

ITEM 4.10 (19/00732/FULL1) – 18 HOMEFIELD RISE, ORPINGTON –  
COMMENTS FROM WARD MEMBER,  
COUNCILLOR WILLIAM HUNTINGTON-THRESHER

Homefield Rise

The current application is as broadly addressing the reasons for rejection last time and by the appeal inspector however the detailed arrangements leave some issues unresolved.

The issues unresolved are:

- Security of the site and of neighbouring properties
- The living conditions, back garden privacy, and outlook prospect of the future residents
- The potential for knock on effects due to a service road becoming a residential road
- The effect on Bus Services.

The easiest way to solve these issues is to reorientate the terrace facing Gravel Pit Way – the High Street service road so they face the inner courtyard and overlook their parked cars which will then be at the front of their property not at the end of the garden.

This is shown in the schematic on the next page.

This permits the retention of the existing boundary wall with Gravel Pit Way. The retention of the boundary wall means that the need to move the Bus Stop is no longer required. The back gardens of the terrace will become private and provide a much better space for residents to enjoy. Future residents will no longer look out on the Bus Stop/Bus Stand, on people waiting at the bus-stop and onto the back of High Street properties. In addition people waiting at the bus stop will no longer look onto the properties with very short front gardens, impacting future residents' privacy.

Some of you will remember the Biggin Hill "Turdis" issue last winter. The other end of that bus route is the Bus Stand outside this development. TfL have been looking at alternative locations for the Bus Driver's Toilet. Their preferred location is adjacent to the Bus Stand, however if this boundary becomes active there is no suitable location. Retention of the boundary wall will provide a suitable location for the Driver's Toilet without the unpleasant consequences of properties being in close proximity.

This site is identified in the LBB Housing supply chain. The schematics on the 2<sup>nd</sup> page show how the whole site can be developed with this part as the initiator. That shows how approximately 50 3 bedroom family homes could in principle be accommodated on the site.

The original rejected plan consisted of mainly 2 bedroom flats, reject for over-development and impact on neighbouring properties. Given that rejection it is pointless to compare this to the original number of units projected for this site – that is clearly undeliverable. This type of development will result in each unit having 3 bedrooms, so in terms of accommodation is equivalent to 75, 2 bedroom flats.

I would therefore ask the committee to defer this application to come back to section 2 of a future agenda with the request that the developer rearranges the units on the site to retain the boundary wall and addresses the security issues.

There are many hundreds of flats unsold in LBB at the moment – houses are preferred. Following my proposed course of action will result in this site being developed, delivering much needed family homes in a manner acceptable to neighbouring residents. Our housing supply has to be deliverable, a site with a theoretical number of units which remains undeveloped for many years will not help.

Thank you

Cllr W Huntington-Thresher



Schematic showing how the development could be replicated along Homefield Rise to immediate neighbours



Further schematic showing further replication along Homefield Rise still not to Mortimer Rd – Based on these sketches the Homefield Rise site between Gravel Pit Way and Mortimer Rd could accommodate approx. 50 units.

