



Langley Park

Residents' Association

NEWSLETTER

Jun 2020

Hope you are all well during these difficult times. As you know we had to cancel all our social events however, I know a number of you organised VE celebrations which was successful.



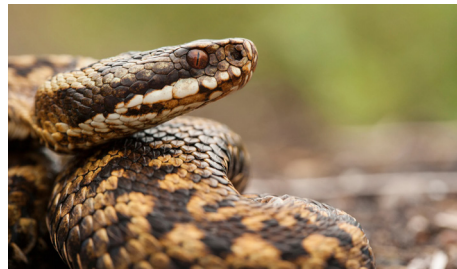
If you reserved Saturday 27th June for the Funday you may like to have your own event in your garden to raise money for the Eden Project Big Lunch or our local food banks. One which is being run by Nancy Read 20, Wagtail Walk, the other is being run by Waterside, food can be dropped behind the gate house in Waterside between 2pm and 6pm Wednesday afternoons.



Oak Processionary Moth

Unfortunately we have had a small infestation of Oak Processionary Moth return this year to 2 Oak trees, this will be treated this week (week commencing 15th June 2020) FP and Gavin Jones have this in their B/fwd diaries for 2021 to spray all oak trees March / April 2021 to ensure this infestation does not reoccur.

ADDER



A small dog was bitten by an adder in the dense tree / green area between The Mansion and The Walled Garden. The Vet says there have been a few issues locally recently with dogs bitten by Adders. We are surmising that with the current activity in previous derelict land both sides of LP, various species have been disturbed and moved to our quieter Langley Park area. Adders apparently like to be on the surface of the ground on very hot days so please take care with dogs and children and try to stay out of these dense green areas.

Security



Steve and Graham were awarded certificates by the local council and their employees Churchill Security for working during these difficult times. These certificates are displayed outside the gatehouse.

Facebook users

Please like us on <https://www.facebook.com/langleyparkbeckenham/>

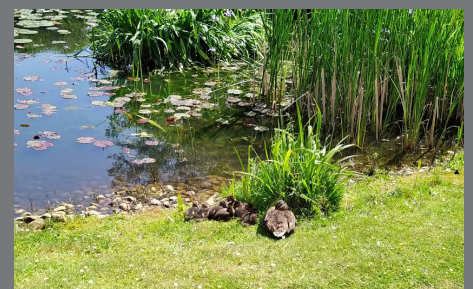
Dates for you diary

To be Confirmed

SUBSCRIPTIONS

£20 subscriptions are due. If you haven't already paid see details over on how to pay. Membership is voluntary and comes with various benefits re our events. We hope you will choose to join us in supporting LP.

We now have a family of Moorhens and 2 families of ducks in the pond behind Langley Manor.
Please don't feed them white bread!



NORTHERN LAND & SITES OF JACANDA LODGE & NORTH LODGE

I am writing to you in my capacity as Vice-Chair of the Langley Park Residents Association (LPRA), and as the Associations' in-house specialist in planning matters. A number of you will have met me at the AGM's over the years.

This letter concerns the above site which is situated to the immediate north of the Langley Park Estate. It is the land that is to the left as you drive up to our security lodge which is currently occupied by a large mound of spoil and a number of semi-derelict old cars and light commercial vehicles. I shall henceforth refer to the site only as the "Northern Land", because that is the colloquialism by which it has become known over many years.

You will have recently received a notice from Bromley Council of a new planning application in respect of the site which invites your support or objection to the proposals therein. A number of residents have approached me and other LPRA Committee members expressing confusion and concern about what is being proposed with this latest application. I will attempt to explain that in this letter, and will set out the formal position of the LPRA.

The land has a complex planning history dating back over twenty years. I do not intend to recite all of that in this letter, though I will be happy to do so to individual residents should they desire to know the (extensive) back story.

Most recently, planning permission was granted on 5 December 2019 with conditions for 143 residential units in 5 apartment buildings and a row of terraced town houses arranged around a central landscaped area on the Northern Land.

Conditional planning permission had previously been granted on 10 October 2016 for the construction of a crescent scheme of 7 town houses at Jacanda and North Lodges close to the Chinese Garage Roundabout. This permission has already been implemented by the carrying out of sheet piling works.

The scheme on the combined sites, to be known as "Langley Green", will be based on these two planning permissions and is intended to be commenced by groundworks and basement construction later this year. It will comprise a phased scheme with the final phase being the crescent of 7 large townhouses.

Access for cars will be from the existing vehicular access off South Eden Park Road via North Drive to a basement car park. There is to be only minimal surface car parking for visitors with all residents' cars effectively hidden below ground, and the centre of the site will be a landscaped square.

The scheme will provide a range of 1, 2 and 3 bed apartments and 4 bed townhouses.

The planning permission issued in December 2019 referred to above contained a number of conditions requiring the on-site provision of affordable social housing. This latest planning application under Reference 19/01543/RECON is the subject of the consultation letter that you will have received from Bromley Council.

It is important to realise that arguments about whether or not the

scheme should be built at all are irrelevant to this current application, which is based purely on whether or not on-site social housing should be provided – the development itself has already been approved and will be going ahead in any event. In the event that the application is approved, all of the 150 homes will be built for private sale on the open market.

It is the view of the LPRA that on-site affordable housing provision is NOT appropriate in this location. This is for several reasons. Such housing tends to bring with it severe pressures on local medical, educational and welfare facilities. In addition, the proposed development on the Northern Land is a gated scheme, not dissimilar to Langley Park; and such gated developments incur significant estate management charges, which are incompatible with the aims and objectives of social housing. In addition, no matter what politicians may say, there are frequently behavioural conflicts when social rented housing in particular is located among high end market housing. Finally, a number of residents have expressed concerns about the effect of affordable houses on the value of their homes.

It should be noted that the developer has offered Bromley Council a very significant package of financial contributions under Section 106 and CIL, which centre around a very substantial figure for local education facilities. This would not be able to be provided in the event that on-site social housing is insisted upon.

For these reasons, the LPRA Committee supports this planning application. Our two local ward Councillors, Christine Harris and Peter Dean both support this view. We will be making formal representations to this effect as part of the consultation process. If you wish to avoid affordable housing as part of the new development, we urge you also to support the application formally. You can do this by writing a simple letter of support and sending it to:

Claire Brew
Planning Team
L B Bromley
Civic Offices
Stockwell Close
Bromley
BR1 3UH

You should clearly quote the reference: 19/01543/RECON

Thank you for reading. Martin Bellingier Vice-Chair. LPRA
17 St Martins Lane, Langley Park

