

August
2021
Issue 3



Welcome to the summer roundup edition of Ravensbourne Valley Residents (RVR) newsletter, a printed copy of which is being delivered to all households in our catchment area whether the residents are members or not. Please note, if you are reading the paper version, that all the hyperlinks will work if you access the digital version available to members in the 'Download' section of our website.

Air Quality Action Plan

You may remember the article in last year's summer roundup edition that commented on the lack of detailed targets and timescales in the draft action plan. Happily the final action plan does include some specific commitments, although there are still some generic statements of intention with no specific plan.

The Action Plan can be obtained, by members, [here](#).



Bromley Town Centre

In 2020, the Council ran a consultation to help determine future planning guidance for the town. They asked for residents' views on a range of issues to help them to draft the Supplementary Planning Documents (SPDs) and ensure they reflect the up-to-date local context. We have recently learnt that the Council planning department is still going through responses and drafting documents but are aiming to consult on new drafts by the end of the year.

Churchill Quarter

The proposal to develop the area just south of Bromley Central Library is back to the fore. We recently attended an online presentation and learned that current proposals would lead to the 'Croydonisation' of Bromley with towers of up to 15 storeys being built very prominently on the skyline. The problem lies in the brief that Bromley Council itself provided – the developers are only responding to what Bromley asked for. We hope that Bromley will soon produce the Masterplan for the area and change its brief for this and subsequent developments to comply.



Planning Applications

There have been a number of significant planning applications/decisions during the year, including:

- 1 Ethelbert Close
- 26 Hillbrow
- 2a Downs Hill
- 70 High Street
- 37 Coniston
- 87 Beckenham Lane
- 17 Ullswater Close "Trees", Coniston Road
- Land at Rear of 98 Farnaby Road, Madeira
- 50 Madeira Avenue
- Oaklands Court, 6 Oaklands
- 34 Ashgrove Road
- 8 Madeira Avenue (Note 1)
- 10 Highland Road
- The Chalet, Kirkstone
- 42 Belgravia Gardens
- 17 Bromley Avenue
- 2 Warren Avenue (see opposite)
- Billingford, Elstree Hill (Note 2)
- Goan Playing Field (See page 3)

The proposal to replace this building at 2 Warren Avenue



with this "monstrosity"



was rejected, in part due to the objections by our members.

Note 1: This unpopular proposal was refused permission by the Council but is now subject to an Appeal. We are however hopeful that the Appeal will be dismissed.

Note 2: The initial plan was for four houses to replace the existing building but it was reduced to three houses following, we presume, push-back from the Council. At the time of writing the application has yet to be determined.

Details of these applications, and others, can be found in the NEWS and PLANNING sections of our website www.ravensbournevalley.org.

A summary of those known at the time of our Annual General Meeting (AGM) in March can also be found in the Planning Officer's report, presented at the AGM, which can be found in the "MEETING REPORTS AND ACCOUNTS" section in the Download Area (available to members).

If you are interested in obtaining a weekly list of new planning applications you can apply to be added to the mailing list by sending an email to Margaret.morse@bromley.gov.uk

To obtain full details of any planning application go to the Bromley Council website planning area at bromley.gov.uk/planning, follow the "Planning applications" link and do a search by post code, road name or address. You can also follow the "Planning enforcement" link to ascertain what action the Council has determined for developments carried out without proper planning permission.

Mini-bond firm bought protected land for £23m

Hundreds of investors could lose thousands of pounds after investing in a "mini-bond" property scheme that bought land it will struggle to build on, a *Telegraph Money* investigation has found.

Developer Imperial Corporate Capital brought in millions of pounds to buy land that has been designated as protected and prone to flooding.

It raised money from investors selling speculative mini-bonds and promoted them on Twitter and Facebook. It took in £28.3m in 2018 using a subsidiary called Ravensbourne Rivers.

Auditors have sounded an alarm over ICC's viability. The firm had promoted itself using the names of famous politicians, such as Sir Nick Clegg.

