to allow more space for social distancing in the High Street.

We had a pre-recorded message from PC Alex Farmer filmed on a sunny afternoon by the green in Broxbourne Road (thank you Stephen Sangster).

All our Councillors responded to local issues and answered questions.

The date for this year's AGM is **Tuesday 16 November 2021** and we hope we may be able to meet once again in person.

The minutes of the 2020 AGM can be found on the Knoll Residents Association website [www.kra.orp.org.uk](http://www.kra.orp.org.uk)



Daffodils in Broomhill Road. photo Steve Sangster

## AGM update from Gareth Bacon MP

Those who attended the AGM in November will have heard the update from our MP, Gareth Bacon, on The Mayor's London Plan and the White Paper on planning, 'Planning for the Future'. He has kindly provided the following update on The London Plan:

### The London Plan – final position

The new draft London Plan was published in November 2017, with the most recent draft published in December 2019. It was provisionally approved by the London Assembly in February 2020, despite the fact that it was still awaiting approval from the Secretary of State. In March 2020, the Secretary of State directed the Mayor to make a number of changes to the draft London Plan before it could be published. These included:



Spring Flora, Elm Grove -photo Anika James

- Removing the blanket 'no net loss' policy on industrial land.
- More flexibility on parking spaces for larger homes in outer London.
- Recognition of the need for new family-sized homes.
- Ensuring the wording on Green Belt protections were in line with national policy.

In December 2020, the Secretary of State directed further changes. These were as follows:

- On industrial land, boroughs will be given greater flexibility to release industrial land, even if it is in active use, in circumstances where they would otherwise be considering the release of Green Belt or Metropolitan Open Land to meet housing need.
- On tall buildings, the policy is amended to ensure that tall buildings could only be brought forward in "appropriate and clearly defined areas". Where boroughs have not set a height definition for tall buildings, the default will now be 6 storeys or 18m. This means that anything at or above this level would be considered a tall building, unless the borough sets a higher level.
- In return, boroughs will not be able to define a tall building as anything less than 6 storeys or 18m. This is designed to allow for "gentle densification", for example by increasing the height of a 2-storey building to 4-6 storeys. However, the wording also stresses, "this does not mean that all buildings up to this height are automatically acceptable", and they will still need to be assessed "to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area".

The Mayor subsequently submitted a new version of the Plan to the Secretary of State, including both sets of directions. This was approved on 29<sup>th</sup> January 2021.

The latest version of the London Plan sets a housing target of 52,287 homes per year across Greater London, reduced from 64,935 homes in the previous draft.

In general, the interventions from the Secretary of State are helpful to outer London boroughs like ours, although it remains to be seen what impact the new housing targets – which, although lower than those originally stipulated by the Mayor, are significantly higher than now – will have on the type of development we see in the next few years.

Regarding 'Planning for the Future' this is being reconsidered by the Government following the consultation and we await the next step.

### **Planning Update** - Anika James



For full details of The Knoll ASRC, see pages 313-314 of the Bromley Local Plan, downloadable from: [https://www.bromley.gov.uk/download/downloads/id/4768/bromley\\_local\\_plan.pdf](https://www.bromley.gov.uk/download/downloads/id/4768/bromley_local_plan.pdf)



**Extending the ASRC** – On the subject of the national Planning for the Future consultation, the KRA Committee is considering ways in which we might protect our area from falling into the proposed "Growth" or "Renewal" categories. Under these categories some planning requirements would be relaxed and we would be at greater risk of garden infill and multiple occupancy development in the Knoll.

One option is to lobby the Council to extend the local "**Area of Special Residential Character**" (ASRC) designation to further roads. This is not a guaranteed safeguard because, as proposals currently stand, local authorities will have very little power over development in these two categories, meaning local authority designations may be irrelevant. However, a lot can change during a consultation and so we think it is a good idea to do whatever we can now.

To this end, please get in touch if you feel your road, or a portion of it, shares the characteristics of the existing ASRC (see panel), or has some other particular characteristics that should be protected.

