

Planning Application 19/1056/REM Darwin Green BDW2 Development Control Forum Meeting

22nd January 2020

Lead Petitioners:

Dr John Wilson & Anthony Wallis

BDW2 Site



Introduction

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- ▶ Residents in Woodlark, Sherlock and Huntingdon Road signed a petition in September 2019 requesting a development control forum meeting.
- ▶ Many thanks to democratic services for organising this meeting & to all interested parties who have taken the time to attend today.
- ▶ Dr John Wilson & Anthony Wallis are the lead petitioners who will be explaining the concerns of the local residents.
- ▶ Many residents have attended the open days. Whilst they appreciate the need for additional housing in Cambridge and support in principle the development, they feel their feedback has not been fully understood or their concerns taken into account.
- ▶ We believe our suggestions will enhance the quality of the neighborhood for both the BDW2 and Woodlark and Huntingdon Road residents.

Concerns & Objections

- ▶ Accuracy of drawings on properties adjacent to BDW2.
- ▶ Proximity of BDW2 houses - Woodlark Road and Huntingdon Road.
 - ▶ Specifically Grosvenor Court
- ▶ Density – greater than the surrounding areas.
- ▶ The Old Pavilion – change of use not suitable in such a residential area.
- ▶ Drainage – further analysis of peak flow in the ditch along the Woodlark Rd /BDW2 boundary.
- ▶ Light pollution given the proximity of the Woodlark & Huntingdon Roads and gardens.

