

# Officers' Reports for 2025 Annual General Meeting (AGM)

## Chair's Report

**Margaret Brearley**

When I took over from **Pete Saunders** as Chair a year ago, I mentioned Harvard University's report on Happiness. This stressed that the key factor in creating happiness is the quality and quantity of the connections we have to other people. I expressed my hope that in the coming year we would be able to foster neighbourliness and even better connections to one another, through our wonderful Ravensbourne Valley Residents Association.

That hope has been fulfilled, at least in part. The number of Members attending our bi-monthly meetings has grown substantially. Sociability has been enhanced by the warm environment of the Golf Club and the bar within our meeting room. It is now delightfully normal for Members, Committee and even Councillors to stay and chat over a drink until ten o'clock.

I cannot praise the RVR Committee sufficiently. They have worked tirelessly throughout the year. They are passionately committed to enhancing our beautiful neighbourhood. Some were new to their posts and have excelled in them. **Sharon Richardson** has followed on from our previous excellent Treasurer, **Dave Wiltshire**, and has worked energetically to keep our finances in order. **Alastair Holmes** took over the baton from **Linda Muller** as Membership Secretary with enthusiasm and skill. **Andrew Lancaster** took on the role of Traffic Officer from **Nicholas Ansdell-Evans** and has filled it with aplomb. Most recently, **Nigel Foster** has solved the unenviable task of filling the shoes of irreplaceable **Monica Wiltshire** as Street Friends Co-ordinator by donning Wellingtons with panache.

I am also hugely grateful to the RVR power couple, **Euan McMaster** and **Jacqueline St. Quinton**. **Euan** spends many hours creating and editing the excellent RVR Newsletter, which is an invaluable resource for all of us. **Jacqueline** keeps the Minutes and fulfils other roles as RVR Secretary, meticulously and with graciousness.

As RVR long-term Planning Officer – and its longest-standing Committee member - **Clive Lees** has unparalleled knowledge, commitment and tenacity. He is widely respected in Bromley Civic Centre and enlivens our meetings with his superb slide shows of local and often unintentional malfeasance. Whenever possible, he kills off development mishaps and monstrosities, or at least keeps them at bay for as long as possible.

**Beatrice Osborn** has been on the RVR Committee for twelve years, as Secretary for five years and Vice-Chair for seven years. She fulfilled both roles with great dedication. Sadly, Beatrice is standing down as Vice-Chair. But she will continue to represent RVR on the London Borough of Bromley Residents' Federation (LBBRF). Tonight, Beatrice is representing us in Bromley Civic Centre at the Mayor of Bromley's Award ceremony.

One Committee role is still, alas, vacant. Our RVR website, created by **Clive Lees**, is a gem, but lacks the guiding hand of an enthusiastic Webmaster. Surely there must be a Webmaster lurking somewhere locally, waiting to be found?

Warm thanks are due to the unsung heroes, the devoted **Road Reps**, who trudge our pavements to deliver the RVR Newsletter four times a year. Especial thanks are due to our new Road Reps, including **Gonul Hussein, Rosamond Eele, Stephen Edwards, Pip Wolfson, Vanessa Redhouse** and **Hadyn Davis**.

Our **Street Friends** do sterling work in all weathers. They, enhance our neighbourhood by weeding and trimming, planting bulbs, litter-picking and thinking up new ways of bringing beauty to our area. It is delightful that **Monica Wiltshire** was given the **Street Friends Award** by Veolia in honour of her inspiring leadership of RVR Street Friends. Her latest project has been planning the imminent erection in Beckenham Place Park of a memorial bench in honour of Lesley Tucker and the planting of a Cedar tree nearby in memory of Paul Bennett.

My warm thanks to **Linda Muller**, for having rescued vast quantities of daffodil bulbs from Bromley Council. These have now been planted by RVR Street Friends at the entrance to Warren Avenue Playing Fields.

We are all tremendously grateful for the regular and enthusiastic attendance at RVR meetings of so many Councillors. It is quite remarkable, given their busy lives and many responsibilities, that they attend so frequently. They are so generous with their time, knowledge, informative input and work behind the scenes on behalf of local people. So warm thanks are due to: **Councillors Michael Tickner, Gemma Turrell, Adam Grant, Graeme Casey, Felicity Bainbridge, Julie Ireland, Sam Webber, Will Connolly and Chloe-Jane Ross**.

