
Re: 291 Homes proposal on land North of Churchill Way West BDB65185

Further to the 8 point Members' Summary issued last week, please find below 10 bullet points expanded for your information.

Our BCA Development Subcommittee reviewed this proposal over 18 months finding 96 objections with an 8 point Member Summary with fundamental flaws (Ref doc 19Feb07 issued with letter 20Feb07)):

SUMMARISED POINTS

- River flood plain provides Pumping Station Water Catchment and could flood CWW during heavy rainfall. The trial pit holes tested for percolation rates in the summer! Experience at Victory Roundabout testifies to high water table.

- Sewage disposals relies on three lines in an email dated 1Jun06 from Thames Water stating that they have conducted "model studies to show adequate capacity". However residents of the area know that the Victorian sewer already runs full and suffers from manhole cover discharges in Queens Road, backing up at the Moose Centre and in the Anvil Basement.

- Unacceptable noise levels without noise barriers front and back –existing traffic noise (and pollution) will increase, when already impossible to converse at Victory Hill first floor balconies, with noise levels from the railway also flagged as unacceptably high for back gardens.

- Original flawed tender proposal ignored Victory Hill development, there is no mention of better access through the CWW proposal.

- Proposed unnecessary signalized junction across the dual carriageway will put pedestrians at risk and interrupt traffic flow increasing air pollution. Safer bridge for BCA Hall pedestrians and a new missing link between Winterthur Way to College Road, enabling walking journeys to BCOT, Cemetery, Morrison's and Leisure Park . See BCA report 27Mar07 identifying flawed arguments in MVA report..

- Parking will be a real problem with 50% fewer visitor parking spaces than legislation. Victory Hill has minimal visitors' parking and Maria Miller advised the Government's Minister admitted national parking policy changes are required. Parking Management from Day 1 with one-way only system prevents untidy parking, facilitates walking, cycling and disabled. The Emergency Access is not disabled friendly.

- Block 'C' will interfere with Victory Hill residents' home enjoyment when it could be at the opposite end of the site. Existing Victory Hill and proposed Brook House mitigates the need for a feature building. An opportunity ignored.for Block C to include a Photovoltaic or Solar Collector or Green Roof.

- Unacceptable that 21st century proposed homes aren't 21st designed to utilise more of today's energy saving and sustainable technology.
- C.A.B.E. advised **"We regret to say that we can find very little to commend in this proposal, which seems to be a confused assemblage of disparate buildings and maze like road layouts.**
- **Our local community will lose decades old open space amenity with a growing petition for a GREN LUNG Nature Park.**
