



# **WERRINGTON NEIGHBOURHOOD COUNCIL**

c/o 38 Gildale  
Werrington  
PE4 6QY

Email [weald38@gmail.com](mailto:weald38@gmail.com)

Thank you for giving Werrington Neighbourhood Council the opportunity to see the proposed plans for the former Staniland House site. The Neighbourhood Council has taken the views of its members and has heard the views of many residents. The views that we would like to make are listed below.

Generally, Werrington Neighbourhood Council supports the development of the Staniland House site and agrees that this forms an important part of the regeneration of the Centre. It however considers that the 4/5 storey element is inappropriate and unreasonable for this site; the lack of adequate car parking is problematic given that there is no satisfactory alternative provision; and the encroachment of the development and creation of a narrow access to the east of Werrington Centre gives no enhancement to the Centre nor surrounding area and could encourage more anti-social behaviour. An enhanced street lighting provision and associated CCTV cameras linked to the PCC system would be essential if this scheme proceeds.

Thank you

Sally Weald

Secretary

Werrington Neighbourhood Council

## **1. Design and Height of building**

- i) The height of the building is out for character for the immediate area and for Werrington. Other than St Marys Flats and Potters Way there are no other such residential developments even in the City Centre
- ii) The structure will overwhelm Goodwin Walk and the landscaped treelined setting as it only stands a short way back from the edge of the road
- iii) The buildings overlook Ploverly and Crowhurst having an impact on these residents especially those which are directly overlooked by the 5 storey element.

## **2. Bus stop and access path**

- i) The access to the bus stop has created a narrow path which from the plan is narrower than the visual. This narrow access has the potential to create an unsafe path in an area already susceptible to antisocial behaviour. This will also make the adjoining flats vulnerable to crime.
- ii) Ken Stimpson Community School has a significant number of pupils using the bus service. This enclosed space has impact for movement of these pupils passing by the three shops and flats creating problems for their chaperones. The accumulation of pupils in this space is too close to the bus pulling in and creating disturbance for the flats.
- iii) This path is the main way into the Centre for those living in East Werrington. This is an inappropriate gateway into the Centre.

## **3. Infrastructure**

- i) This development will put increased traffic on the already busy Staniland Way. The pinch point is the Davids Lane roundabout which has queuing traffic at peak times backing onto the Paston Parkway roundabout and extending travel times for significant numbers of residents. When Ken Stimpson Community School was proposing to expand, changes to the roundabout layout was part of the plan to

deal with the expected increase in traffic confirming the local roads inability to handle increased volumes of traffic.

- ii) The local Doctors and Dentists are already under significant strain.

#### **4. Shop Units**

- i) We note that the proposals have allocated three shop units. With the stated need for housing why isn't this space being used to enhance the development with further residential units.
- ii) It isn't clear what the delivery and refuse collection arrangements are going to be nor where the refuse holding is (bearing in mind the immediate proximity to adjoining flats)
- iii) There are already empty units within the Centre which are crying out for occupancy. Clearly there is no demand for these extra shop units. There is the prospect for these units to remain empty with the potential for antisocial behaviour.
- iv) This will move the retail sector outside the foot print of the current Centre into a space that has low footfall
- v) These buildings will block the current open access to the east of the site thereby creating a courtyard effect, bottle neck and narrow access (See Section 2 above). This is contrary to the open plan nature of the Centre and general green openness which characterises Werrington. The Centre needs a better gateway from the east.

#### **5. Car parking and transport**

- i) With 92 flats the proposed car parking is inadequate for that number of potential residents Not providing additional visitor's spaces will exacerbate the situation
- ii) With unallocated spaces, people will be arriving home at night to find no parking. The suggested alternative of parking in the Centre is not acceptable. With the anti-social behaviour at the Centre no one in their right minds will chose to park there overnight. The walk through the Centre is unsafe in the dark especially for women.
- iii) People will be choosing to park in the adjoining residential areas such as Ploverly, Gatenby etc which are already suffering their own parking problems.
- iv) If people choose to park in Skaters Way it will affect the trade of those local businesses.
- v) The car park belongs to Tescos and the future of unrestricted car parking is questionable (see newspaper article<sup>1</sup>) Does Tesco know that their car park is being suggested as an alternative parking location?
- vi) Car reduction should be encouraged BUT the bus service from Werrington isn't adequate to compensate for this with a slow unreliable service to town, no services for people on early and late shifts and difficulties reaching employment areas. Having a car is important for most people in employment or seeking work. Even for older people which this development is seeking to attract, cars remain important for independence. NOTE: there is no bus service to Stamford. The service quoted is a Call Connect Service for Lincolnshire villages.
- vii) Clarity is required of the provision for safe cycle and motorcycle storage.

#### **6. Environment**

- i) The area is losing 17 trees of various sizes (including one very attractive mature tree), extensive shrubbery areas and an open green space. The compensating landscaping gives little comparison:
  - Trees in the gaps on Goodwin Walk avenue are not compensatory for the number of trees lost.
  - Front gardens of the ground floor flats are not likely to maintained just being strips under windows.
  - The odd trees being planted in the car park will be vulnerable to car damage, run off and root compaction.
- ii) Given Peterborough's Environment City status and the need to achieve sustainability, there are no obvious zero carbon initiatives.

#### **7. Consultation**

- i) It was a shame that there weren't more visuals at the consultation especially of the frontage along Goodwin Walk, of the three shops and their view from the Centre and the fencing of the carpark.
- ii) The consultation questions gave little opportunity for comment on many aspects eg the visual aspect and the impact of the shop units, and two questions both focussed on affordable housing aspect.

---

<sup>1</sup> <https://www.peterboroughtoday.co.uk/news/tesco-denies-plans-put-time-limit-peterborough-car-park-after-anger-mp-school-and-pub-landlord-1374766>