

**JOINT DEVELOPMENT CONTROL FORUM
DARWIN GREEN ONE - BDW2 (19/1056/REM)
BDW CAMBRIDGESHIRE
22 JANUARY 2020**



INTRODUCTION

- Darwin Green One received Outline Planning Permission in December 2013. The Design Code was approved in February 2014.
- The Pavilion Quarter will form the southern part of the masterplan and shares a development edge with the neighbouring Castle and Arbury areas of North Cambridge.
- Pavilion Green with existing pavilion building, is located to the south of Pavilion Quarter and presents an opportunity to be a principal focal and social space within this part of the development.
- A proposed cycle and pedestrian route connecting the Green, and Pavilion Quarter, with Huntingdon Road for public transport links.
- The application proposal comprises a mix of two-, three-, four- and five-bedroom houses, apartments buildings and complies with the parameters established in the outline planning application in terms of layout, height, massing and scale.

ACCURACY

Objection

The plans submitted illustrate a historic view of the houses and flats on Woodlark Road and do not reflect the recent planning permission for the rear extensions at Grosvenor Court, or alterations and extensions to the houses in Woodlark Road over the last 10 years. The plans are therefore inaccurate. Consequently, it is not possible to ascertain accurately the impact of the new development, particularly on overlooking and daylight/sunlight issues on the existing community.

Petitioner Recommendation

The plans for the BDW2 development should be updated with the correct drawings for the houses along Woodlark Road and the planning application resubmitted. The current drawings are misleading and incorrect.

PROXIMITY

Objection

The proximity of the new development to existing perimeter buildings on Woodlark Road is too close. This is particularly relevant for 131-136 in the BDW2 plans.

Petitioner Recommendation

The gardens behind the BDW2 houses that run parallel to Woodlark Road should be 20 metres in depth as indicated on the original pre planning drawings shown at public meetings, with an orientation that inhibits any overlooking and a size that does not impact daylight/sunlight issues.

SOLAR STUDY – 21 MARCH

Study undertaken on proposed layout submitted under application 19/1056/REM.
Massing proposal submitted under application 19/1250/573 for Grosvenor Court incorporated.

9am



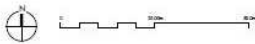
12pm



4pm



Solar Studies
21st March



SOLAR STUDY – 21 JUNE

Study undertaken on proposed layout submitted under application 19/1056/REPL.
Massing proposal submitted under application 19/1250/573 for Grosvenor Court incorporated.

9am



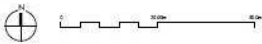
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Solar Studies
21st June



SOLAR STUDY – 21 DECEMBER

Study undertaken on proposed layout submitted under application 19/1056/REM.
Massing proposal submitted under application 19/1250/573 for Grosvenor Court incorporated.

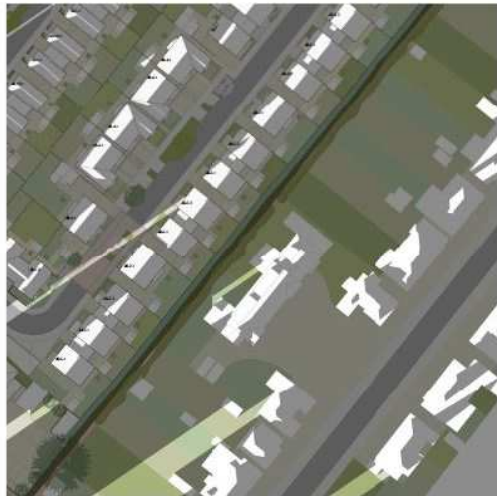
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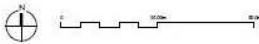
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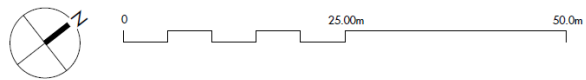
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Solar Studies
21st December