#### **Existing Knoll ASRC characteristics include:**

- a majority of post-war detached or interwar semi-detached two storey properties inset in spacious plots, built with distinctive Arts and Crafts features
- houses mostly rendered in white, or mostly neo-Tudor style, featuring pitched roofed front elevations and decorative design features
- a mix of open plan or landscaped front gardens delimited by low boundary walls or hedges and mature vegetation.

It currently consists of Dale Wood Road (part), Lynwood Grove, Mayfield Avenue, Broxbourne Road and the closes off them.

**Multiple Dwelling Infill** – A number of members have been in touch regarding letters they have received from Urban Infill London. These letters claim that the properties in this area have a "high likelihood for redevelopment for multiple dwellings" and purport to be able to offer an uplifted price for plots. The Committee disagrees with this assessment, not least because of the ASRC, and is responding to Urban Infill London to that effect. Please do get in touch if you have concerns about overdevelopment and back garden infill or need support objecting to this type of planning application. *We are keeping an eye on this worrying trend.*

**Poundland Development** – The Committee has supported the residents of Vinson Close in objecting to the current plans for this development on the grounds of impact on parking, congestion and traffic entering and exiting Vinson Close. The Royal Mail have also objected to the plans on the basis they potentially jeopardise the service they provide, which, of course, has the potential to affect everyone in the Knoll. *We await the Council's decision.*

## Petts Wood and Knoll Safer Neighbourhood Panel



### Introduction by A/PS Richard Phillips

Good Day residents of the Knoll. I hope everyone is keeping well during this difficult time. I have taken over from PS Alex Farmer who has moved to take over from me on Orpington and Cray Valley wards, and who I would like to thank for his efforts whilst in the role of sergeant for Chelsfield, Farnborough and Petts Wood.

I have been a police officer for just under 7 years, starting as a response team officer in Croydon and then moving into a staff officer role working directly for Superintendent Carswell and Chief Inspector Knight.

I have spent the last 3 years in neighbourhoods in one role or another and I am fully aware of the issues faced across The Knoll, having been briefed by Alex and the teams. I hope to meet many of you in the coming weeks and months as lockdown restrictions are eased.

### Crime Update and Prevention

The team hope that you are all in good spirits and hopefully we will all be able to get back to some normality in the very near future. Since the very first lockdown of last year we have seen reported crime having generally been reduced, however some crimes have increased.

Burglaries, which are probably our No 1 reported crime, have fallen and this is due to our properties being occupied most of the time, although we have seen an increase in Motor vehicle crime and in particular Catalytic Converter theft (On this issue, however, we are happy to say that x 3 persons were arrested very recently for going equipped with tools used in this criminal activity!!)

#### Crimes for January & February for Petts Wood & Knoll

Criminal Damage	3
Burglary	10
Drugs	2
Public Order	6
Robbery	6
Theft from Motor Vehicle	20
Theft of Motor Vehicle	14
Violence against the person	14
Theft	2

We continue to request that you ensure that you lock up your vehicles once you have finished for the day. There are many vehicles that will automatically fold in their wing mirrors when the vehicle is locked, so if the mirrors are not folded in, it may show from a distance that the vehicle is NOT locked; the criminal may know what vehicles have this function so this would be a very easy pick up for them. We do know that vehicles are being accessed via keyless means so to combat this [if your car has "keyless entry"] we ask you to look at obtaining a FARADAY POUCH. This pouch blocks the electronic signals being sent to your car key fob, from outside of your property, which enable the criminal to take control of your vehicle.

Vehicle crime is committed by opportunists. If they walk past your vehicle that is locked on your drive and see *that* pot of loose trolley/car park change in your centre console, they won't think twice about smashing your window to have this; likewise if they see bags, mobile phones, a laptop, or even a pair of sunglasses! Please keep all items out of sight.

As we turn our thoughts towards spring many of us will be looking at getting new or replacement garden items and tools; items that will more than likely be going into the garden shed/garage at the rear of your property; and we would recommend, when you are offloading these items from the back of the car, that you be cautious when doing so. You just don't know who is watching you offload these goods, but one thing for sure is that they will know where these items will end up! Please ensure that you securely lock up these items and think about getting some netting for the shed windows, as this may prevent your goods from being seen from the outside by the thief, in the early hours of the morning. Most people have alarm systems on their property, so why not think about purchasing a *Stand Alone Alarm* for the garden shed? They don't cost much, are easily installed and run off batteries. If the would-be-criminal were to activate the Garden Shed Alarm in the middle of night they would probably not hang around waiting for you to make an appearance!

