

Annex B

From: Joel, Charles, Cllr
Sent: 06 November 2020 11:54
To: Gibbs, Philippa; Walton, Graham
Cc: Evans, Robert, Cllr; Marlow, Christopher, Cllr; Morgan, Peter, Cllr; Rutherford, Michael, CLLR
Subject: Re: R.R. Committee Meeting Monday 9th November 2020 - York Rise Report No HPR2020/037

Dear Philippa & Graham,

Having just received a copy of the agenda relating to the above I wish to pass on my observations and if it is in order can copies please be forwarded onto the members of the committee to assist them when debating the above item. I am more than happy to have a copy of this email included in the minutes and be duly recorded.

Reason for Report

The original proposal was for the provision of a larger number of dwellings and it was felt at that time to be an over-development and did not comply with Bromley's Local Plan.

The Councillors for Farnborough & Crofton in principle support the proposals to build no more than 35 homes to be made available for temporary accommodation for the homeless.

Ward Councillors Views

Throughout the process in considering the potential to re-develop the site to provide homeless family units the three Ward Councillors asked to be kept updated to enable us to give a feedback to local residents in the area.

Background

There are two points that need to be qualified and that is to what significant remedial works are deemed necessary to the existing site boundary wall. The other is the possibility of the number of underground air raid shelters. It has been mentioned in the past that these were constructed to assist the safety of the staff then from the office of the Orpington District Council and used as an operations base. I did ask at one time as to whether the Council's record office had any documents or information. This raises the question as to whether the air raid shelters have been filled in or left open.

There is a mention of using raft or strip foundations for the proposed development and this has to be accepted as a design matter. It may be found necessary to undertake drilled trial boreholes because of the uncertainty of the location of the underground air raid shelters as it may be that concrete piling may have to be provided.

It is noted that there are Covenants relating to the site and this should be resolved before the next stage is implemented. Also there is a mention of existing conduits in the last paragraph and this can this please be qualified.

Summary of Business Care

In clause 4.6 there is a mention of houses hopefully no more than two stories in height but it is then mentioned that the layout can be planned around the shelters so that nothing is directly above them.

The project will be a 'Design and Build' contract and is it intended to send out an enquiry to a number of specialist contractors to be invited to tender for the project? If that is the case then surely they will have their own professional consultants to deal with the design all in accordance with the Council's brief and submit the formal applications to the relevant authorities and monitor the construction. It may be found necessary for the Council to appoint an Independent Co-Ordinator under the requirements of the C.D.M. regulations for domestic contracts.

There are a few other points that need to be borne in mind and can be covered in the next phase if this agenda item before you is approved. These are:-

1. Improve the consultations with the three Ward Councillors
2. Access to the site to overcome the steep incline i.e. for vehicles, pedestrians, disabled persons, families with buggies and the elderly.
3. To undertake a survey of the trees that are to be retained
4. Any support that may be needed along the high bank at the back edge of the site
5. There is a mention in 4.13 i.e, houses or apartments although there will be a mixed development of types and sizes of accommodation this will need to be qualified

Chairman, members it is not my intention to go into more detail at this stage but felt the need to record my views.

Regards,

Cllr Charles Joel
Member for Farnborough & Crofton Ward