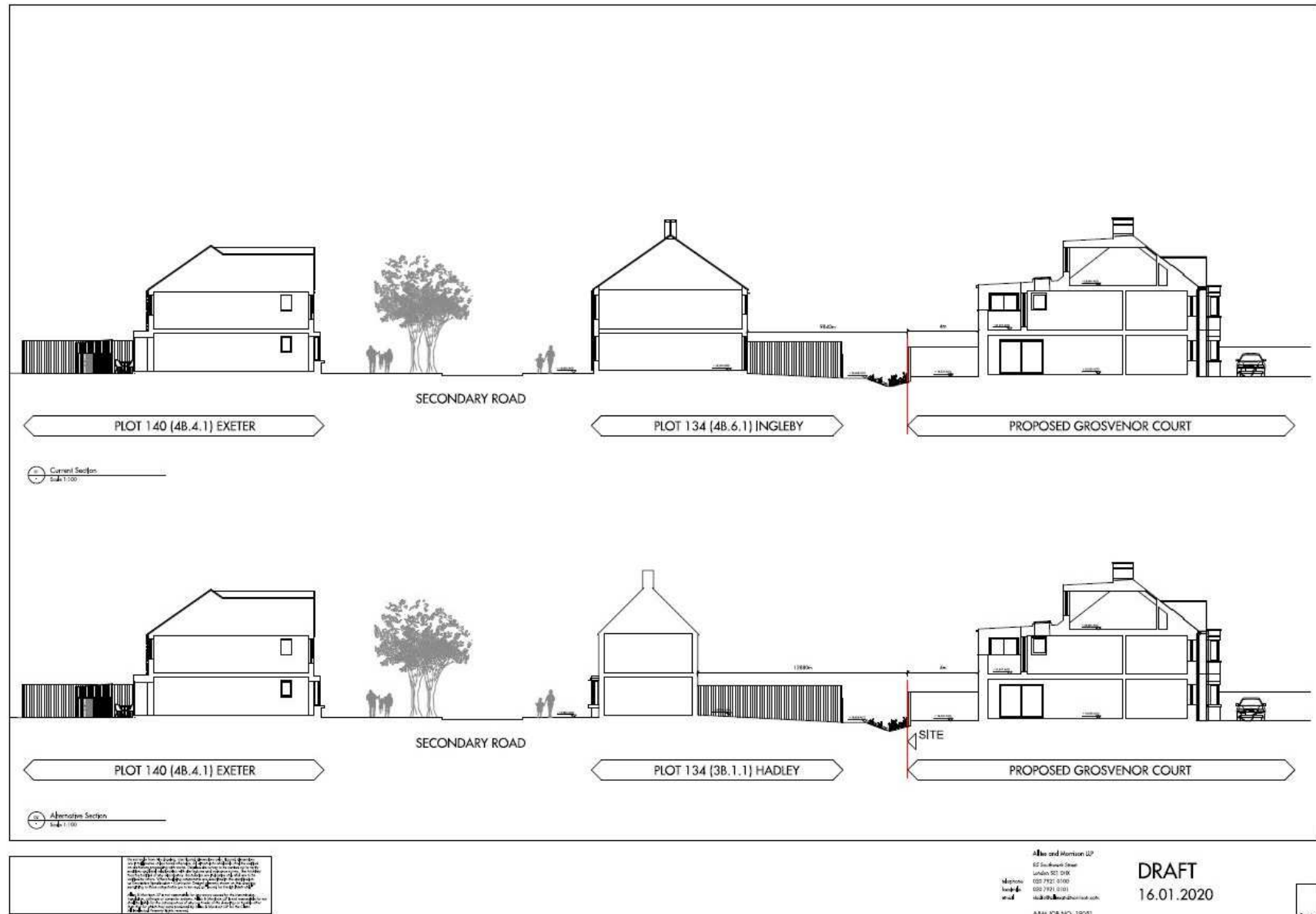


Proposed layout as submitted under application 19/1056/REM.
Massing proposal submitted under application 19/1250/S73 for Grosvenor Court incorporated.