In an emergency call 999

The non-emergency number is 101

Website [met.police.uk](http://met.police.uk)

Email [Pettswood&KnollSNT@met.police.uk](mailto:Pettswood&KnollSNT@met.police.uk)

Twitter [@MPSPettswood](https://twitter.com/MPSPettswood)

Tel (020) 8721 2609

#### Your Team

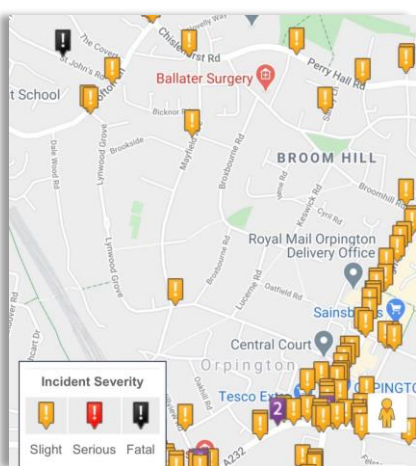
A/PS 2316SN Richard Phillips

PC 1561SN Taj Mahil

PC 1544SN Matt Gill

PCSO 7101SN Colin Bisset

### Mayfield Avenue Speeding



This issue has been raised and we know it has been a concern for a number of years. Traffic calming measures are prioritised where there have been the most serious accidents. We have obtained a report of all accidents in the Knoll Ward in recent years (see picture) that shows relatively few incidents, thankfully. Whilst Mayfield Avenue has had two 'slight' accidents in recent years, when compared to other 'hot spots' this is relatively few and would make it very hard to get substantive additional traffic calming measures. It is of course a shame to have to wait for a serious or fatal accident before taking action.

One option to explore is implementing a *Community Roadwatch* scheme. This involves local residents manning a live speed camera and taking note of number plates of speeding cars which then triggers a warning / educational note being sent to the driver. It is a scheme that has been proven to work at thousands of sites across the country. It would require local volunteers over the age of eighteen.



Search online for "Community Roadwatch"

If you are interested, please contact us at [knollnews@gmail.com](mailto:knollnews@gmail.com)



## Building an Online Community in the Knoll – Steve Sangster

Our Knoll Residents Association Facebook group continues to grow with 320 members at the time of writing. Residents use the page for multiple reasons from local information and advice, important crime updates to planning issues and historical insights. It has also been great to see many members giving away items for free; we have seen Basket Ball nets, wooden flooring and sewing material being offered as just a few notable examples.

### Charitable Appeals

The Facebook page has also been used for two local charity appeals:

#### ➤ Perry Hall School Clothes Donations

A new collection container has been installed at the school where you can donate clothes, blankets and shoes. This all helps to raise funds for the school. After an appeal on the KRA Facebook page they were inundated with donations!

#### ➤ Give a Laptop Appeal



Local IT repair man James Broomfield from *Our Tech* set up a laptop recycling scheme at the start of lockdown 3.0. Residents were asked to donate redundant laptops which he wiped, cleaned and reloaded to give to school children to support home learning.

Following an appeal on the KRA page, a number of laptops were donated which resulted in 6 being offered to Perry Hall Primary School and a similar number to Poverest Primary School.



### Polls Apart!

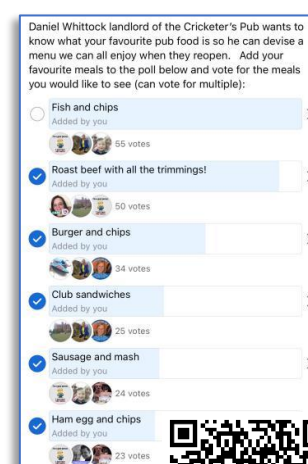
We have been running a number of online polls of KRA residents to get to know more about our community. These have all been quite light-hearted so far but it is hoped to use this feature to get reads on important local issues.

What can we tell you so far about your neighbours?

