

## REPORT TO CABINET

It was agreed at our Feb 9th BCA Churchill Way West Development Sub-Committee that we thank B&DBC Simon Buckingham for his help and consideration in sharing the 5 tenders with us. After that meeting we thank subsequent contributions and set out the complete list our points to Cabinet regarding the above development as follows:

1. High Voltage power lines need to be rerouted
2. Site drainage issues to be addressed as soakaways are unlikely to remove surface water quickly enough due to saturation of ground at certain times of the year (see Victory Roundabout reports, Loddon flood plain issues).
3. Sewerage system to be updated at all stages of the process.
4. Assumption that capacity for fresh water is available
5. Car crossing Churchill Way West will cause safety, congestion and pollution issues
6. There appears to be no SAFE Pedestrian crossing that can be provided at Churchill Way West for site access and bus users. See HCC paper 7Mar02 attached on the problems caused by at grade pedestrian crossings to traffic, pedestrians and emergency vehicles ( Churchill Way is a key route for emergency vehicles ).
7. No disabled access to Phase 1 and this unclear in Phase 2
8. Disabled access to be linked with Victory roundabout , Alencon link improvement scheme and the rebuild at Brook House will also have to be integrated, including the proposals for an external lift to overcome the gradient issues.
9. Emergency access in Phase 2 will be prevented by parked cars
10. No linkage between Phase 1 and Phase 2 and Brookvale, community centre not recognised in the plans.
11. Needs footway/cycleway skirting both Phase 1 and 2 (Wintethur Way to College Road) Existing footway/cycleway being "walled in"
12. No elderly/disabled bungalows in any of 5 tenders, BCA suggested that the position of these to be as close to the town centre as possible (car-less residents).
13. Selective not universal undercroft parking
14. Cheap flats provided unworthy of a town gateway. Doorways opening directly onto public paths noted, ref. crime issues.
15. No innovation in appearance or design to include wind turbines or photovoltaics. Target should be towards carbon neutral development.
16. No calculation of additional trees to counter additional emissions created
17. Contribution of development to Brookvale/wider town unaddressed
18. Open space to include preserved poplars, community woodland, kickabout, play area, sensory garden and pond
19. BREEAM eco-homes building code voluntary not highest rating so may not result in energy cost savings compared with other developments

20. Affordable allocation for Housing Co-Operative not Associations. Concerns were expressed for improved lease conditions, service charges / service performance checks.
21. Needs marketing of properties as being desirable to "want" to live in not "have" to live in an area of definite identity
22. Topography of the site to be used to the betterment of all, architectural consideration for views, aspect, sun path, non intrusion, use of dead space adjacent to the railway for highest buildings. Presentation to the wider population as a pleasant place to be.
23. The BCA prepared a sketch (attached) with indications of ideas that may lead to the provision of a true gateway development for Basingstoke
24. No mention of public art developer contribution/sponsorship with community consultation (VH Phase 1 "artifact" is unacceptable)

In view of the above the BCA request that the cabinet instruct that the terms of the sale of the land at Churchill Way West between the railway and the dual carriageway includes the requirement for the purchaser to respect all the factors stated in the BCA paper of February 2006 and to fully involve the communities of Victory Hill and Brookvale, and their representatives, at all stages from the purchase agreement through to the construction and operational maintenance of the project currently known as The Churchill Way West Development

Malcolm MacInnes.

BCA Churchill Way West Development Sub-Committee Chair

28 Feb 2006