0 25.00m 50.0m



DENSITY

Objection

The density of houses in BDW2 development is far greater than the surrounding areas.

Petitioner Recommendation

The density of the buildings should be checked against current best practice for residential developments of this nature.

- The Design Code sets the following density figures:
 - Medium density- up to 45 dph
 - Lower density- up to 40 dph
- In accordance with this, BDW2 includes areas of medium density and lower density residential development:
 - Medium density areas: 49 dph.
 - Lower density areas: 31 dph
- Overall the density of development within BDW2 is c.40 dph

Key

Section 5.2



Local centre - including school building

Section 5.3



Urban quarter - high density

Section 5.4



Southern / Pavilion, Central Park, Northern quarters - medium density



Southern / Pavilion, Central Park, Northern quarters - lower density



Darwin Green Two (indicative layout)



Fig 2.0 - Character Areas

THE PAVILION

Objection

- This building is best served in a residential capacity.
- Alteration for use as retail, food and licensed premises is not appropriate.
- Proximity would expose nearby properties to:
 - Security risk;
 - Noise;
 - Cooking odours; and
 - Pollution from external lighting.
- No plans of how the Pavilion would be adapted for retail use or whether the plan is to demolish the building which has historical and architectural importance.
- The building has already been allowed to fall into a state of disrepair.

Petitioner Recommendation

The Pavilion should not be given change of use and should be used for residential use with a community meeting room – in keeping with a Pavilion.

- Approved land use masterplan identified existing pavilion as an opportunity to restore it to residential use.
- Positive discussions are ongoing with the council for alternative uses following concerns about the extensive works to bring it back to residential use.
- The application currently seeks to change the use of the pavilion to retail use, covering Use Classes A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways). This is considered to be complementary use for what is a principal focal and social space within this part of the development.
- Environmental Health Officers are satisfied with the proposal subject to conditions they suggested to safeguard residential amenity from potential filtration of odours and noise from delivery vehicles.
- **The permission, if granted, will only establish the principle of the change of use. The prospective operators will be required to progress a detailed scheme.**

DRAINAGE

Objection

There is a real risk of flooding in the ditch which runs parallel between Darwin Green and Woodlark Road:

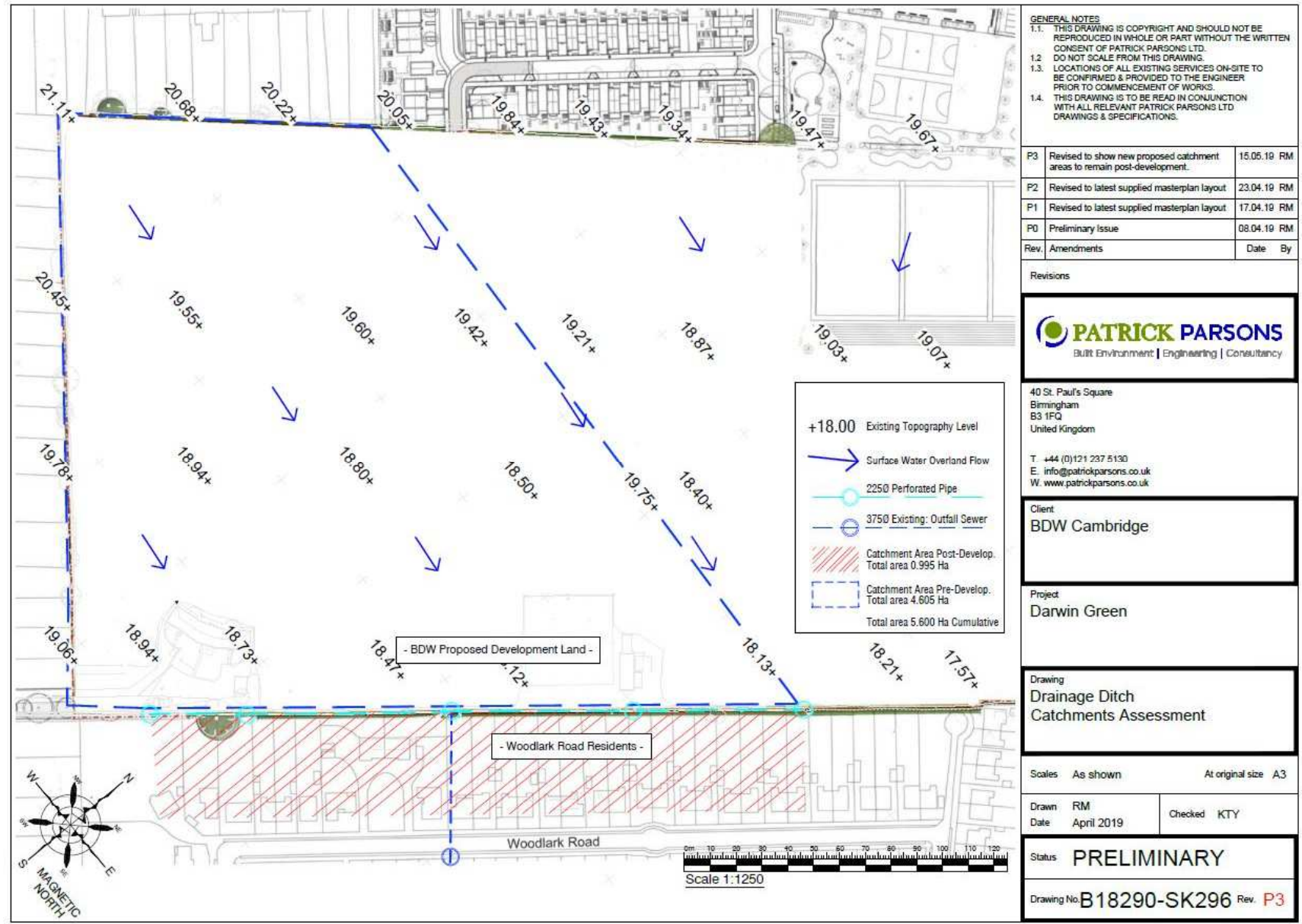
- a) More information needs to be provided about how the long term maintenance of the ditch will be funded. The information provided does not meet the requirements of condition 35 of the outline conditions.
- b) The security implications of the maintenance path, which runs parallel and behind the Woodlark Road, needs more consideration in its design.
- c) There is also concern that the drainage on the Darwin Green site does not have adequate capacity to allow for climate change. The proposed drainage system could be overwhelmed by heavy sustained rainfall and subsequently the overflow could cause flooding to the surrounding areas.