Given my expressed hope of making RVR even more sociable, the Committee kindly agreed to book Roland Perrin to play live jazz at last year's AGM, which attracted the attendance of 60 Members. It is wonderful to have him back again tonight.

The Shortlands Golf Club has proved an ideal venue. We are delighted that we shall continue meeting here throughout this coming year.

At last Year's AGM the guest speaker was **Catriona Ross**, the Thames 21 Engagement Officer. She spoke about recent and ongoing conservation activities in Beckenham Place Park, using slides by **James Allen**, the Beckenham Place Park Ranger:

**Clive Lees** gave a fascinating Powerpoint Presentation of old maps and photographs of the Ravensbourne Valley area

In **April**, RVR held a joint **Local Council Election Hustings** in conjunction with Shortlands Residents' Association. Several candidates attended and spoke. The meeting was well-attended, fun and lively, with vigorous debate.

In **May**, our speaker was **Luke Baldock, Superintendent of the Metropolitan Police South Area** (Sutton, Croydon and Bromley), speaking about how he is building up and improving the policing of Bromley Borough.

Our speaker in **July** was **Ray Nowak**, the Community Mobilisation Coordinator of the Bromley Borough Foodbank.

In **September**, **Conrad Kader** and another Bromley Street Pastor spoke about their kindly nighttime work in the centre of Bromley.

In **November**, **Mike Ricketts**, Chair of Shortlands Residents Association, spoke on the rich and fascinating history of the Shortlands area.

in **January**, two speakers addressed our most recent meeting:  
**Parisa Wright (Danvers)**, founder of Greener & Cleaner, a registered charity running the Community Hub in The Glades. Attending with three of the charity's Energy Champions, Parisa spoke vividly and led a quiz on environmental issues.  
**Mike Ricketts**, Chair of SRA, spoke about the Shortlands Village Blueprint Working Group.

During last summer we introduced one or two purely **social events**. With invaluable help from **Linda Muller**, we held:

**A Walk in Beckenham Place Park**

**A Tour of Bromley and Sheppard's Colleges**

**An Historical Walk around the Ravensbourne Valley, ending in the Bromley Court Hotel**

In **April** and **December** the Committee held **Cheese & Wine parties** in my house for **Road Reps** and **Street Friends**. This was to show our warm appreciation of Members who contribute the most actively to the Ravensbourne Valley Residents Association.

On **June 30<sup>th</sup>** I played host to a splendid **Garden Party**, organised brilliantly by the Committee and Linda Muller. **110** RVR Members came and enjoyed live jazz by the **Chicago Classics** trio. Through a raffle, bric-a-brac stall run by **Mich Bourne**, and donations, we raised **£1100**, of which **£1000** was donated to the Bromley Borough Foodbank.

Last month we had another innovation, a well-attended informal **Sunday Forum** with light refreshments. The speaker, RVR Member **Joel Kibazo**, spoke scintillatingly about his stellar career in journalism, diplomacy, foreign affairs and finance.

Although RVR is not a charity, we **are** charitable. In the past year, we have donated two local defibrillators and contributed to the Shortlands Parade Grant. We have also contributed to the funding of the memorial bench to Lesley Tucker and the Cedar Tree to be planted in memory of Paul Beckett.

Arguably, our most important charitable activity was setting up, together with the Shortlands Residents Association, a **Crowdfunding Appeal** for the four victims of arson attack in Shortlands Village. The Crowdfunding raised over £3000. This sum was wisely

used by **Denise Janes** - usually known as **Dee** – of Shortlands Station ticket office, to help the four Indian students, who lost everything in the fire and were rendered temporarily homeless. Many local residents also donated clothes and goods in kind – the ticket office was full to bursting. With immense dedication and kindness, Dee used the money raised to buy furniture, white goods and other necessities, and helped the students move into their renovated flat.

**Mike Ricketts** and I are delighted that our joint citation for **Denise Janes** to be awarded the Mayor of Bromley's Award was successful. Tonight, Dee is being given the award at a ceremony in the Civic Centre which Beatrice Osborn, our Vice-Chair, is attending. Dee is utterly astonishing.

Since arriving at Shortlands Ticket Office in 2009, Dee has raised over **£550,000**. Initially she did this through barbeques, archery, rifle shooting and dog shows in the station car park, and more recently through filling Shortlands Station at Hallowe'en and Christmas with popular large displays of her own remarkable handmade props and puppet figures.