In documents filed this month to Companies House, the auditor warned of "material uncertainty which may cast significant doubt about the company's ability to continue as a going concern," especially if fresh funding was not found. This followed similar warnings in prior years.

ICC said: "The relevant creditors are aware of the situation and have in turn confirmed they will defer settlement of the outstanding amounts and continue to support and fund ICC until such time as a further fund raise is completed, or profits have been realised on the outstanding developments, whichever is the soonest." It said it is in the process of raising fresh funding and that its directors could step in if needs be.

ICC bought land in Lewisham, south London, however, the local council told this newspaper the plot was protected under "Metropolitan Open Land" rules - designed to keep certain spaces in London green. It is akin to building on greenbelt land.

Most of the site is also in "Flood Zone 3" meaning it has a "high probability of flooding", according to Environment Agency data.

ICC's website has described the investment as a "development currently in the pre-planning design phase". The plan included one and two-bed retirement apartments, a dementia care facility and a café. But since the purchase, no application has been made to build.

Despite the lack of progress, ICC has charged Ravensbourne Rivers more than £1.5m for "property planning and administrative services" since it was created. ICC said investors were aware of the fees and that

they contributed to its running costs.

The firm added that it was waiting to apply for permission after focusing on other developments. It declined to comment on the nature of the land and flooding risk.

According to documents filed at Companies House, Ravensbourne Rivers raised money from its parent company as well as investors who each received preference shares.

The documents did not make clear how the offer was made. However, ICC had promised a 9.25pc return from an investment on its website in July 2017, according to an archived version of the page. It also described itself as "one of London's most successful property developers" and suggested the

investment was suitable for pensions.

ICC declined to comment when asked about how the money was raised. It insisted its investors were not retail and they understood the risks of property investing. A source close to the firm said that it had never accepted retail investors through social media promotions.

The company previously raised £5.6m from investors in 2016 and repaid them last month through an offering called London Delta, it added.

However, Alex May, a bond researcher who alerted *Telegraph Money* to the development, said that while mini-bonds were no longer allowed to be targeted at ordinary savers, there were still risks for existing investors.

Previous mini-bonds involving property developments, such as those run by London Capital & Finance and Blackmore Bonds, have resulted in pensioners and investors losing millions of pounds. The marketing of mini-bonds to retail investors has been banned since January 2020.

Ravensbourne Rivers bought the land for £23m in February 2018, according to the Land Registry. It borders a Millwall Football Club training ground and local authority fields.

While not impossible to gain planning permission for Metropolitan Open Land, overcoming the protected nature of the land would require "exceptional circumstances" according to London's development strategy.

A Lewisham Council spokesman said: "The site is Metropolitan Open Land which is equivalent to greenbelt. This means the land has one of the highest protections possible and the Council would resist any proposed residential use. Development sites within Flood Zone 3 are subject to specific planning policies requiring the risk of flood and mitigations to be fully addressed."

A source close to the firm said an offer for the land from a third party had been made.

ICC said it had also bought a £10m site in Kent in August 2017, for which it expects to win planning permission "shortly" for 187 apartments. It was granted planning permission for a separate 16-flat development in Lewisham in November.

Sir Nick Clegg declined to comment.

Howard Mustoe

THE DEAL IN NUMBERS

£23m

Land
How much Ravensbourne Rivers paid for the land in 2018

9.25%

Income
How much ICC investors were offered for one bond

£1.5m

Fees
How much ICC extracted despite little apparent progress

This article appeared in the Daily Telegraph on 31st July, 2021.

Make of it what you will.



Artist's impression of the planned development of flats

Beckenham Place Park (BPP)

Mansion House

- The basement café is fully open
- The street food market runs every Thursday and some Fridays
- Many classes have restarted , including:
 - Pre-natal and Post-natal Yoga
 - Yoga and Pilates
 - Arts and Crafts
 - Sewing

Details of these and other activities can be found [here](#).

