

## Response to Issues raised by Brookvale Community Association/Members/Officers

Question	Response
<p>Site to provide local market housing based on need and incomes.</p>	<p><i>David Wilson Homes has considerable experience in the local housing market and believes that within the area there is a high level of flatted schemes and therefore this scheme seeks to provide a balance between flats and houses within an open and landscaped site, whilst still achieving a good density level. 40% of the properties are to be affordable and to be managed by Sovereign Housing Group. A mix of affordable houses and flats to be spread throughout the site so as to achieve an inclusive and integrated community.</i></p>
<p>Layout needs to cater for disabled people.</p>	<p><i>The adopted local plan guides developers with regard to disabled accommodation and in response the scheme proposes that 15% of the properties would be built to Lifetime Homes standards that are easily adaptable for disabled persons to include generous turning areas and wide corridors to allow wheelchair access. In addition building regulations now stipulate that all properties must incorporate measures to cater for disabled persons and these are to be included within the scheme. Within the public realm, the scheme proposes hard landscape material that allow ease of movement between buildings and around them including single level road and pedestrian routes. In addition, Sovereign Housing Group is obliged (through Housing Corporation guidelines) to ensure their properties allow disabled persons access to all buildings and flats/houses.</i></p>
<p>The scheme appears to have regard to the adopted development brief and therefore taller buildings to the rear to act as a noise barrier to the railway line is welcomed.</p>	<p><i>Noted</i></p>
<p>The use of contemporary materials to create a distinctive development is welcomed.</p>	<p><i>Noted.</i></p>
<p>The focal building would obscure views from parts of the Victory Hill development.</p>	<p><i>This issue has been assessed and because the site sits approximately 3 to 4metres below Victory Hill flats, and due to its orientation and positioning, it is unlikely that the focal building will have any significant impact upon views attainable from Victory Hill. The planning application will also include a section to show relative heights to demonstrate that the residents in Victory Hill will not be unduly affected by the proposed focal building.</i></p>
<p>Signalised junction layout is not considered necessary given that cars could exit the site to the left and enter</p>	<p><i>The proposed junction layout has been set out as requested within the development framework documents and following discussions with BDBCHCC highway officers. A full Transport Assessment will be undertaken and provided with the application to demonstrate that this arrangement is safe and secure and will be able to accommodate the</i></p>