The charities Dee has helped include: Alzheimer and Dementia charities: Demelza Children's Hospice in Kent: CASPAR; NSPCC: MIND: Help for Heroes: Guide Dogs for the Blind: Foal Farm: Valley School. Shortlands. The individuals Dee has helped are too numerous to mention. **Denise Janes** is an inspiration – she will be sorely missed when she retires later this year.

Lastly, I am delighted to tell you that, at our next meeting on **Thursday the 1<sup>st</sup>. May**, we shall have the double pleasure of hearing a talk by the Vicar of Christchurch, **Mark Redhouse**, and of meeting and hearing a talk by the retiring Mayor of Bromley, **David Jefferys**. **Dee** will also be present, at the especial request of the Mayor.

Do come and celebrate **May Day** here in the Golf Club - it promises to be a bumper evening!

Hot off the press...Mike Ricketts, Chair of SRA, will lead an historical walk around the Shortlands area exclusively for members of RVR. This will be on Saturday May 31<sup>st</sup> at 2.30 pm. If you wish to join this fascinating walk, please contact Linda Muller ([linda.muller2021@gmail.com](mailto:linda.muller2021@gmail.com)) after April 1<sup>st</sup>.

**Treasurer's Report for last 12 months**

**INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING**

**31<sup>ST</sup> DECEMBER 2024**

Sharon Richardson

<b><u>RVR INCOME</u></b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Members' subscriptions	2658.00	2194.00
Donations	115.00	150.00
Miscellaneous	1323.00	
RVR receipts	5374.00 *	-

\* NS&I (acc.no: 138409282) / Santander Business (acc.no: 54423282)  
 09.08.24 NS&I closed / all funds... £ 5374.45 transferred to Santander Business

<b>NS&amp;I INTEREST</b>	<b>-</b>	<b>4.93</b>
<b>Income (incl. NS&amp;I transfer)</b>	<b>9470.00</b>	<b>-</b>
<b>Income (minus) NS&amp;I transfer (9210.73 - 5374.45)</b>	<b>4095.00</b>	<b>-</b>

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b><u>RVR INCOME TOTAL</u></b>	<b><u>4095.00</u></b>	<b><u>2348.93</u></b>

<b><u>EXPENDITURE</u></b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
RVR Running Costs	5227.00	2642.63
Donations	2230.00	200.00
Miscellaneous		38.00
<b><u>TOTAL EXPENDITURE</u></b>	<b><u>7457.00</u></b>	<b><u>2880.63</u></b>

	<b>2024</b>	<b>2023</b>
<b>'in-year' surplus/deficit</b>	<b>deficit 3361.83</b>	<b>deficit 531.70</b>

## RECEIPTS / INCOME DETAILS

2024 (3836.28)    2023 (2348.93)

	£	£
<b>Members' subscriptions</b>	<b>2658.00</b>	<b>2194.00</b>
	£	£
<b>Donations</b>	<b>115.00</b>	<b>150.00</b>
Becker	30.00	
LBB Madeira Ave. Party		150.00
RVR members re: Street Pastors	80.00	
F.Parker	5.00	
	£	£
<b>RVR</b>	<b>5374.00</b>	
Transfer from NS&I to Santander	5374.00	
	£	£
<b>Miscellaneous</b>	<b>1323.00</b>	
Refund E. McMaster	114.00	
NS&I interest		4.93
General /Subs/garden party	54.00	
General /Subs/garden party	870.00	
Marmalade sales	7.00	
Petty cash	278.00	

## **EXPENDITURE DETAILS**

### **Expenditure Totals**

**2024 (7472.26)**

**2023 (2880.63)**

**(C/cash CH/cheque FPR/bank transfer)**

**2024**

**2023**

**£**

**£**

### **RVR EXPENDITURE (details)**

**7457.00**

**2642.63**

photocopying/printing

1313.94

internet costs

146.85

meeting room hire/+ Jan 24

855.00

AGM

175.00

Insurance

151.84

community projects

50.00

LBB Madeira Ave. Party

150.00

road rep sandwiches

38.00

### **RVR/running costs**

**5227.00**

SGC/room hire .

1010.00

Newsletter printing...

1002.00

General Management...

663.00

Leslie Tucker bench

1813.00

Social events...