The Old Pavilion



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Harvest Time



Pre-Build



Proximity of Pavilion

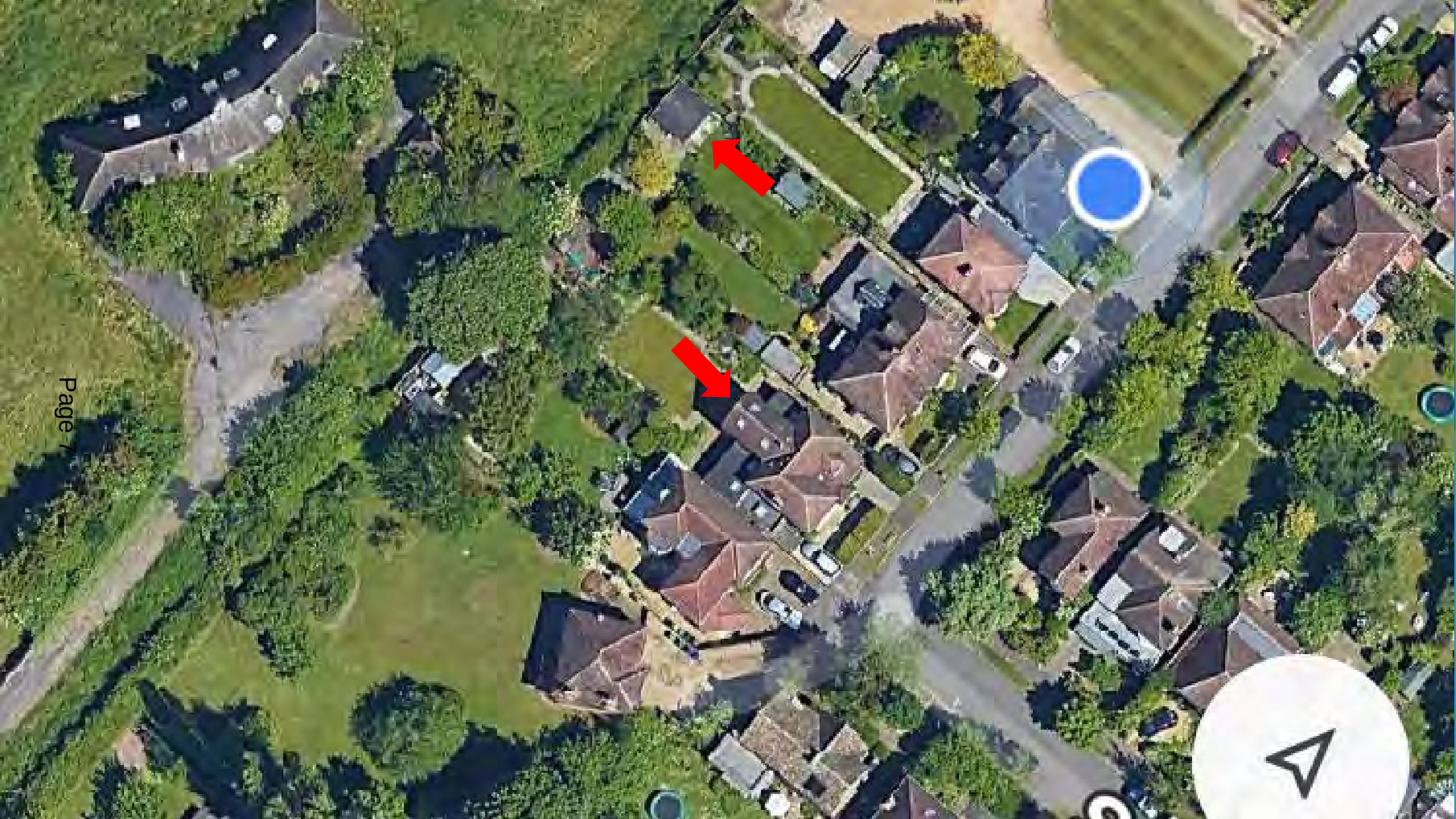
Accuracy of Drawings

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- ▶ Out of date drawings on properties adjacent to BDW2
- ▶ Cycle path link - The footway/cycle path link behind the pavilion has not been shown on drawings in any detail. What is the intention for this area which is within the BDW2 boundary.

Recommendations

- ▶ The Developer to provide up to date maps of the paths and properties on the perimeters of the BDW2 site showing distances between back elevations of buildings.



Proximity

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- ▶ Proximity of the new development to existing perimeter buildings on Woodlark Road and Huntingdon Road is too close.
- ▶ This is particularly acute for the BDW2 houses 131 – 136 that back onto Grosvenor Court.
 - ▶ The distance between the back elevation of the houses is less than 15 meters
 - ▶ Other similar BDW2 houses have over 20 meters

Recommendations

- ▶ The houses 131 – 136 need to be moved further back or orientated so a side elevation faces Grosvenor Court and the roof height lowered to reduce light reduction into the gardens.

10 metres including ditch & service road



New extensions 4-5 metres

Car park and deliveries



Density



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Development edges

The south and east of the site is bounded by the rear gardens to properties along Huntingdon Road and Woodlark Road respectively. An existing drainage ditch runs along the back gardens to Woodlark Road.

The development edges can be characterised by generous, tree-lined streets with two-storey,

