

Although Werrington Neighbourhood Council would be supportive of any proposals that truly renovated the centre, this development seems to be generally very detrimental. Werrington Neighbourhood Council is therefore objecting to the proposed development for the following reasons:

Adverse effect on the neighbours: The proximity of the proposed units to Sutton Court will generate noise and disturbance. The suggestion that these are food outlets with outside seating will increase the effect on these neighbours providing an unacceptable loss of privacy. No opening hours have been provided on the application.

Servicing appears very substandard given the nature of the centre's layout and potential for rear servicing. Any late or early deliveries has the potential to disturb nearby residents. New developments shall not result in an unacceptable impact on the amenity of existing occupiers loss of privacy and, noise impact (policy LP17) and this proposed development does not meet this criteria.

Traffic Safety Hazard: The proposed delivery access to rear is via residential streets on on-road parking and is via a well used pedestrian route especially for school students. It directly conflicts with key pedestrian and cycle movement. It will remove a key entry into the Centre and would lead to potential safety hazards.

Unit positioning: The positioning of the development with a seating area creates a bottle neck for accessing the Centre. This will create accessibility problems and would lead to potential safety hazards.

The current approach allows other units to be viewed from afar encouraging entry and with this 'barrier' people would avoid going into the Centre. The main approach to the centre is ruined and closes in the approaches to the other shops leading to loss of foot fall into the Centre.

Planning considerations should 'maximise pedestrian permeability and avoid barriers to movement, with careful consideration of street layouts and access routes that are attractive, accessible and easily recognisable' (Policy LP16). This proposed development does not meet this criteria.

Antisocial behaviour: The Centre has ongoing anti social behaviour issues (which the police report will confirm). Failure to make good use of the central square area and by placing the units into a courtyard effect, will only encourage youth gatherings especially with the rear seating areas thereby potentially discouraging people into the Centre and even making the Centre a no-go area at night.

Loss of open space: The positioning of the unit will lead to a loss of a green space and attractive trees. It is a loss of open space which should and was originally designed to enhance the centre's attractiveness and the loss of which directly results in a deterioration. Whilst it is noted that there is provision for replacement trees, they will not be in this location and will take years to reach the attractiveness and maturity of the current trees.

Trees provide a broad range of benefits from providing wildlife habitat (Draft local plan 6.42.2). They with the shrubbery, provide an attractive aspect to the area giving screening, shade, storm water attenuation, visual amenity and softening and complimenting the built up area, whilst diluting the impact of pollution. New developments shall not result in an unacceptable impact on the loss of public green space and/or amenity space, (Policy LP17). This proposed development does not meet this criteria.

Centre accessibility and sustainable transport.

The removal of easily accessible entry points (from the car park and Skaters Way) is to the detriment of pedestrians and cyclists. Two cycle racks have been removed and there has been no provision to replace these. There should be improvements in walking and cycling connections to the District Centre and make such journeys the more attractive option and the delivery of quality cycle facilities (Policy LP13). This application does not fulfil that requirement

Design: The proposed development, by reason of its size and siting, would have an adverse visual impact on the scale and character of the Centre. The location seems to be wholly detrimental to the appearance of the centre and changes its character in an adverse way. It will affect the development on the character of the neighbourhood and is out of character in terms of its appearance compared with existing development in the vicinity. The units give an unacceptably high density / over-development of the site, especially with the loss the open aspect of the neighbourhood. This development is destructive of the original design whilst not replacing it with anything better. New developments need to positively contribute to the character and local distinctiveness of the area and create a sense of place (Policy LP 16). Equally planning permission for any new shop front must not detract from the character or appearance of the street (Policy LP18). It is considered that this proposed development does not fulfil these expectations.

The current Centre needs to be protected and supported and it is noted that non A1 uses will only be granted if the development would maintain or enhance the vitality and viability of the Centre and appearance of the frontage. (Policy LP12) The proposed application does not provide this enhancement

Werrington Neighbourhood Council therefore objects to this application. It is also aware of widespread community concern for this application.