738.00

### **Donations**

**2230.00**

Defib./Queensmead

500.00

Greener & Cleaner

150.00

Defib./AFC Shortlands

500.00

Bromley Food Bank

1000.00

Street Pastors/LBB

80.00

## BALANCE SHEET

As at 31st December 2024

Sharon Richardson

	2024	2023
	£	£
Balance at 1 <sup>st</sup> January	9684.00	10216.00
'in-year' surplus/ <b>deficit</b>	3362.00	<b>532.00</b>
Balance at 31 <sup>st</sup> December	6322.00	9684.00
<b>ASSETS</b>		
NS&I Account (138409282)	-	5301.00
Santander Current Account	-	3510.00
Santander Business Account	6322.00	-
Cash in hand	-	873.00

.....  
Dated & Signed by the following...

Treasurer: (01.01.24 – 22.05.24) Dave Wiltshire (date signed 6/3/25. )



Treasurer: (22.05.24 - 31.12.24) Sharon Richardson (date signed )

Chair: (22.05.24 - 31.12.24) Margaret Brearley (date signed )



	2024	2023
	£	£
Balance at 1 <sup>st</sup> January	9684	10216
'in-year' surplus/ <b>deficit</b>	<b>3362</b>	<b>532</b>
Balance at 31 <sup>st</sup> December	6322	9684
<b>ASSETS</b>		
NS&I Account (138409282)	-	5301
Santander Current Account	-	3510
Santander Business Account	6322	-
Cash in hand	-	873

**Treasurer: (01.01.24 – 22.05.24) Dave Wiltshire (date signed )**

SA Richardson

Margaret Brealey 8/3/2025

Upon taking up this role at the end of 2024 I met with Sharon and reviewed the IT and accounting systems and record keeping policies and processes used by the RVR team.

I believe I have obtained all the information I consider necessary to audit these accounts.

The Income & Expenditure Account and the Balance Sheet agree with the accounting records, giving a true and fair view of the **deficit** for *Ravensbourne Valley Residents* financial year ending 31<sup>st</sup> December 2024 and the state of RVR's affairs at that date.

Auditor (2024)

Jayne Nickalls (date signed

6/03/2025 )

C. Jayne Nickalls

## **Treasurer's Statement**

### **On the Accounts for the year ending 31st December 2024**

Sharon Richardson

#### **(Overview of Income and Expenditure Account for the year ending 31.12.24)**

**The General Reserve (Santander Business Account) stands at £6322.17**

**Overall, in 2024 there was an 'in-year' deficit of £3361.83.**

On 7<sup>th</sup> March 2024 (at RVR's 2024 AGM), Dave Wiltshire formally resigned as Ravensbourne Valley Residents' (RVR) Treasurer, after 10+ years in this role. I accepted the nomination and was appointed RVR Treasurer.

During March, April and May 2024, I shadowed Dave and during the next few months both Emma Fagg and Clive Lees, supported and worked alongside me, as I settled into the treasurer's role. It has been a fairly steep 'learning' curve and now feel I understand the management of RVR's accounts.

During March and April signatories were changed to reflect current elected members...

- Chair – Margaret Brearley
- Vice Chair – Beatrice Osborn
- Treasurer – Sharon Richardson
- Membership Secretary - Alistair Holmes
- Secretary – Jaqueline St Quinton

In general, all signatories can access the Santander Business Account, with only one signatory, needed to make transactions. As Treasurer I manage and have oversight of the funds.

Following the unanimous decision of RVR's elected members, on 09.08.24, the NS&I account was closed and all funds (£5374.45) were transferred to RVR's Santander Business Account.

For 35+ years RVR membership annual subscriptions have remained static at £5/household. At the RVR Members' meeting on the 5<sup>th</sup> September 2024 it was agreed that for 2025 and onwards, annual subscriptions will be £10 per. household.

During 2024 we have encouraged all who are able to pay their subs online, preferably by Standing Order. Road Reps will continue to accept cash subscriptions for all who prefer this method of payment and will also be considerate of anyone who finds this increase too much in these present financial times, without loss of RVR membership.

Following the decision to increase the subs, 'reminder' emails were sent out on 07.10.24, 26.11.24 and 05.02.25.

Many thanks to all who acted promptly, as this will ensure that RVR will be able to continue

- distributing four newsletters each year,
- bi-monthly meetings at Shortlands Golf Club,
- making donations to local charities

and

- providing social events for members to enjoy.

