

WERRINGTON NEIGHBOURHOOD COUNCIL
Response to Care Home and Apartment Application
Site of Staniland Court
January 2024

Werrington Neighbourhood Council have been involved on the various planning applications around Werrington Centre over the last five years including the previous applications for the site of this proposed development.

Generally, Werrington Neighbourhood Council supports the principle of a development for the Staniland Court site. This site has been vacant for some time and forms an important part of Werrington Centre desperate for regeneration. There is also support for development of a care home within the area. Werrington has an ageing population, and this will provide another local facility to support those people who are unable to maintain their home but wish to remain in Werrington.

Our concerns for this application, however, still largely remain as highlighted in previous applications.

1. Design and Height of building

- i) The surrounding residential developments, Werrington Centre, Olympus House, and the wider area of Werrington are a maximum of two storey-brick buildings with pitched and gable roofs. Larger format commercial buildings within the area, i.e. Olympus House and similar, have been designed with glazed fenestration to break up the visual appearance and mass of the buildings. This is a predominant feature of the Werrington and wider area previously developed under the Peterborough Development Corporation. A three-storey building with a flat roof is totally out of character with both the immediate and wider area.
- ii) The three storied building will overwhelm Goodwin Walk which is a quiet treelined boulevard' style road. The elevational treatment of the proposed development detracts from the established format of the surrounding buildings both in scale and pitched roof appearance. The building only stands a short way back from the edge of the road and so is out of character for the character of the road.
- iii) The design is a stark building with no architectural details especially facing out onto Goodwin Walk and does not reflect the varied building styles and architectural detail elsewhere in Werrington.

This three-storey building with a flat roof and little architectural detail is therefore out of character for this location and surrounding area.

2. Open space and the environment

- i) Whilst the design of the development has some open space, the 80 plus residents, staff and apartment occupants will have only limited communal open space. The surroundings are not in keeping with the local character especially given the importance that Peterborough and Werrington gives to open spaces. Covid 19 has demonstrated how important access to open space is to health and mental health.
- ii) The acceptance of the development would result in the area losing a large informal open space, numerous trees, and extensive shrubbery areas, which form part of the transition from the residential area to Werrington Centre and is an important feature of the entrance to the centre. The current open space in front of the Bus terminus/stop area, Werrington Centre side, provides a balance with that on the opposite side, Crowhurst and Ploverly, and is an important link with the designated walking routes from this area to the Centre/bus stop, critical to the original layout of the residential area. This would be lost if the development were permitted. It cannot be said that the landscaping illustrated as part of the design gives compensatory environment benefit nor enhanced biodiversity.
- iii) Given Peterborough's Environment City status and the need to achieve sustainability, there are few zero carbon initiatives.
- iv) Goodwin Walk is a tree-lined 'boulevard' avenue. The removal of the trees surrounding the bus terminal obliterates a key feature of this and the wider area.

- v) The high three storey building, and the closeness of the development encloses the pedestrian walkway and the east end of Werrington Centre, which may increase anti-social behaviour and reduce safety of the users of the Centre and surrounding facilities. Any development needs to be lower level and less obtrusive on the adjoining Werrington Centre maintaining the open feel of the Centre.

This development does not maintain the open spaciousness of either the Centre nor the surrounding area.

3. Enclosure of Werrington Centre

- i) Werrington Centre is subject to antisocial behaviour: drug taking, youths loitering and petty crime and vandalism (e.g. stealing of artificial grass, damage to canopy). This development will enclose the courtyard area of the Centre further and, with the new narrow approach from the east, will encourage such antisocial behaviour. The care home and apartments are not facing towards the centre and therefore will not provide any natural surveillance.
- ii) In the appeal decision of application: APP/J0540/W/19/3221876 the Inspector said of Werrington Centre the following: Proposals should be 'safe and designed to minimise crimes and anti-social behaviour...'; any development should be a 'well-spaced built form, ... have views through the central area, ... prevent a sense of enclosure ... have a spacious appearance and ... not an enclosing effect on the appearance of the precinct's central area'. None of these Inspector's views have been addressed in this new application.

