

Application Ref:	16/00578/R3FUL
Proposal:	New dining and teaching block and science laboratory, all-weather pitch with associated external works including car parking and landscaping
Site:	Jack Hunt School, Ledbury Road, Netherton, Peterborough
Applicant:	Peterborough City Council
Agent:	Miss Heike Becker Frank Shaw Associates
Referred by:	Councillor E Murphy
Reason:	Wider public concern
Site visit:	12.04.2016
Case officer:	Miss Louise Lovegrove
Telephone No.	01733 454439
E-Mail:	louise.lovegrove@peterborough.gov.uk
Recommendation:	GRANT subject to conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises the Jack Hunt School, an 11-19 age secondary school located within Netherton. There is an overall capacity at present for 1,800 pupils and in January 2016 the number of staff employed on the site stood at 114 teachers (107.82 full-time equivalent) and 137 support staff (full-time equivalent).

The site is formed by a mixture of single storey and two storey buildings located within the northern-most portion of the site, fronting on to Ledbury Road. The main vehicular access to the site is taken from Bradwell Road, with a large car park situated to the west of the site albeit there is a smaller parking area and vehicular access from Ledbury Road. There is a large sports centre within the site, including a swimming pool operated by Vivacity. To the rear of the built form are 6 no. multi-use games areas (MUGAs) which are floodlit. The remainder of the site is formed by open grass playing fields which are intersected by Blind Lane public footpath running east-west and linking Audley Gate and Bradwell Road.

The surrounding area is predominantly residential, with dwellings surrounding the site on all sides along Audley Gate, Glamis Gardens, Ledbury Road, Bradwell Road, Thorpe Road and Hardwick Court. These dwellings are a variety of styles and a mix of single and two storeys in height.

Proposal

The application seeks planning permission for:

- a) Construction of a two storey detached building to provide a new dining hall/canteen at ground floor and 11no. classrooms at first floor (including a new ICT suite);
- b) Construction of a single storey extension to provide a new science laboratory;
- c) Construction of an all-weather pitch with associated fencing including a 3 metre high acoustic fence;
- d) Additional parking representing an increase by 17no. spaces;
- e) Associated external works including hard and soft landscaping.

It should be noted that the scheme has been amended from that which was originally submitted, to remove the 12 metre high floodlighting columns from the all-weather pitch (AWP).

The AWP is proposed for both school and community use but with limited hours of operation for the latter as follows:

Term Time

Monday to Friday	17:00 – 20:00 hours
Saturday	09:00 – 13:00 hours
Sunday	10:00 – 12:00 hours

School Holidays

Monday to Friday	09:00 – 20:00 hours
Saturday	09:00 – 13:00 hours
Sunday	10:00 – 12:00 hours

2 Planning History

Reference	Proposal	Decision	Date
P1032/86	Two single storey extensions to science block	Comments to County Council	21/01/1987
P0224/87	Single storey extensions to school	Permitted	30/04/1987
P0351/87	Alterations to existing site road layout to facilitate access to school	Permitted	17/07/1987
91/P0755	Erection of extension and alteration to staff and administrative block	Permitted	08/11/1991
92/P0474	Extension to car park	Permitted	19/10/1992
96/P0802	Extension to existing dining area	Permitted	28/11/1996
97/P0079	Extension to provide additional teaching/library space (outline) as amended by drawings received on 06.06.97	Permitted	17/07/1997
97/00891/OUT	Residential development	Permitted	17/12/1997
97/01062/REM	Extension to provide new library and classroom block (outline of planning permission 97/P0079 refers)	Permitted	14/11/1997
98/00570/FUL	Extension to form new classroom (phase 3) addition to scheme approved by 97 P0079 and 97/1062	Permitted	15/07/1998
01/00321/FUL	Extension to form new classroom and alterations to form new entrance	Permitted	03/05/2001
01/00353/FUL	Extension to science room	Permitted	02/05/2001
03/01794/R3FUL	Refurbishment of sports hall and conversion into a gymnastics facility including single storey extension for storage	Permitted	04/02/2004
05/00296/R3OUT	New and extended school buildings relocation of existing play areas, car parking, relocation of cycle facilities and amend access arrangement to Bradwell Road and associated works - amended plans received 25/04/05	Permitted	25/05/2005
05/01570/FUL	New and extended school buildings, relocation of existing hard play areas, new car parking and amended access arrangements from Bradwell Road	Permitted	20/12/2005