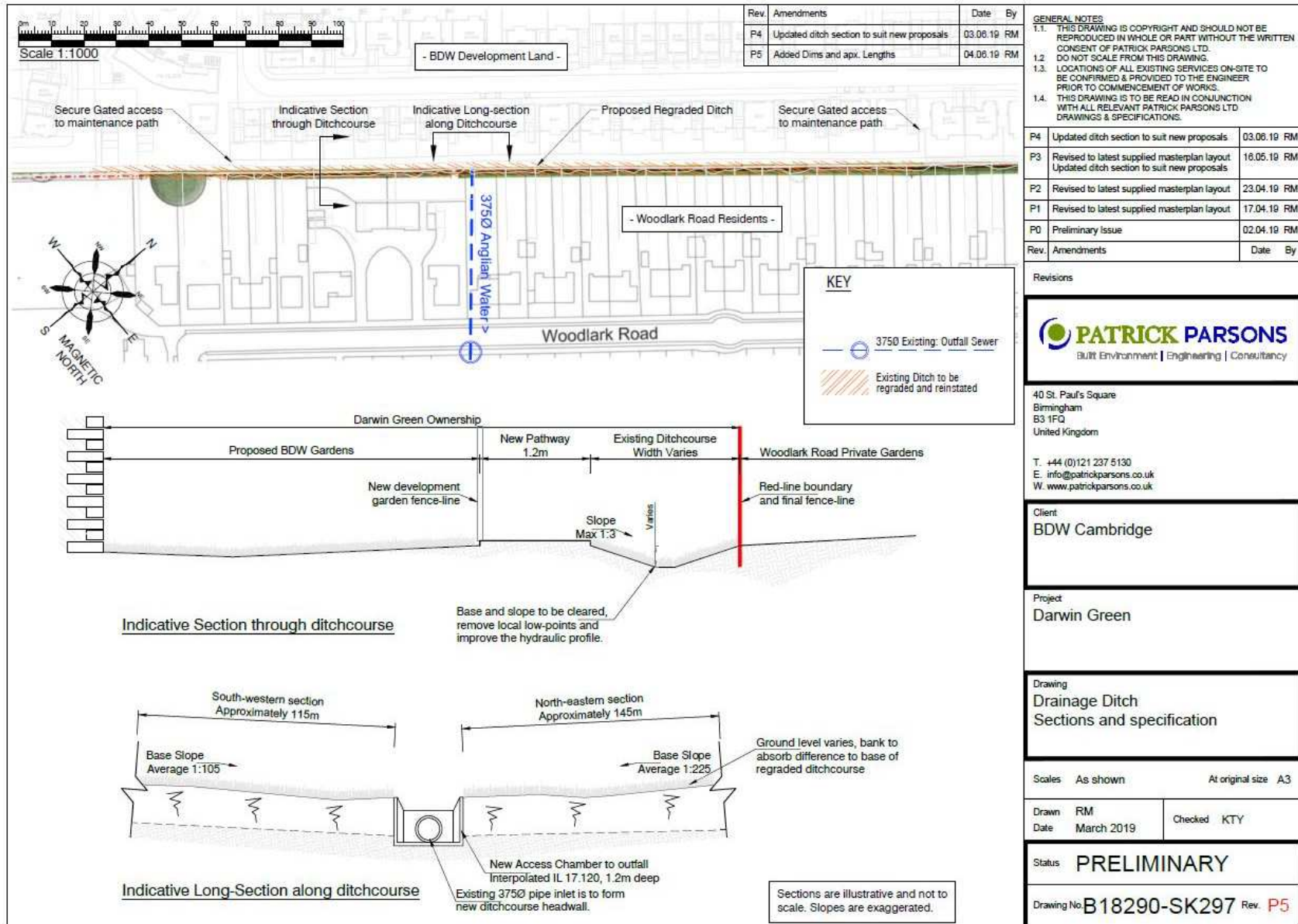
Recommendation

The drainage scheme should be reviewed to ensure it meets the required 100 year flood risks taking into account the impact of climate change. This should be carried out by an independent body. Information should also be provided on the company who will be responsible for the maintenance of the ditch along the Woodlark Road gardens.

- **Part 5a** – the ditch is not part of the strategic drainage scheme approved pursuant to condition 34 and for which the RM details would need to adhere to. The site does not discharge into the ditch. This has been investigated and the Local Authority is satisfied this is the case.
- **Part 5b-** The rear garden fences will be lowered to afford surveillance to the ditch from the rear gardens. The gates will be perpetually locked. The Local Authority is satisfied with the arrangement.

Part 5c-







This development will be in full accordance with Cambridge's Full Local Plan 2018 guidance.

The drainage strategy is to follow Policy 31:

- We confirm Surface water is being managed close to the source.
- Individual Plot drainage, minimum 2.5m³, is being provided where feasible.
- Surface SUDs features will be used such as Swales, bio-diversity areas and Rills.
- Run off from hard surfaces will receive an adequate level of treatment.
- All vehicle trafficked areas are to be permeable surfaces with underdrains.