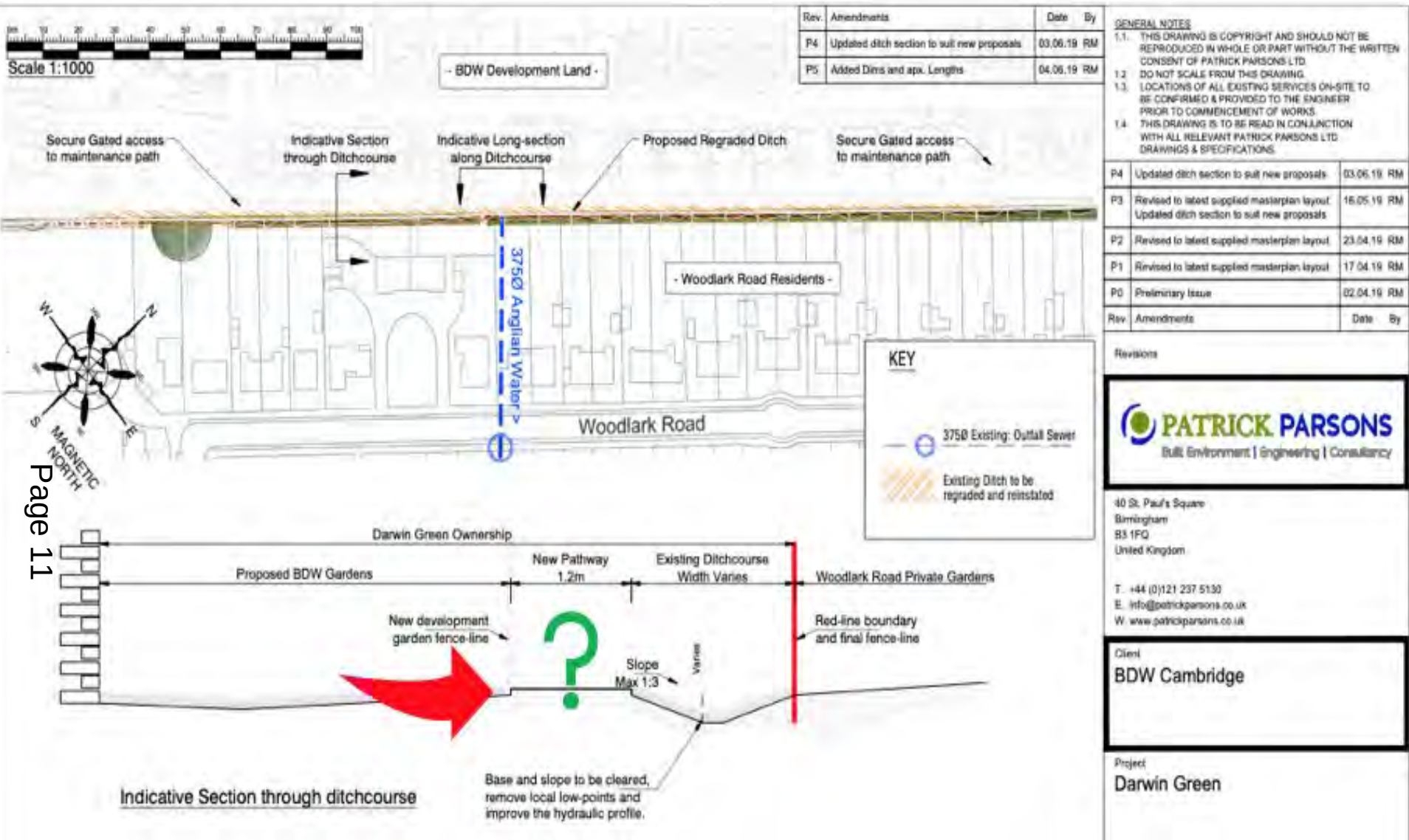
detached and semi-detached houses with front gardens and driveways for vehicle storage.

In compliment with the existing, neighbouring developments, these homes present their back gardens to the back gardens of homes on Huntingdon Road and Woodlark Road respectively.

- ▶ The density of the BDW2 houses is far greater than the surrounding areas.

Recommendation

- ▶ The impact needs to be reduced by increasing the length of perimeter gardens and planting substantial trees and hedges along the boundary to provide screening.



Where will the hedge and screening go?

The Old Pavilion



- ▶ This is situated in a quiet residential area
- ▶ The use of the building is best suited to continued residential and community use and not A1 shops, A3 Restaurant & Cafe, A4 Licensed Drinking and A5 Hot Take Away use which are totally unsuited to this area:
 - ▶ Due to noise, cooking and waste smells, traffic noise (especially Deliveroo scooters), delivery and waste collection lorries etc.



Exit to Huntingdon Road

List of required conditions on the Pavilion cover:

Odours and proposed delivery hours of 7.00am – 11.00pm Mon - Sat



Odour filtration / extraction

Prior to the installation of plant at the pavilion commercial units, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.



Commercial Delivery condition (as per hour restrictions of condition 61_07/0003/OUT for local centre)

All service collections / dispatches from and deliveries to the Pavillion commercial units including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Saturday. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.



Recommendations

- ▶ The building has been a residential home and pavilion for many years with the downstairs rooms more recently used as a creche. Residential and community use should continue.
- ▶ It is difficult to see why the developer's viability study suggested the building is not suited for residential & community use.
- ▶ *“Through viability testing, it has been established that the pavilion building is not suited for residential use due to the extensive reconfiguration and retrofitting of the building that would be required to change this building into residential units, which will risk the loss of its architectural character.”*
- ▶ The proposed change of use would require considerable reconfiguration and retrofitting of the building to meet the EHO and fire and H&S conditions.
- ▶ They should consider placing it on the open market to find a developer who has the experience and skills to refurbish this building for residential and community use.
- ▶ Refurbishment of the building would be similar to the project being undertaken at Grosvenor Court.
- ▶ These retail units should be based at the main commercial centre for BDW2.

