

[REDACTED]

From: [REDACTED]
Sent: 18 November 2019 14:49

[REDACTED] 29 Woodlark Road; [REDACTED]
Subject: Updated comments on: ApplicationNo: 19/1056/REM Darwin Green BDW2.
Attachments: 19_1056_REM-DRAINAGE_DITCH_SECTIONS_AND_SPECIFICATION-3450796.pdf

Follow Up Flag: Follow up
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Updated comments on: ApplicationNo: 19/1056/REM Darwin Green BDW2.

Following the recent submissions on the planning website and the open evenings our updated comments (in blue) are attached below. For ease of reference they are listed under the points we have submitted for discussion at the Development Control Forum meeting.

Do let me know if you need any further information or clarification regarding any of the points and I hope that it will be possible to arrange a meeting on site to show you the areas we are concerned about.

This is a petition asking Cambridge City Council to hold a Development Control Forum in relation to the following planning application.

ApplicationNo: 19/1056/REM Darwin Green BDW2.

Site Address: Land Between Huntingdon Road And Histon Road, Cambridge Known As "BDW2"

The grounds for asking for a Forum on this application are as follows:

Objections

1. **Accuracy** – 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 / sun light issues on the existing community.

The Google Map pictures below show the proximity of the proposed BDW2 Pavilion development. The developers have not replied positively to the request from the planners for more up to date plans of all the properties along Woodlark Road. We are therefore trying to arranged a site visit from [REDACTED] Principal Planning Officer so she can see first hand the need for more up to date drawings/ maps.

2. **Proximity** – 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.

In conversations with the BDW2 Architects at the Girton open evening they confirmed the distance between the back elevation of their detached houses was between 20 - 21 meters. This would give each house a garden of just over 10 metres.

However the original site plan for BDW2 did not take account of the ditch that runs along the back of the Woodlark Road houses and is part of the BDW2 site. This ditch will remain, along with a service road/path and as a result the gardens of these BDW2 houses will be much smaller possibly only 5 - 6 meters. In addition the BDW2 plans did not take account of the location of the flats at Grosvenor Court, Woodlark Road and the recent planning approval to develop them.

These flats will now be approximately 4 - 5 meters from the BDW2 boundary fence. Allowing for the ditch, service roadway and gardens (which will be fitted into the 10 meters), the distance between the two back elevations will be approximately 14 - 15 meters. This will leave these BDW2 houses with gardens of less than 6 meters, much shorter than the Developer has specified for the other similar properties on the BDW2 site.

These problems could be avoided by moving the houses 131 - 136 further back or changing the orientation so that a side elevation backs onto Woodlark Road and lowering the ridge height of these roofs to reduce any loss of light for the Grosvenor Court flats.

3. **Density** – the density of houses in the BDW2 development is far greater than the surrounding areas.
4. **The Pavilion.** This is situated in a quiet residential area: the use of 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 a security risk, noise, cooking odors and pollution from external lighting. Of note, there are also 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.

A recent letter from Bidwells states:

“ 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.”

This seems to be at odds with the current development of Grosvenor Court into 8 residential flats. The building is of a similar age and the architect has managed to come up with a suitable scheme.

We would therefore ask that Bidwells make available the viability testing so the planning committee can see what the issues are. The Old Pavilion was always used for residential use, with the pavilion rooms downstairs later being used for a creche. This type of use would be much more in keeping with this residential area. If the developer feels they do not have the commitment and experience to take on this type of residential refurbishment they should consider placing the property on the open market. A successful sale of the Old Pavilion for continued residential use would presumably generate a significant property profit for the developer and considerable good PR with the local residents.

5. **Drainage** – 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 condition.
- 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.

The revised drainage drawings / plans show a reduced inflow from the Darwin Green Site into the ditch along the back of the Woodlark Road gardens, due to the new drains in the BDW2 site replacing the existing land drains that ran into the ditch from the old playing fields.

However the new drawings / plans don't provide any detail of the existing flow from the Woodlark Road properties into the ditch. They do show that the flow of water from beyond 29 Woodlark Road has been reversed, but it does not make clear how the levels will be altered to achieve this and what impact this could have on the properties beyond 29 Woodlark Road. (Plans B18290-SK297 rev 5 produced by Patrick Parsons in March 2019 is attached below) These plans also do not show any provision for the existing hedges along the red-lined boundary fence.

6. **Light pollution** – given the proximity of the houses and gardens in the BDW2 development to 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.

Recommendations

1. 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.

The Developer should make available up to date plans of the properties in Woodlark Road that back onto the BDW2 development.

2. 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.

The Developer should consider moving the houses 131 - 136 further back or change the orientation so that a side elevation backs onto the Grosvenor Court flats in Woodlark Road and should lower the ridge height of the roofs.

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

4. 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.

The Developer should make available to the Planners their viability testing of the Old Pavilion for residential use. The property has always been used for residential use along with the pavilion rooms downstairs which have been used for a creche. This type of use would be much more in keeping with this residential area. If the developer feels they do not have the skills and experience to do a suitable residential refurbishment of the building they should consider placing the property on the open market.