The average KRA resident has lived in the Knoll for 21 years, men are 4 times more likely to put the bins out, and the dish we are most looking forward to when the Cricketers reopens is Fish and Chips!



To join our Online Facebook group, search *Knoll Residents Association* on Facebook or enter the web address: [facebook.com/groups/knollresidentsassociation](https://www.facebook.com/groups/knollresidentsassociation)



Scan the QR code



### Orpington 1st

With a roadmap out of lockdown and the Spring season upon us, the Orpington business community is looking forward to welcoming customers back into town. Those that have been allowed to remain open throughout the last year, have had to adapt their model, not just to follow covid guidance but to reflect the new ways that customers want to access goods and services; a pattern of change that has been accelerated by the challenges of COVID.

Businesses are well prepared to provide a safe and secure environment but will need customers to follow all the guidelines. The council has a public information campaign on ensuring a safe exit out of lockdown and the BID [*Business Improvement District*] is working in partnership to provide a clean and welcoming environment including public hand-sanitiser stations.

Our much-loved floral displays will be back at the end of May supporting the town's entry into *London in Bloom - 2021*. It brings together a range of sustainability projects and community groups who all have a passion for the environment; something that the last year has brought into real focus.

Sustainability is also a focus for the proposed redevelopment of *The Walnuts*, and we would ask that everyone takes the opportunity to engage in the consultation process. This is an exciting period of change for the town with a number of development sites coming forward. It is an opportunity for everyone to help shape the place they live in or work in, and to be part of building its future.



Our first festival of the season, in partnership with *Rotary*, will take place at the end of May:  
**WAYS WITH WORDS**  
is Orpington's inaugural Literary Festival.  
It will be delivered across a variety of platforms including live performance.  
Please visit the Orpington1st website, [orpington1st.co.uk](https://www.orpington1st.co.uk), for more information and join in.

# CONTACT



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**Knoll News Editor** Lee Kendall, Carol Bisley, Ian Black, Brian Bates

**Knoll News Advertising** Malcolm Stoodley



Items for the KRA website, *Knoll News* and enquiries about future advertising  
[knollnews@gmail.com](mailto:knollnews@gmail.com)



**Facebook Administrators** Stephen Sangster and Carol Bisley

**KRA Facebook Group** [facebook.com/groups/knollresidentsassociation](https://facebook.com/groups/knollresidentsassociation)

**KRA Website** [kra.org.uk](http://kra.org.uk)



If you'd like to share your views, raise an important issue, comment on anything you've seen in Knoll News, or just get to know the friendly people who make up our community, come join us on Facebook!  
Scan the QR code today, and then follow the link!



Our newsletter is delivered to over 1,500 members in the area.

If you would like to advertise or have any articles or news snippets that you would like to share, or details of any forthcoming courses, events or talks that you would like publicised in the next edition, please email [knollnews@gmail.com](mailto:knollnews@gmail.com)

## Please note

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The KRA is not responsible for these items or activities, nor is it responsible for any advertised product or service and their inclusion does not constitute an endorsement of the information, service or product offered.

## Thank you



# SUPPORT LOCAL



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**Each has an offer for members of the Knoll Residents Association.**



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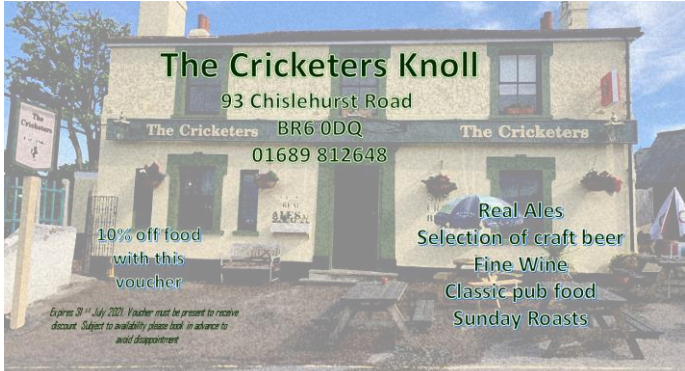


Contact Melanie Alford  
07930 667449  
mel@soulistictherapy.co.uk

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