Support from Local Ward Councillors for the Old Pavilion to remain for Residential & Community use.

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- ▶ Local Ward Councillor Cheney Payne and Greg Chadwick have met with us and stated their support of our concerns regarding the change of use and the potential loss of the old Pavilion for residential and community use.
- ▶ And they are willing to continue raising this issue on different political levels.

Original plan was for Residential use

ing phase (known as BDW2) including 330 dwellings wit...

https://idox.cambridge.gov.uk/online-applications/files/2613127EA4EBA561DC7953189CC5B481/pdf/19_1056_R...

Further design objectives include:

- for visitors - combination of hard and soft landscaping throughout;
 - Development edges; opportunities to emphasise a number of edges: Central Park, Green Corridors, North West Corridor - built form integrating with landscape;
 - Accessibility; safe and convenient access to public transport - Orbital and dedicated cycle routes;
 - Security and surveillance; generally rear back gardens will back onto other rear gardens - privacy - permanent mixed community - well-lit public spaces - entrances to houses onto public spaces / streetscape;
 - Existing pavilion; restored and extended to provide residential accommodation;
 - Lower density; larger front and rear gardens - proposed housing to secure settlement edge; rear gardens backing onto other rear gardens - longer rear gardens where possible.
- Tenure; the development will be a mixed tenure scheme to create a more socially cohesive neighbourhood and will meet the requirement for 40% affordable housing. The proposals make no qualitative distinction between the architectural treatment of affordable and private dwellings.
 - 15% of homes have been designed in accordance with Lifetime Homes criteria, to allow residents to remain in their homes should their circumstances change, and they become less physically able.
 - A mix of Barratt Homes and David Wilson Homes across the site.