We are also following Policy 32:

- The peak runoff from the whole Darwin development is subject to the previously approved site-wide Masterplan. We can confirm that BDW2 will have discharges reduced to suit this plan and the designed wide network.
- We can confirm that the storage design is for the 1:100 year storm event range and will include a +25% allowance for climate change and will not flood properties.
- The discharge locations for foul and surface water will have capacity.
- We can confirm that an operations and maintenance plan will be provided for the features introduced and provided to the developer.



GENERAL NOTES

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1.3. LOCATIONS OF ALL EXISTING SERVICES ON-SITE TO BE CONFIRMED & PROVIDED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.

1.4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PATRICK PARSONS LTD DRAWINGS & SPECIFICATIONS.

P0	Preliminary Issue	17.01.20	RM
Rev.	Amendments	Date	By
Revisions			



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Client
BDW Cambridge

Project
Darwin Green

Drawing
**Drainage Strategy
- BDW Parcels**

Scales 1:500 At original size A3

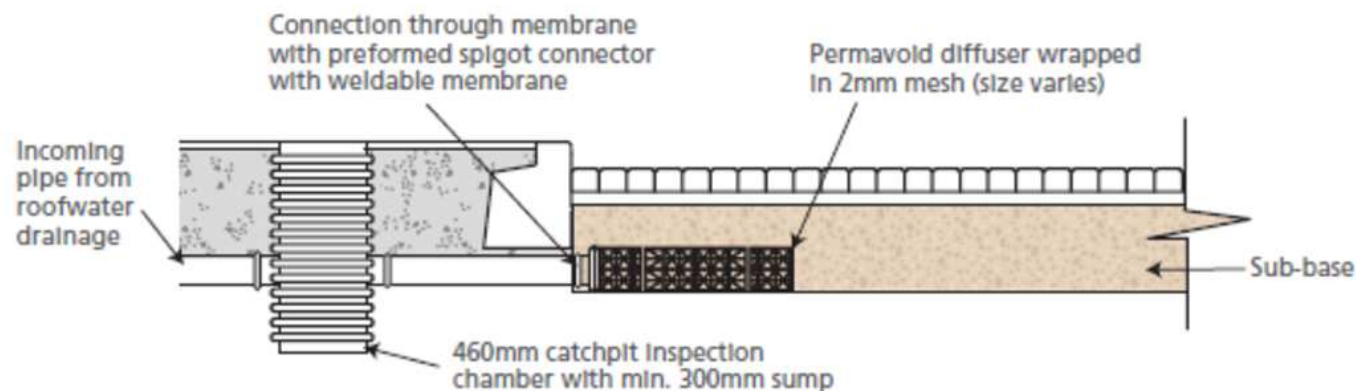
Drawn	RM	Checked	KTY
Date	January 2020		

Status **Information**

Drawing No. **B18290-SK287** Rev. **P0**

Permeable Paving is to be used on all plots with individual attenuation volume. Storage Volume to be achieved within granual sub-base, depths as hatched. Minimum 2.5m³ per plot provided.

All roofwater to discharge into paving sub-base via diffusers and discharge is to be restricted with orifice plates. Usage: All individual plots.



Indicative Polypipe Permavoid Diffuser

From Polypipe Data Sheet Jan 2016

LIGHT POLLUTION

Objection

Given the proximity of the houses and gardens in the BDW2 development the houses in Woodlark Road, there should be restrictions to the position of lighting in these gardens, to include security lighting in the proposed development. The use of low level and low wattage lighting should be mandatory.

Recommendation

There should be mandatory restriction on the lighting used in the gardens and on the security lights on the rear walls of the houses running parallel to Woodlark Road – they should be low level and low wattage.

Our Response

Low wattage lighting is agreed to. However, it is not possible to monitor residents once the houses have been sold. A light condition might suffice to protect the amenities of the neighbouring properties.

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