Of particular note ...

- £1000 was contributed to the purchase of two community-based Defibrillators
- Proceeds from the Summer Party enabled RVR to donate £1000 to Bromley Food Bank
- To commemorate Leslie Tucker, RVR's founder member, a bench has been purchased (£1813.28) and is now in situ. in Beckenham Place Park.

## **Planning Officer's Report for last 12 months**

Clive Lees, Planning Officer

***A cautionary note:*** Please ensure that you have planning permission prior to undertaking any development/building work. We are always happy to provide members with guidance

### **Planning Policy**

There have or are anticipated to be a number of changes to planning policy at national, regional and local level.

#### **National Planning Policy**

National planning policy is set by the National Planning Policy Framework ('NPPF') which has just been revised by the current government. A synopsis of the changes written by London Borough of Bromley (LBB) is attached - see Appendix.

#### **London Plan**

The current London Plan is now several years old and a new one is being prepared. We do not yet know its contents.

#### **Bromley Local Plan**

The Bromley Local Plan is also several years old and is currently being redrafted. Whilst it reflects the local situation, it must comply in principle with both the London Plan and the NPPF.

All three of the above policy documents dictate how planning applications are determined.

### **Planning outlook**

#### **Housing targets**

It is anticipated that these will increase substantially in order to meet the government's stated objective of increasing house building. This will inevitably see greater pressure on Bromley to approve applications which, given a free hand, wouldn't be approved.

#### **Millwall training ground**

The lease on the Millwall training ground expires in March 2026. The land is owned by Saint John's College Oxford, and it will be of extreme importance to the neighbourhood to know what the future use of this land will be. Whilst it is protected (but not 100%) by Metropolitan Open Land status, there will be pressure to put houses on this site and one hopes it can be resisted.

## **Recent planning developments**

### Shortlands Station

During the year the lift towers at Shortlands Station were built, not without controversy about their appearance. In addition, a brown 'shed', which provides the electricity to the lifts, has been built in the station car park without planning permission. It will be interesting to see if the Council insist on (expensive) relocation to a less prominent site.

### Shortlands Village Conservation Area

Recent applications and appeals in the Shortlands Village Conservation Area have begun to give a clear picture of how the council and planning inspectors will seek to maintain the historic appearance of the village centre. A key issue is that changes to roof profiles are unlikely to be acceptable (e.g. hip to gable loft extensions and large dormers) and that removal of historic features such as traditional/original doors and windows will not in general be permitted.

At the time of writing, LBB have started a [consultation on the draft Shortlands Village Conservation Area Appraisal and Management Plan](#) which is open until the 3rd of March. It is an important document because it highlights the aspects of the Village which the council is seeking to maintain and gives guidance as to what forms of development are acceptable and unacceptable. It is essential to read this if you live in the Conservation Area and are planning any form of building work.

### Planning applications

There have been many planning applications throughout the year and details of these can be found on our website.

### Planning enforcement

LBB, and to a lesser extent, London Borough of Lewisham (LBL), have initiated a remarkable number of planning enforcement investigations in our area. At the time of writing there are known to be approximately 30 active investigations although there may be more. LBB is very transparent about its enforcement cases and these can be found on its website. LBL are less transparent and obtaining information about enforcements is difficult.

Enforcement is a vital function to remedy the unacceptable harmful effects of unauthorised development as follows:-

- Help protect the credibility of the planning system, and to ensure fairness for those who comply with planning controls
- Ensure that development is carried out in accordance with planning permissions and planning conditions
- Ensure that the adopted planning policies in the Bromley Local Plan are implemented

## Appendix

### 3. COMMENTARY

- 3.1. The Government consulted on its 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system' between 30 July 2024 and 24 September 2024. The proposals included revisions to the National Planning Policy Framework (NPPF) alongside changes to planning fees, Local Plan intervention criteria and thresholds for some Nationally Significant Infrastructure Projects. Bromley's response to the consultation was submitted on 24 September 2024.
- 3.2. The new NPPF was published on 12 December 2024. It was accompanied by the Government's response to the consultation responses received as well as changes to the Planning Practice Guidance (PPG) and the Planning policy for traveller sites. The aim of the new NPPF is to support the delivery of 1.5 million homes over the next five years. The main changes in the NPPF 2024 are summarised as follows:

#### Housing

- A requirement to use a new standard method when calculating the number of homes needed in an area. The calculation uses a set annual increase of an area's housing stock with an adjustment for affordability. This replaces the use of population projections and the 35% uplift applied to London and other urban areas.
- The reinstatement of the requirement for authorities to continually demonstrate a 5 year supply of deliverable housing sites, including buffers, regardless of their Local Plan status.
- The prioritisation of social rent housing and the removal of the requirement for a certain proportion of homes to be for affordable home ownership.