Park

- Toilets in the Homestead courtyard are open daily 9.30am-8pm
- The [Homestead Café](#) and bar are fully open
- The car park now operates a pay and display system and there are other restrictions around parking inside the park. No restrictions apply to walking or cycling!
- The lake is open for swimming and paddle boarding. Sessions must be pre-booked. See [here](#) for booking information

Details of these and other events and activities can be found at the Mansion House link above, or at one of the following: [here](#) or [here](#).

Two weekends of music festivals, with capacity for up to 8,000 people, are scheduled as follows:

- Naked City - Saturday September 11th - <https://nakedcityfestival.com/>
- City Splash - Sunday September 12th - <https://www.city-splash.com>
- Hospitality, Weekend in the Woods - Saturday September 18th and Sunday September 19th - <https://hospitalityinthewoods.com/>

These events will be noisy until 10pm and we expect to be able to publish in due course a 'noise hotline' telephone number for people to call if they are inconvenienced by it.



Marina Stenning, 48, won both the Best in Show prize and the prize for having the best array of at least five varieties of fruit and vegetables at the Flower Show on Sunday 1st August.

After only deciding to enter the week before, her finishing basket included a whopping 17 types of produce.

The mum-of-three loves gardening and has had her Harvington Estate allotment for seven years – but she had never done a show before this one.

Shortlands Village Conservation Area



Last year, the London Borough of Bromley consulted on a proposal to designate a new Conservation Area for Shortlands Village. This consultation also sought views on potential options for designation. Following the consultation, the Council has considered all representations received and has decided to designate a new Conservation Area for Shortlands Village and a variation to the existing Bromley Town Centre Conservation Area, based on one of the options they consulted on.

The Shortlands Village Conservation Area and the variation to the Bromley Town Centre Conservation Area became effective on 9th August 2021.

Conservation Area protection helps to ensure that the area's distinctive character is preserved and enhanced going forward, but means that additional planning controls apply, and some permitted development rights are removed.

It is VERY IMPORTANT to check that all (even very small) changes to buildings are permitted before doing anything! We are happy to give advice to Members. Please contact the Chairman.

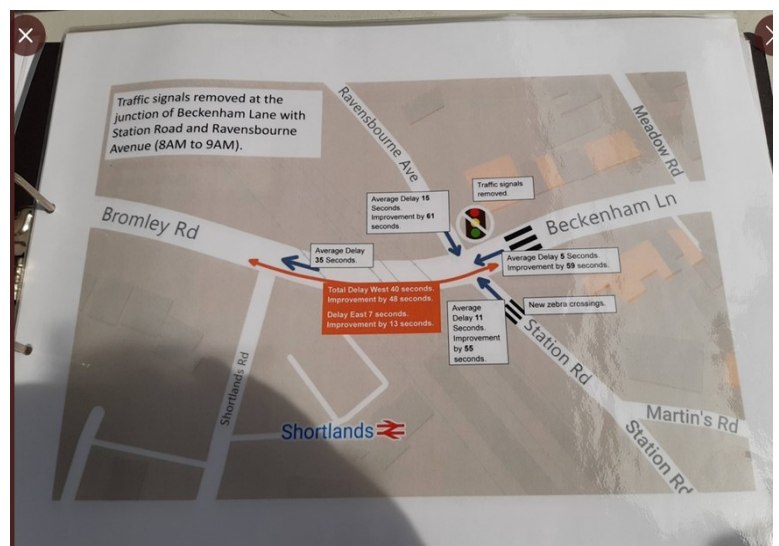
The extent of land involved in the designation of the Shortlands Village Conservation Area and the variation to the Bromley Town Centre Conservation Area is shown in the Council's Executive committee report and appendices, which can be obtained [here](#).

The Council's Conservation Area webpage [here](#) also has details of the new and amended Conservation Areas and includes an interactive map [here](#).

Please email the Conservation Officer at conservation@bromley.gov.uk if you require any further information about the new Conservation Area designations.