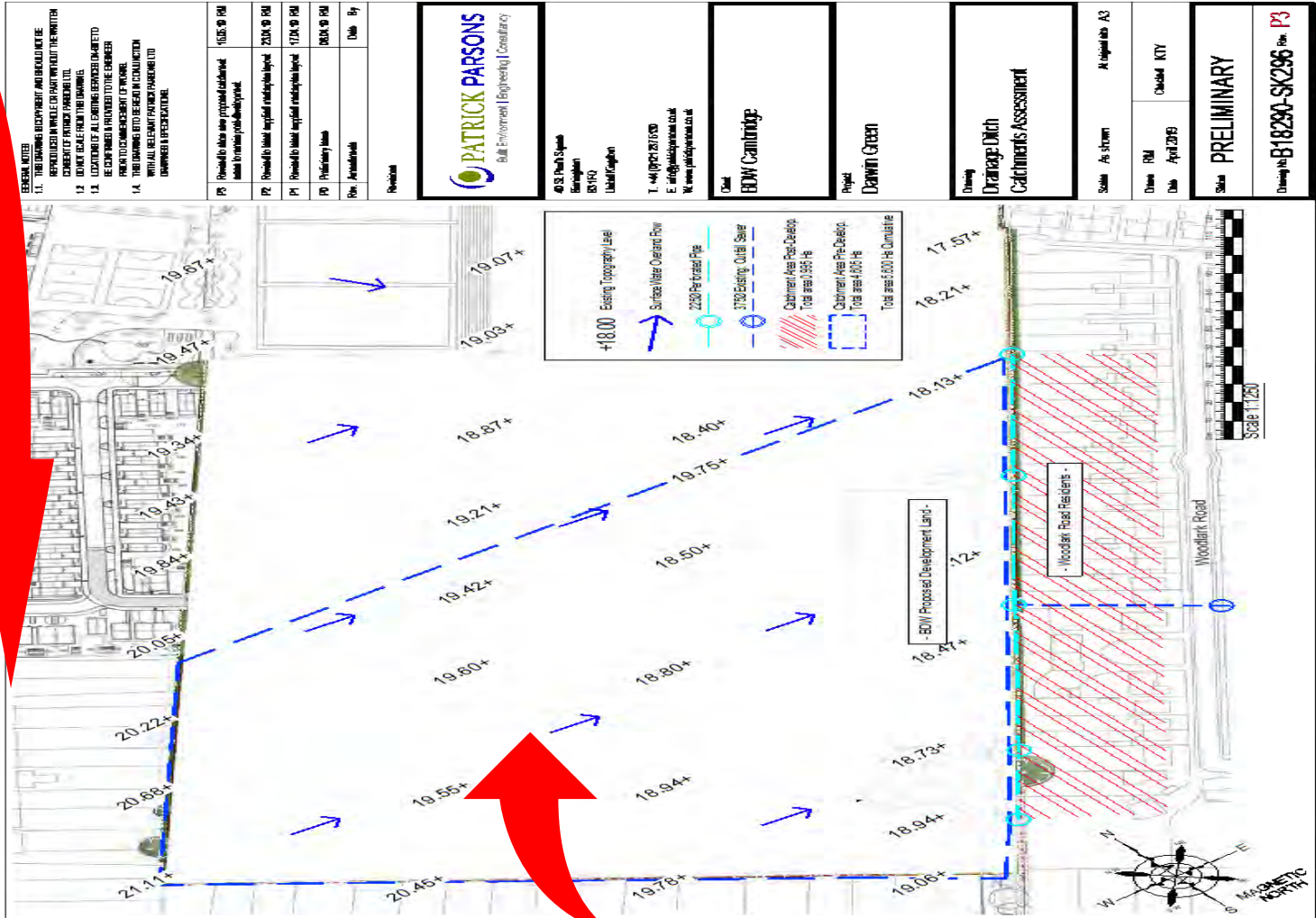




Drainage

- ▶ There is a real risk of flooding from the ditch that runs parallel to the Darwin Green BDW2 site and Woodlark Road.
- ▶ This has happened in the past and caused flooding to some properties.
- ▶ More analysis of the surface water drainage from the Huntingdon Road houses is needed.
- ▶ Responsibility for maintenance of this ditch is unclear.

Where does the Huntingdon Rd
Houses surface water go ?



Who is responsible for the maintenance of the ditch

Recommendations

- ▶ Maps provided of the Anglian Water surface water drains for the Huntingdon Road houses backing onto the BDW2 site and an assessment of the flow into the Woodlark Road/BDW2 ditch.
- ▶ Anglian Water to confirm where the surface water pipe between 29 & 27 Woodlark Rd discharges to ?
- ▶ A preventative maintenance program should be made a condition of the planning approval to prevent the ditch or surface water pipe inlet becoming blocked.
- ▶ Woodlark Road residents need access to ensure the Anglian Water drain and ditch does not get blocked and is being regularly maintained.



Light Pollution

- ▶ Given the proximity of the houses and gardens in the BDW2 development to the houses and gardens in Woodlark and Huntingdon Road there is a risk of light pollution

Recommendations

- ▶ There should be restrictions on the garden lighting and security lights on the rear elevations of the BDW2 gardens and houses that run parallel to Woodlark and Huntingdon Road.
- ▶ They should use low level and low wattage lighting which should not be facing towards the boundary.

Summary

- ▶ What type of environment will the current design create around the Pavilion and for the neighbours on the boundaries of the BDW2 site and Woodlark and Huntingdon Road.
 - ▶ Potentially a negative one where there is conflict and resentment as suggestions to improve the environment were ignored.
- ▶ Where is the screening on the boundaries that is detailed in the planning. There appears to be too little planting along the Huntingdon and Woodlark Road boundaries to encourage wildlife and provide screening. This is particularly important along the cycle / footpath from the Pavilion to Huntingdon Rd.
- ▶ The lighting along the boundaries needs to be low wattage and low level.
- ▶ It's uncertain that the proposed drainage scheme will work. Will we have to wait until the area becomes known as "Darwin Lakes" and "Woodlark Fens". The insurance companies for the developers will not view any claims favourably if these concerns are ignored.

Summary

- ▶ The properties 131 – 136 on the BDW2 development need their location reviewing as they are too close to Grosvenor Court.
- ▶ The proposed use of the pavilion for retail, restaurant, bar and take away use and the opening hours are unsuited to this area and would be strongly opposed at the premises license application stage, if change of use were given.
- ▶ Why can't the Pavilion be used for residential and community use, with the retail units placed in the central commercial area, which was the original plan.
- ▶ The developer should have a more balanced view between maximizing “shareholder value” and the needs of their customers who will be buying these houses (particularly houses 131 – 136). What type of neighborhood are they trying to create, one that complements the surrounding area or one that is at odds with it?

Questions & Discussion

