

16. As residents in the area, we will **be subject to a far too prolonged period of noise and air pollution levels, and much inconvenience** through what will be traffic delays and suspensions. Currently plans show construction completing in 2023, although that's not to say there won't be the inevitable building delays which could drag this out much further.
17. The previous construction work on the **Young Street and Victoria Road developments bear testament to the disruption and inconvenience** we have had to endure **over the last 5 years**. Heythrop is a much bigger project and will be far more disruptive and poses a greater risk to the comings and goings of the local community in this neighbourhood.
18. We have two children who walk along St Albans Grove and Kensington Court Place on a regular basis and not just during the school runs. I believe the construction period and route **creates a real risk to their safety**, as well as for those school children in Thomas's who walk between the school buildings on St Albans and the park even during 9am-3pm.

In summary, we believe this proposal is not viable for the key reasons:

- **The proposal for a significant number of expensive, extra care units does not appear to be one which will result in full occupancy. Perhaps the use of the site would be better suited to remain as an educational one.**
- **Current single vehicular access point for 250-500 new residents through a quiet residential neighbourhood is not viable.**
- **South End should be a secondary access point and a primary access point via Wrights Lane over the new deck should be developed instead.**
- **Having the only traffic access route through a quiet and tranquil neighbourhood will create a long-term significant impact on noise and air quality levels (CO7) which is detrimental to the wellbeing of residents (CO2).**
- **The tranquillity of the residential neighbourhoods surrounding the site will be destroyed by the influx of people, visitors and traffic from such a large scale residential development.**
- **Limited communal benefits of the proposal that do not outweigh the long-term consequences and damage to the surrounding residential neighbourhood.**
- **The proposed construction period and route is not appropriate and will impact the safety and wellbeing of residents and the local community for an extended period of time. The developer should look to spread some of the load of construction traffic across other access points (Kensington Square and Wrights Lane).**

We hope you consider the serious implications of this development on the residents in the immediate neighbourhood and urge you to refuse the application.

Yours faithfully,