06/00343/FUL	Extension to existing day nursery	Permitted	28/04/2006
07/01043/FUL	Retention of temporary car park and access link from the main car park	Permitted	04/03/2008
09/00098/FUL	Installation of 10 column-mounted floodlights to existing hard play areas	Permitted	16/06/2009
12/00827/FUL	Construction of part two storey, part single storey extension to Block 4, single storey extension and internal remodelling of Block 3 including new external openings and associated external works	Permitted	26/07/2012

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2012)

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 8 - Safe and Accessible Environments

Development should aim to promote mixed use developments, the creation of strong neighbouring centres and active frontages; provide safe and accessible environments with clear and legible pedestrian routes and high quality public space.

Section 8 - Social, Cultural and Recreational Facilities

Developments should plan for the provision and use of shared space, community services and other local services; guard against the unnecessary loss of valued services/facilities; allow established shops, facilities and services to develop/modernise; and ensure an integrated approach to the location of housing, economic uses and communities facilities and services.

Section 8 - School Development

Great weight should be given to the need to create, expand or alter schools.

Section 8 - Open Space

Existing open space, sports and recreational buildings/land (including playing fields) should not be built on unless an assessment has been undertaken which clearly shows the open space is surplus to requirements; the open space would be replaced by an equivalent or better provision; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh

the loss.

Section 10 - Development and Flood Risk

New development should be planned to avoid increased vulnerability to the impacts of climate change. Inappropriate development in areas of flood risk should be avoided by directing it away from areas at higher risk. Where development is necessary it shall be made safe without increasing flood risk elsewhere. Applications should be supported as appropriate by a site-specific Flood Risk Assessment, a Sequential Test and, if required, the Exception Test.

Section 11 - Biodiversity

Development resulting in significant harm to biodiversity or in the loss of/deterioration of irreplaceable habitats should be refused if the impact cannot be adequately mitigated, or compensated. Proposals to conserve or enhance biodiversity should be permitted and opportunities to incorporate biodiversity into new development encouraged.

Development within or outside a Site of Special Scientific Interest or other specified sites should not normally be permitted where an adverse effect on the site's notified special interest features is likely. An exception should only be made where the benefits clearly outweigh the impacts.

The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered or determined.

Section 11 - Noise

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

Section 11 - Light Pollution

Lighting should be designed to limit pollution on local amenity, intrinsically dark landscapes and areas of nature conservation.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

Peterborough Core Strategy DPD (2011)

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

CS18 - Culture, Leisure and Tourism

Development of new cultural, leisure and tourism facilities will be encouraged particularly in the city centre.

CS21 - Biodiversity and Geological Conservation

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

PCC Transport & Engineering Services (27.04.16)

No objections – The LHA, although supporting the additional proposed parking spaces, would also encourage that a parking strategy be formed through the school Travel Plan to encourage staff and other users into using other modal forms of transport. The Applicant has demonstrated that a sufficient amount of cycle parking is already provided with an amount of capacity available. The findings of the pedestrian, cycle and on street parking surveys are accepted and discussions with the Council's Sustainable Transport team have found that improvements could be made to key routes. These could be conditioned.

Existing on-street parking has been highlighted as a concern due to irresponsible parking at peak school times, generally along Ledbury Road and Bradwell Road. There are already parking restrictions to these immediate areas and therefore, no further restrictions are suggested. Emphasis must be placed on encouraging more favourable modal use, such as public transport, walking or cycling.