Junction at Shortlands traffic lights

We are pleased that this junction, which has been troublesome for years, continues to be the focus of attention from the Council. We understand that a trial will be held shortly whereby the traffic lights will be "bagged", literally put in a bag so they cannot be seen. This, it is believed, will improve traffic flow. In addition, there will be new pedestrian crossings on Station Road and Beckenham Lane to help pedestrians cross at these awkward and dangerous places.



Ravensbourne Station Improvements

The improvement works at Ravensbourne Station are well advanced.

They include:

- New signage
- New benches on the platforms
- A superb mural on the wall beside the wheelchair ramp to the “down” platform



Trees and Litter Picking

RVR Tree Friends group have met on four occasions to tidy tree pits and common areas. We have planted daffodil and narcissus bulbs in a few selected tree pits in Crab Hill, Downs Hill, Farnaby Road, Madeira Avenue and Warren Avenue. We are very pleased with our new high-vis jackets which let passers-by know who we are, keep us safe and advertise RVR too.

We hope to have a Tree Friends session monthly, in Autumn, Spring and Summer. We now start our sessions with a coffee at Ravensbourne station before working for around an hour and a half. It is always motivational and enjoyable working as a team. Our work is appreciated by passers by and it is always good to do a little to clean up the streets we live in.

If you are interested in joining one or more sessions, please contact our Tree Officer, Monica Wiltshire, and she will add you to the contact list.

Despite a restriction in our usual group activities due to national lockdowns a lot of litter picking has been done individually. This has become increasingly necessary with so many people out walking during tier 4 and national lockdowns.

One of our litter picking team, Judy Adcock, told us of one incident, viz:

When Judy was out on an RVR litter picking session, a driver-by asked her if she was collecting litter and proceeded to hand her his rubbish from the car. Needless to say she was flabbergasted and suggested he deal with his own rubbish!

One group litter picking activity did take place by Clive, Cathy, Hadyn, Dave and Monica, resulting in collection of 10 bags of litter from a ‘hot spot’ parallel to the unmade part of Ravensbourne Avenue. There were clothes, a sleeping bag and loads of general litter which definitely needed more than a lone litter picker!



We have liaised with the planning department and commented on four specific tree-related planning applications that have caused concern in Oaklands Road, Downs Hill, Madeira Avenue and Crab Hill.

Roads and Traffic Management

Albemarle Road

The outcome of the consultation about the initial scheme, involving construction of a cycle lane along the full length of the road and partial one-way traffic enforcement, was that most people were broadly in favour of it. A modified scheme was subsequently proposed and, following further consultations, has been implemented for a further trial period. The document detailing the proposal is linked from the NEWS section on our website and can be viewed by members [here](#).

Scotts Avenue

The Council proposed three alternatives for traffic in Scotts Avenue so as to improve safety of cyclists using the new cycle lane on Bromley Road, viz:

- 1) Closing Scotts Avenue to through traffic altogether, by using planters outside house number 5 to close the road at that point.
- 2) Signage and planters would be used to stop motorised traffic entering Scotts Avenue from Bromley Road, whilst allowing two-way traffic on Scotts Avenue and vehicles to exit at both ends of the road.
- 3) Make no changes and leave Scotts Avenue as it is at present.

Scotts Avenue residents were consulted and the majority that completed the survey were not in favour of the suggested options 1 or 2, so no changes consequently will be installed.

Community Projects

Our local friendly, environmentally focused, not-for-profit, Greener & Cleaner Bromley (& Beyond) Facebook Group, which was set up by local resident/member Parisa Wright (Danvers) from her home in Shortlands, was in the *iPaper* newspaper recently, regarding their efforts to launch a ground-breaking Community Hub in The Glades! It would be the first of its kind in a mainstream shopping centre and designed as a blueprint for more around the UK. Read the *iPaper* article [here](#).