#### Green Belt

- When plan-making, LPAs are required to review and alter Green Belt boundaries to meet the identified needs for homes, commercial or other development in full, where this cannot be done through other means (including through prioritising brownfield land and optimising the density of development in town centres and other locations well served by public transport), unless there is evidence this would fundamentally undermine the purposes of the remaining Green Belt across the area of the plan. When considering the release of sites, the priority should be previously developed land followed by grey belt which is not previously developed followed by other Green Belt locations. Consideration should also be given to the need to promote sustainable patterns of development when considering if a site is appropriate for release.
- The introduction of 'grey belt land', defined as: *'land in the Green Belt comprising previously developed land and/or any other land that in either case, does not strongly contribute to any of purposes a), b) or d) in paragraph 143'. These purposes are a) checking the unrestricted sprawl of large built-up areas; b) preventing neighbouring towns merging into one another; and d) preserving the setting and special character of historic towns.'* Land with designations such as protected habitats are excluded from the grey belt land definition.
- Grey belt land is also relevant to decision-taking. A change to NPPF now means that development of homes, commercial development and other development (e.g. social infrastructure, potentially some renewable energy projects) is not inappropriate in the Green Belt where: a) it would utilise 'grey belt'; b) there is a demonstrable unmet need for the type of development proposed; c) the development would be in a sustainable location; and d) where applicable, development would meet the 'golden rules'.

- The introduction of 'golden rules' for major housing developments on land released from the Green Belt or on sites in the Green Belt subject to a planning application, which require a) affordable housing; b) necessary improvements to local or national infrastructure and c) new, or improvements to existing, green spaces that are accessible to the public. The affordable housing requirement should be 15% above the existing requirement, subject to a cap of 50%. In Bromley, this means the requirement will be 50%, as the current Development Plan affordable housing requirement is 35%. Currently, the 'golden rules' affordable housing requirement is not subject to viability assessment, although the Government has indicated that they intend to review this and will be considering whether there are circumstances in which site-specific viability assessment may be taken into account, for example, on large sites and previously developed land.

#### **Presumption in favour of sustainable development**

- The presumption has been amended, with a requirement to have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable housing, when weighing up adverse impacts of a scheme against its benefits (when the presumption is engaged for decision-taking, as is currently the case in Bromley).

#### **Economy**

- The prioritisation of certain economic uses, such as laboratories, gigafactories, data centres, digital infrastructure and freight and logistics.

#### **Social infrastructure**

- The NPPF states that LPAs should refuse applications for hot food and fast food outlets within walking distance of schools, in locations where children and young people congregate or in locations where there is evidence that these uses are having adverse impact on health, pollution or anti-social behaviour. This mirrors existing development plan policy set out in the London Plan.
- A requirement to plan for a sufficient early years and post-16 education places; and to give significant weight to proposals for new, expanded or upgrading public service infrastructure such as health, blue light, library, education and university facilities.

#### **Transport**

- A requirement to use a 'vision-led' approach to transport planning, which focusses on the outcomes desired for a development and prioritises sustainable transport modes, as opposed to predicting future demand to provide capacity (often referred to as 'predict and provide').

#### **Design**

- The removal of references to beauty and beautiful with reference to design.
- With regard to planning to meet housing need, the NPPF has been amended to remove the ability to resist significant uplifts in the average density where the resulting built form would be wholly out of character with the area.



## **Climate**

- Greater weight given to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).
- Changes to how flood risk should be considered during decision-taking, with the introduction of an exception to the requirement for flood risk sequential test where it can be demonstrated that there is no site-specific flood risk to the proposed built development.