A revised Travel Plan is required to address the issue and set SMART targets. A Parking Management Plan has not been submitted. This will be required to manage the drop-off/pick up of pupils on the surrounding highway network. Where management plans have been set up for other schools, this has been successful. The CMP could be conditioned prior to commencement on site.

PCC Pollution Team (28.04.16)

No objections – Comments relating to lighting impact have been submitted however, given that the proposal no longer includes floodlighting to the AWP, these no longer apply.

There is no specific authoritative guidance on assessing noise from sports facilities. However, Sport England has produced guidance which is based upon numerous examples of existing sports facilities. Sport England considers that World Health Organisation guidance on upper noise limits is the most relevant.

The noise levels used in the submitted assessment for the application are equivalent to those identified by Sport England, and can therefore reasonably be used for the purposes of considering the potential noise impact from the facility. The predicted noise levels are within Sport England's determining upper noise limit criteria. It is interesting to note that predicted levels for general playground use do approximate the Sport England upper noise limit criteria. However, in both circumstances, the predicted noise is more than 5dB below the existing measured noise environment.

Archaeological Officer (14.04.16)

No objections – The proposed development site and surrounding area contain no known heritage assets. Therefore, the archaeological potential of the site is unknown. Evaluation by trial trenching, to be secured by condition, would be sufficient to characterise the site however should the development entail minimal ground excavations, monitoring could be an alternative. Without further information on the depths of groundwork, an informed recommendation cannot be made.

Lead Local Drainage Authority (16.09.16)

Objection – From the details submitted, the ground conditions appear suitable for infiltration techniques on site. As such, we would not expect to see a connection to the adjacent surface water sewer. It seems that infiltration could be achieved without significant changes to the proposals. Confirmation is needed on the proposed route of surface water disposal and, if there are reasons for not utilising the infiltration capacity, these should be clarified along with confirmation from Anglian Water that a connection to the sewer is acceptable.

PCC Conservation Officer (19.09.16)

No objections – The revised scheme omits the proposed floodlighting and this removes any impact on heritage assets in the locality.

PCC Wildlife Officer (19.09.16)

No objections – The proposal appears to involve the removal of areas of vegetation which may support nesting birds. Recommend that a standard bird nesting informative be attached should the scheme be approved. Satisfied that the proposal is unlikely to affect bats, and external light levels appear acceptable. The areas around the school buildings do not represent good quality bat foraging habitat and pleased to note that there is now to be no provision of lighting to the AWP. Planting plans appear broadly acceptable, and the use of native species where appropriate is recommended.

PCC Tree Officer (16.09.16)

No objections – To facilitate the proposal, there is the potential loss of two trees. These have very limited public amenity and their loss will be mitigated by the trees as identified on the landscape masterplan. With the additional trees proposed, there is the potential for a net increase in tree cover on the site.

The tree protection plan within the arboricultural report is not adequate in describing the protective fencing or its location. This needs to be updated to include all trees likely to be affected by the proposal.

PCC Travel Choice

No comments received.

Historic England (30.08.16)

No comments – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist Conservation advice.

Sport England (16.09.16)

A full copy of Sport England's comments is can be found at Appendix 1. In summary, Sport England has no objections – The proposal would meet with exceptions policy E5 and specifically:

- It has been demonstrated that the proposed position of the AWP will not adversely affect other grass pitch provision on the site and that it is located in the preferred position from an operational point of view, as alternative locations would disrupt existing [pitch provision or be too remove from the school buildings.
- Notwithstanding this, the impact on adjoining residential properties needs to be assessed by the relevant qualified Environmental Health Officers.
- The proposed surfacing is primarily suitable for football use but can also be used for general multi-sport use during PE lessons. It is however not suitable for competitive adult hockey use.
- The Applicant has adequately demonstrated the reasoning for choice of this surface and operational restrictions will be in force to minimise adverse impact on the facility at The Grange.
- It has been demonstrated that the proposed emergency access will not have an adverse impact on the existing games court.
- It has been demonstrated that there is a curriculum need for the proposal and a facility of this type will undoubtedly benefit the school in delivering PE and games lessons. The need for an all-weather surface is intensified by the increasing number of pupils at the school.
- Peterborough has general artificial grass pitch provision below the national average with a nominal deficit of 1.2 pitches in the City. Modelling calculates that all grass pitches in Peterborough are operating at full capacity and as such, an additional pitch would not affect existing usage of other pitches during peak period especially as proposed community usage at Jack Hunt is extremely limited due to the lack of floodlighting.
- The removal of floodlighting from the scheme will significantly reduce the potential for residential amenity to be affected. However, from a sport perspective, this reduces the benefits as the main value from such a facility comes from hiring it out to local clubs for midweek winter training.
- The school has acknowledged detrimental impact upon The Grange and suggested a series of measures to reduce this. The loss of revenue to The Grange from the school no longer using it will harm this facility. However, weighed against this are the benefits to the school.

