

## SPEAKING LIST

### DEVELOPMENT CONTROL COMMITTEE – 14 JULY 2012

#### SPEAKING REQUESTS:

APPLICATION NO.	TITLE	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
OTH 01	12/00161/FUL	Mr S Crooks	4 Mins	Mr Luntz Applicants Agent	Up to 4 mins

#### WRITTEN REPRESENTATIONS:

Attached are additional representations received following publication of the agenda:

REF	APPLICATION / LOCATION	REPRESENTATION
MAJ01	12/00594/FUL	Ms. M Osbourne Convener Wolverton Steering Group

## **M. Osbourne**

12/00594/FUL - Erection of 33 dwellings including 8 affordable housing units and associated works  
At former EMEB Offices, Old Wolverton Road, Old Wolverton, and wonder if my comments can be made available to the committee members in my absence?

There are a number of concerns about this application and I urge the committee to reject the application.

- The proximity of houses close to the boundary with the Arden Park industrial units and the Arriva Bus Depot seems entirely inappropriate and will have day-to-day implications for quality of life for the residents living in the units. Arriva are obviously imagining that there will be problems with complaints from residents and it seems pretty likely that this will happen.
- The number of affordable units falls short of that required, and the decision should not be made as to whether this is acceptable until after the Cabinet decision Affordable homes.
- People who bought property as part of the original development did so thinking that office accommodation would provide a buffer between the main part of the site and the Arden Park industrial area, not more housing. The comparison with the Wolverton Park development and the sound proofing there is inappropriate as the main sound buffer is the multi-storey car park. The noise from the rail line is not the same as noise from the bus depot. There is a difference between flats as at Wolverton Park and houses as here - which require gardens. The whole basis of this site being converted from commercial to residential was to include a soft buffer to separate the new housing from the adjoining commercial and industrial uses.
- Whilst in theory it may now be encouraged by the NPPF to convert office sites to residential, this does depend on site suitability and this site is not suitable due to the adjoining uses. Not only will it produce an unsatisfactory residential space for the occupants of the houses proposed, it will also mean there is no buffer to the houses that currently exist.
- It appears to have been very limited efforts made to market the site for offices.
- The housing mix has too many small one bedroom units without any evidence of need for the mix proposed. Having 81% one bedroom units is likely to lead to an unbalanced community and so be contrary to the NPPF requirement for sustainable development.

- On the other side of Old Wolverton Road there is a distinct “gap” between the housing (Manor Cottages) and the beginning of the industrial area. This “gap” should be retained as part of the Waterways development too whether as office accommodation or a strip of unused land
- Paragraph 5.6 of the report deals with the policy requirement in KS6 to "improve access to the Grand Union Canal", whilst direct access to the canal at this point in the site may not be possible there is further work that can be done in the vicinity to improve access as MKC's Canal Officer can advise.
- Overall it appears that too many small, cramped housing units are being squeezed into this site with a design that does not follow the design established for the rest of the site. I note there are no comments in the report from Urban Design.
- I ask the committee to carefully explore the viability information provided and satisfy themselves on the claimed lack of viability as the site was purchased by the current developer on the basis of office development.
- The objection from the Crime Prevention Design Advisor about how inappropriate it is to have bedrooms on the ground floor is being dismissed without proper consideration.
- The amount of s106 funding proposed (£9,613 per dwelling) is around half what it ought to be and no explanation has been given in the report to justify this departure from existing policy of around £18,000 per dwelling. There is considerable evidence to demonstrate that the Old Wolverton community need and want a community meeting space/community hall in Old Wolverton and yet only £5,132 section 106 has been agreed for this purpose. The PCC of Holy Trinity Church are currently considering the viability of refurbishing the Old School House on Old Wolverton Road as community space for residents throughout Old Wolverton. The building used to be used as a community centre but has fallen into disrepair. The level of planning obligations agreed does not reflect the desire of the local community to re-open this building for new and existing residents of Old Wolverton.