## **Key Implications for Bromley**

### **Local Plan Review Timetable**

- 3.3. Annex 1 to the NPPF contains transitional arrangements. The new NPPF applies to decision-taking from the date of its publication (12 December 2024). For plan-making, the transitional arrangements depend on what stage a Local Plan has reached by 12 March 2025. For Bromley, the transitional arrangements mean that a new Local Plan would be prepared under the new NPPF.
- 3.4. A Local Development Scheme (LDS) was published in July 2024 and set out the timetable for Bromley Local Plan review, to be prepared under the new plan-making system set out in the Levelling-up and Regeneration Act 2023. However, the LDS needs to be reviewed in light of the new NPPF and the forthcoming Planning and Infrastructure Bill. LPAs have been asked to prepare an updated LDS within 12 weeks of the NPPF's publication (by 6 March 2025). This needs to take account of the requirement for all plans at an early stage to be submitted for examination by the end of December 2026 if they are to be prepared under the current plan-making system. The LDS will be updated to the following timetable, which will meet the December 2026 submission deadline:
- Regulation 18 consultation – Q2 2025
  - Regulation 19 publication consultation – Q2 2026
  - Submission to Secretary of State – Q3 2026 to Q4 2026
  - Examination – Q1 2027 to Q2 2027
  - Inspector's Report and Adoption – Q3 2027 to Q4 2027

## **Housing need**

- 3.5. The main implications of the new NPPF for the Bromley Local Plan review relate to housing need and Green Belt. The new standard method results in an annual local housing need figure of 3,001 homes (compared to 1,463 homes under the previous standard method). However, the London Plan provides Bromley's current annual housing requirement of 774 homes (2019/20 – 2028/29). The NPPF transitional arrangements states that Spatial Development Strategies (such as the London Plan) will continue to provide the housing requirement for emerging Local Plans.
- 3.6. The London Plan was published in March 2021 and will be 5 years old in March 2026; work has commenced on the new London Plan, with a high level consultation document expected to be published by spring 2025. The NPPF is unclear on what housing requirement figure should be apply to emerging Local Plans in circumstances where there is an emerging London Plan; officers will continue to work with the GLA to understand Bromley's housing requirement figure as early in the process as possible.

## **Membership Secretary Report 2024**

Alastair Holmes

Keeping the association's membership database up to date is a big part of the Membership Secretary role, and the last year has had the usual 'ins and outs'. I'm pleased to say that for the calendar year 2024 we ended up with 7 more member households (514 in total) than we started the year with. At the time of writing this had decreased to 506 on the back of a concerted effort in January to get in touch with members who had missed paying subscriptions – which inevitably finds a number who have moved away from the area or no longer wish to continue their membership.

We had a steady flow of new members through the year (20 since the 2024 AGM) as interest in the events and opportunities for community engagement has continued. We look forward to welcoming many new members in the rest of 2025.

We also welcomed and 'onboarded' a number of new road reps since the last AGM – Vanessa Redhouse, Philip Wolfson, Gonul Hodgkiss, Rosamond Eele, Stephen Edwards, as well as Dawn Eastbury and Emma Fagg who have subsequently stepped down.

Rita Smith, Jane Doherty, Nicki Martin, Jaki Moody, Judy Adcock, Anne Lancaster, Monica Wiltshire, David MacKenzie, Pete Saunders and Clive Lees continue their sterling work to ensure that all our areas are in capable hands – and Margaret Brearley (our chairperson) also briefly provided cover as a road rep, a 'back to the floor' exercise to give her a taste of life on the frontline of RVR!

The work done by all our road reps through the year is much appreciated. They provide our members with a friendly face in their immediate neighbourhood, thus fostering the sense of community that is at the heart of what we do.

## **Street Friends Report 2025**

Monica Wiltshire and Nigel Foster

The extent of overgrowth was astonishing last year and we have met as a group 8 times to cut back thistles, nettles, ivy and brambles to create more pavement and pathway space and help to prevent injuries to walkers.

We have met twice on a Sunday to encourage children and grandchildren to join in litter picking. Whilst enjoyable it has not been well attended and this is perhaps something for the future working in conjunction with Valley School.

One of our highlights was being supported by Glendale Staff, the Contractors for the London Borough of Lewisham to rotavate and then plant a large area of daffodils at the entrance to Warren Avenue Playing Fields near Elstree Hill.

After 11 years as Tree Friends Coordinator and then Street Friends Coordinator I was delighted to hand over my role to Nigel Foster in November and would like to extend a warm welcome to him on behalf of us all.