5. 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.

As the inflows and outflows from the ditch along the Woodlark Road gardens are not fully understood there seems to be a risk in heavy rain that the additional water from the reversal of the flow in the North East part of the ditch could overwhelm this ditch or the surface water drain that runs between 27 and 29 Woodlark Road and cause flooding to the houses and flats on Woodlark Road. The inflows and outflows need more analyses as does the proposal for reversing the flow of the North East part of the ditch. It needs investigation by an independent drainage expert.

6. 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.

Lead Petitioners

[REDACTED] 27 Woodlark Road Cambridge, CB3 0HT. [REDACTED]

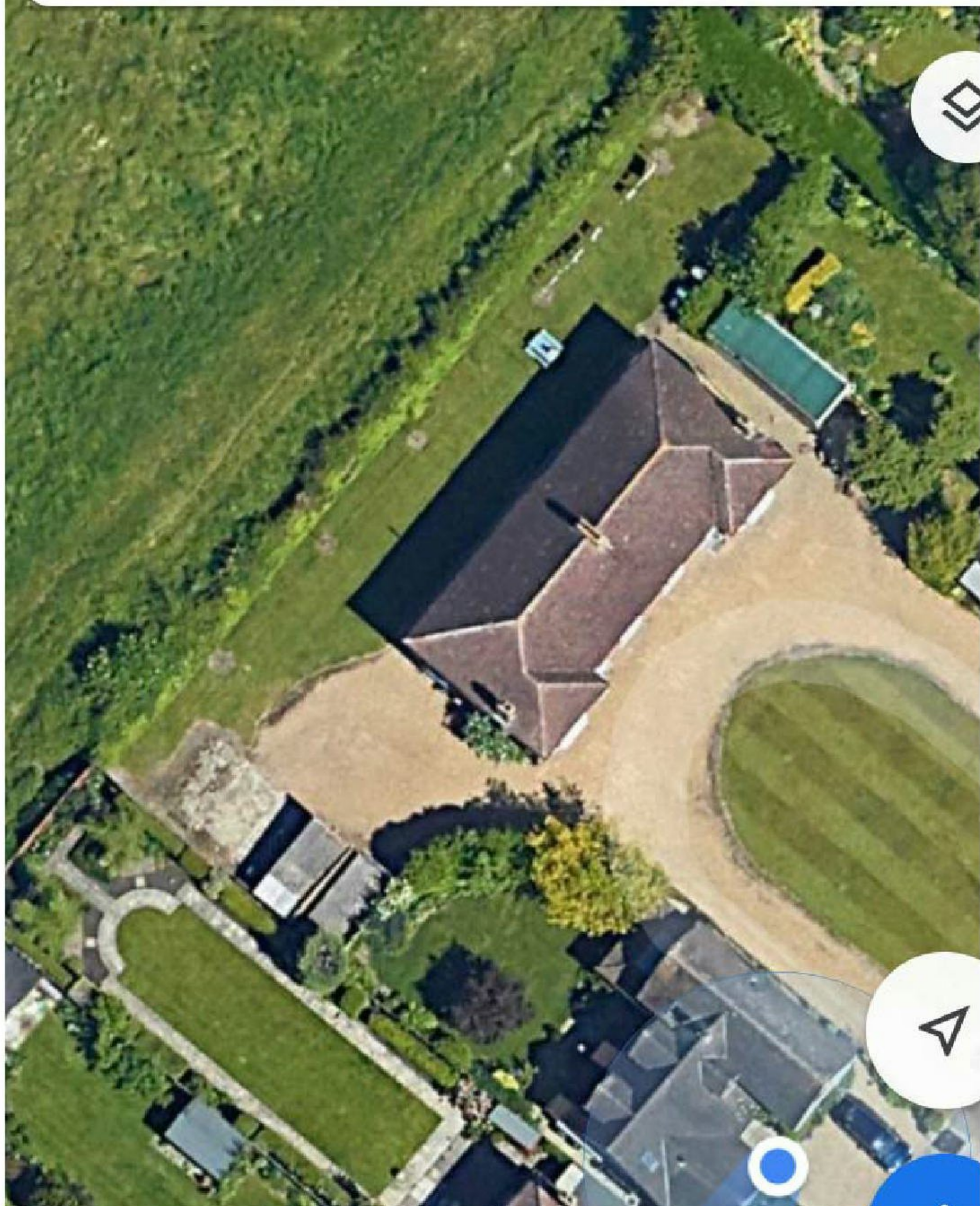
[REDACTED] 11 Woodlark Road, Cambridge, CB3 0HT. [REDACTED]

Attachments:

1. **Photo:** View of the Grosvenor flats showing their close proximity to the BDW2 boundary.
2. **Drawing of ditch:** Plan B18290-SK297 rev 5 produced by Patrick Parsons in March 2019.
3. **Photo:** View of the Old Pavilion showing its close proximity to the houses and gardens in Woodlark Road.



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