Police Architectural Liaison Officer (PALO) (07.09.16)

No further comments, observations or suggestions.

Local Residents/Interested Parties

Initial consultations: 351

Total number of responses: 557 (as of 30 September 2016)

Total number of objections: 122

Total number in support: 433

Throughout the determination of the planning application, there have been two consultation periods: 21st April 2016 (for a period of 26 days) and 26th August 2016 (for 28 days). Consultation has taken place via individual letters, site notices and press adverts (see Section 5(a) below).

For ease of presentation of the comments received, the responses have been split into Round 1 (original submission) and Round 2 (revised proposal).

Round 1 responses

Objections

A petition of 121 signatories (some of whom have written in individually) has been received which raises the following:

'This petition is signed by residents affected by the all-weather pitch proposals. We are not against the principle of the school's expansion but we oppose the unnecessarily full sized – whether floodlit or not – all-weather pitches and their location, which will seriously affect our residential amenity. Our amenity will be affected because of the sheer size of the AGP, the number, height and brightness of its floodlighting, if it is floodlit, as well as the overbearing noise generally and also the amenity disturbance in the evenings and at weekends. As such we wish to indicate our objection to the planning application. The application should be withdrawn or refused and a new application made without the full sized all-weather pitches, irrespective of whether they are floodlit or not. Also, the only consultation regarding the schools expansion was at very short notice and only the residents of Glamis Gardens and a few residents of Audley Gate were advised of this, not the estate in general. The expansion of the school will have a big impact on the whole area, with regards to traffic, parking, noise etc.'

122 individual objection letters have been received from members of the public raising the following:

Need for the all-weather pitch

- The community does not need a hard court as it has one at the Grange.
- Although the school's business plan plays down the idea that the pitch will be used much for community use, I am sure that once it is there the school will not be able to resist the extra revenue that would ensue. Although, at present there are sufficient sport amenities in the City so perhaps not many organisations would want to use it.
- The need for expansion of sport facilities at the school is appreciated but on my calculations (resident of Audley Gate), 2/3 of the pitch is unnecessary.
- The community has no need at present of this extra facility. Indeed, there is already under-used capacity at the nearby Grange so it would seem that the construction as proposed is not necessary.
- We had initially thought that the AWP would solely be for the use and benefit of the pupils of Jack Hunt, in which case the installations might have been acceptable. But this is not the case and the primary object appears to be to let out the pitches to raise money for the school.
- There are already 3 all-weather pitches available at The Grange and these are not fully utilised. Six such pitches within a few hundred yards on one side of the city seems to be unjustified. There is a limit to the number of teams in the immediate area and I would not think that the

prospect of travelling from one side of the city to the other would appear to teams from further afield.