Since taking over as coordinator, just before Christmas, I (Nigel) attended the Bromley SF awards to pick up an award on behalf of Monica. This was the result of the 'Nominate a Street Friend' initiative by L.B.B. and it recognised Monica's invaluable contribution to our community as a Street Friend. Additionally, I organised the litter-picking session in January - and met a potential new member: the assistant vicar Matt, from Christ's Church who said he might join us one day!

### **Community Projects 2025**

#### **RVR Memorial Celebration to two Founder Members**

Linda Muller and I have organised a Memorial Celebration for two Founder Members of RVR, Leslie Tucker and Paul Bennett. Working with Gavin Plaskitt, Senior Programme Manager, Lewisham Council, we now have a teak bench, funded by RVR, on the east side of Beckenham Place Park and a Cedar of Lebanon tree, funded by John and Dolores Ealey and Paul Bennett's family, on the west side of Beckenham Place Park.

The Cedar of Lebanon tree is significant as it was this tree in Cedarhurst which prompted the formation of RVR (formerly Ravensbourne Valley Preservation Society) in 1987 when housing developers wanted to fell that tree.

RVR committee members and members who knew Leslie Tucker and Paul Bennett will be joining their families in an RVR Memorial Celebration on 5<sup>th</sup> April in Beckenham Place Park.

## **Roads & Traffic Group Report 2025**

Andrew Lancaster

Traffic issues relating to road and pedestrian safety, parking and traffic movements through our streets – especially speeding - have continued to rank high on the minds of residents. The members of the Shortlands Residents Association face similar issues and this last year there has been collaboration between the 2 associations to highlight to the London Borough of Bromley (LBB) some key aspects for which we would like to see action to improve safety.

We could flag numerous elements to LBB although it is recognised that it is better to approach matters in a more measured and constructive tone; thus the issues which have been identified initially revolve around:-

- pedestrian crossings – assessing the effectiveness of existing ones; the potential need for additional ones; improving the signposting of existing ones;
- the complex management of traffic around the Shortlands station junctions;
- speeding - in particular for RVR residents - along Ravensbourne Avenue, Farnaby Road and Bromley Avenue.

The various issues and suggested solutions have been presented to LBB through our councillors, and representatives of LBB's Highways Department have agreed to meet with us shortly. Our website contains a copy of these matters and can be found here:

[www.ravensbournevalley.org/Roads-and-Transport.php](http://www.ravensbournevalley.org/Roads-and-Transport.php)

Following an earlier public consultation arranged by LBB the last year has seen adjustments made to the junction of Farnaby Road and Beckenham Lane which seem to have been beneficial in making entry to and crossing Farnaby Road safer for both motorists and pedestrians.

Whilst outside of the RVR patch, albeit that residents see the impact of traffic movements emanating from these locations, the past year has also witnessed the installation of a roundabout at the Foxgrove Road/Park Road/Southend Road junction, with adjustments made to the junction of Albemarle Road/Westgate Road to improve sightlines.

In the background, residents' concerns regarding speeding traffic on Crab Hill and the consequent problem for pedestrians wishing to cross the road have been taken on board by one of our councillors, with a review by LBB's Highways Dept currently pending.

Similarly, the issues of inconsiderate parking on the unmade section of Ravensbourne Avenue – close to Beckenham Place Park – have, after a protracted time period, led to LBB considering (subject to enforcement approval) the implementation of timed parking restrictions which should help to alleviate current problems.

During the course of the year several vehicle speed checks have been undertaken by the police on Ravensbourne Avenue and Farnaby Road - although the police still struggle at times to meet the minimum promised (2 per month, per ward) by the London Mayor. This is

attributed to police manpower being redeployed on other duties within the wider Metropolitan Police area.

Additionally, some RVR members have been able to join the Community Road Watch programme (run under the auspices of Transport for London), assisting PCSOs with vehicle speed checks in several parts of the borough, including Farnaby Road.

The Group maintains representation on the Safer Neighbourhood Ward Panel, through which engagement with the police regarding traffic issues remains a key element.

The Roads and Traffic Group is committed to continuing - throughout 2025 - the investigation of traffic problem issues and making proposals for the improvement of the life of residents within the RVR area. We look forward to working with our LBB Councillors and the Police in achieving this aim.

If residents have any specific concerns which they wish to draw to the attention of the Group, these can be submitted by email to [roadsandtransport.rvr@outlook.com](mailto:roadsandtransport.rvr@outlook.com)