The area around Werrington Centre needs to be developed to maintain wide access points and clear sight lines (per the Appeal Inspector)

4. Bus stop and access path

- i) As a result of the proposed development, the access to/from Goodwin Walk to the Centre will be a narrow path between 1.5m railings and the Dentist/Medical Centre. The Plans do not give the true impression in regard to the perimeter of the Dentist and Medical Centre. This is currently overgrown, narrow, and inadequate for a main access to the centre with shrubs creating a dark narrow access. This busy path is also the access to the bus stop with the potential to create an unsafe path in an area already susceptible to antisocial behaviour.
- ii) Ken Stimpson Academy has a significant number of pupils using the bus service. This enclosed space is a bottleneck and will impact the pupil movement creating problems for their chaperones. The accumulation of pupils in this space is too close to the bus pulling in thereby putting pupils at risk and creating disturbance for the adjoining flats and care home.
- iii) The bus stop is a terminus where one or two double decker buses are stationary for significant lengths of time catching up with the timetable. It is also a turning circle for certain bus services. Within the new plans there is no space for them to wait and their idling will create significant disruption and nuisance to the immediate residents. Without the provision of at least a layby for two vehicles this will create a potential restriction for the permitted traffic flow on Goodwin Walk including Emergency Services and no provision for turning of Passenger Transport vehicles. The current proposal appears to have ignored this important feature.
- iv) This narrow path will be the main way into the Centre for those living in East Werrington and is not a welcoming gateway to Werrington Centre. It will be barely wide enough for two groups to meet especially at school time. This conflicts against the open spaciousness of the Centre design.
- v) Given the enclosed area an assessment needs to be made of both the lighting of this access and of the surrounding area including the bus stop.

This pedestrian access to Werrington Centre needs to be widened as it is a too enclosed entrance. The bus stop should be widened and not placed adjacent to the flats.

5. Traffic and car parking

- i) This development will put increased traffic on the already busy Staniland Way. The suggested increase in traffic seems very underestimated. It is impossible to suggest this development will generate comparable traffic to an office last occupied approx. ten years ago. The figures given are reflective of staff traffic but does not include visitors and delivery traffic. Similarly, the peak

time pm within the Traffic Assessment is being shown between 5pm to 6pm. Tesco's is not the generator of traffic as this is a small supermarket used predominately by people on foot. The peak time is earlier between 3.00pm and 5pm coinciding with the school run of William Law and Ken Stimpson and the leaving of Igo4 and Olympus House employees. The dynamics of Werrington Centre are not understood by the applicant as the wrong peak times are being addressed. Werrington Centre currently has several empty units but given that the units will in time become occupied, the traffic management plan must demonstrate the adequacy of the surrounding road network.

- ii) The proposed car parking is inadequate for the number of potential residents and staff. Having read the parking assessment, we would reflect on the following:
- There is no provision for motorcycles.
 - The apartment parking is counted as staff parking yet not all the staff will be on duty at any one time. Therefore, the parking must allow for least a further 4 staff members.
 - The Werrington Centre car park is a private car park, and the unlimited free parking is not a certainty in the future. Capacity of the existing car park is often reached at peak times at present the addition of this substantial development would only add to this and could restrict the availability for users of the centre.
 - Werrington is not a transport hub. The only suitable bus route is the number one service going into the City Centre with limited services for those on late or early shifts. The inclusion of Call Connect and a limited service to villages gives the impression of a more extensive service.

Given that there is no alternative parking, Peterborough City Council's Parking provision cannot be compromised on.

6. Consultation

- i) This is a major development, and this is the first time that these Plans have been made available for the public. Anyone not online is not able to see these Plans and given that Werrington's older generation are proportionally the biggest users of the Centre, they have not had the chance to adequately express their opinions on this. It would have been easy for a local consultation to have taken place during the outline development stage which would have enabled some of the issues to have been discussed and potentially addressed. There is a suggestion that some local residents are not aware of this Plan.

There needs to be appropriate notification and public consultation of local residents surrounding the development.

Werrington Neighbourhood Council therefore continues to object to the proposals being made for the development of this site.