The Community Hub will provide access to free resources, workshops, talks and other events around making good choices for you and the planet, plus space for general discussion and local project collaborations with other like-minded community groups. Additionally, there will be a "Library of Things" where you can borrow everyday items, and hopefully even a community fridge where you can donate food to prevent it going to waste. It will act as a hub from which a wide range of activities will pop up in community spaces across the borough.

Please do donate and share the news. The crowdfunding platform, if you are able to support, can be found [here](#).

This is a great opportunity to create a community space in the centre of the borough and show how much we can all achieve together.

RVR Recruitment

New Chairman needed

After nearly eight years as Chairman (and a number of years as our Planning Officer before that), our Chairman, Clive Lees, has indicated that he will not be seeking re-election at the next AGM. We would be pleased to hear from anyone interested in taking over this role.

New Road Rep for Ravensbourne Avenue (Odd numbered houses)

We also need a volunteer to take over the Road Rep role in Ravensbourne Avenue.

Subscriptions

This year we are encouraging members to instigate a Standing Order for their subscription. Your Road Rep will have given you a sheet with the details of the bank account to which the Standing Order should be made payable, along with further reference information you should add so that we can identify your payment.

If you are not already a member, please join via the following link on our website:

<https://www.ravensbournevalley.org/join-us.php>

Twitter

Do follow us, if you don't already, on Twitter [@RVResidents](#) where we tweet local news daily.



Meeting Dates

Normally, meetings are held on the first Thursday, every other month, at 8pm at Bromley Court Hotel. During Covid era, meetings are being held via Zoom, complete with acclaimed slide show to illustrate the issues. Members will be emailed the agenda and joining details for the September Zoom meeting soon.

We hope to resume face to face meetings at the hotel starting with the November meeting. We will let you know in due course. All members and prospective members are welcome. The meetings normally last about 60 minutes and focus on local community and planning issues. There is usually at least one Bromley councillor in attendance to answer questions and log concerns. Forthcoming members' meetings are as follows:-

Thursday 2nd September 2021 - Includes Extraordinary General Meeting to elect a new Secretary;

Thursday 4th November 2021;

Thursday 6th January 2022.

Officers

Chairman	Clive Lees	chairman.rvr@outlook.com
Vice Chairman	Beatrice Osborn	vicechairman.rvr@outlook.com
Secretary	Vacant	secretary.rvr@outlook.com
Treasurer	Dave Wiltshire	treasurer.rvr@outlook.com
Planning Officer	Vacant	planning.rvr@outlook.com
Membership Secretary	Linda Müller	membership.secretary.rvr@outlook.com
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Roads and Traffic	Brendan Donegan	roadsandtransport.rvr@outlook.com
Tree Warden	Monica Wiltshire	trees.rvr@outlook.com
LBBRF Delegate	Vacant	secretary.rvr@outlook.com
BPP Rep	Liz Logan	bpp.rvr@outlook.com
Hon. Legal Advisor	Richard Thomas	
Auditor	Alan Williams	

Road Representatives

Bracken Hill Lane and Close / Highland Road	Linda Müller
Bromley Ave / Grasmere Rd	Quinton Schönknecht
Calmont & Ashgrove Roads / Belgravia Gardens	Rita Smith
Coniston Road / Ullswater Close	Sandra West
Downs Hill / Crab Hill	Wendy Watmore
Elstree Hill / Erin Close / Hillbrow Road	Mick Pinson
Farnaby Road (1-81)	Jaki Moody
Farnaby Road (82-194)	Cathy Davies
Madeira Avenue (Evens)	Judy Adcock
Madeira Avenue (Odds)	Anne Lancaster
Oaklands Road / Spencer Road / Hawkshead Close /	
Lullington Garth	David Page
Ravensbourne Ave. (Evens)	Monica Wiltshire
Ravensbourne Ave. (Odds)	Vacant
Ravensmead Road	Peter Saunders
Warren Avenue	Clive Lees

If you wish to contact your representative please email the RVR Secretary.