- Surely if there is a genuine need for AWP's, they should be situated in areas where they are lacking?
- The need, size and location have not been thoroughly investigated.
- It is most unlikely that the proposed pitch would raise sufficient income to justify the capital expenditure.
- I (resident of Glamis Gardens) query the need for this number of pitches for school use when that already provided at the site seems perfectly adequate. School number proposals show only a modest increase in numbers.
- Proper maintenance of playing fields enables their use throughout the school year. Why the need for all weather?
- I (resident of Glamis Gardens) do not believe this facility is needed as we have similar amenities nearby, including The Grange and Bretton Gate, plus the Power League is only 5 miles away and has facilities for 9 outdoor pitches.
- The Clubs (Netherton Community Sports Association) has no objection to the provision of the 3G all-weather playing pitch of the type outlined in the consultation exercise (pre-application). The Club believes the provision of the pitch within the schools curtilage will be beneficial to the schools own sports provision although we are a little surprised that, given the very close proximity of the Grange, the provision of the pitch was seen as a priority. The Club has very strong objections to the provision of floodlights and the intended community use of the facility into the evening and weekends. There is no educational need for the floodlight facility
- We (Netherton Community Sports Association) have been told that Sport England require community use in exchange for the grass pitches being lost at the School to building works. If this is the case then Sports England need to be challenged to make the case before public money is poured into this aspect of the project. It is impossible to understand how the loss of non-community used grass pitches at the School should convert into a requirement to build a facility for community use at the School. The club is very concerned indeed at the prospect of competing against a state funded competitor and we believe that there already is ample community provision for this type of facility in the area.
- At the Open evening (pre-application), the Head Teacher cited a need for hard surface expansion for use at break and lunch times during wet weather, but the proposals reduce the school's hard surface area. The AWP is not a suitable surface for such usage.

Neighbour amenity

- The continuous noise these extensions cause is too much to ask people to bear having only just suffered a year of it with Thorpe Primary making it unbearable to be at home.
- There is dirt and dust.
- The proximity of the construction to my house and garden (Audley Gate) is unacceptable. The nearest point of construction should be at least 50 metres, and desirably 65 metres. The plans suggest only 15 metres. The consequent noise level outside of normal school hours, and especially in evenings and weekends, will be unacceptable. If using the garden for recreational purposes, it will not only be the noise but the bad language which we often hear now, and if adults and local teams use the pitch it would become far worse.
- The proposals by the school for planting trees and erecting a 'sound wall' will not contain the noise and will make it even worse visually.
- The erection of floodlights would indicate that it is expected that the pitch will be used after nightfall which is bad enough in itself, but the height of the lamps has not been researched fully as they are too high to be at all acceptable.
- We (residents of Audley Gate) consider it immoral that the school should make money by causing nuisance and distress to its neighbours out of school hours.
- The AWP is sited too close to the family houses in Audley Gate, particularly to the northern end. The school is not so short of space that the AWP needs to be squeezed against residences. A little rearranging and using the sports area to the south of Blind Lane seems the obvious choice.

- The noise and light this will cause will be detrimental to the sleep and health of babies and young children living along Audley Gate. The proposed trees will take ages to grow and will not be effective in winter when the trees will be bare.
- Concerned that the hours of use of the floodlights (proposed to 8pm) could be extended without consultation.
- Considerable increase in litter which, with the prevailing winds, is always being blown into our gardens.
- The proposal would overwhelmingly “interfere with peaceful enjoyment of [our] property” and is not in the public interest. This is contrary to Article 1 of the Human Rights Act.
- The installation of floodlights which will be in use to 10pm will create an intolerable degree of light pollution.
- The impact on the amenities of our property (Audley Gate) would be unacceptable.
- The relevant guidance from the Football Association ‘Football Facilities in Schools’ states: “There should be a minimum of 65 metres from the perimeter of the [AGP] pitch to the nearest residential property”. Mine would be only 41 metres away, less than 2/3 the recommended distance.
- The floodlights at The Grange, quite some distance away, can already be seen by residents in many areas of the Netherton estate when they are lit. Also, the noise of sports events at The Grange and Bretton gate can be heard quite clearly. Any nearer than that, the noise will be intolerable.
- The Human Rights Act, Section 8 states that everyone has the right to a private and family life with protection from noise (AWP) and pollution (floodlights) and action can be taken if these rights are breached.
- There have been medical reports that these 3G AWP’s can be a cancer risk as chemicals are leached into the soil. We are concerned about this as we (Audley Gate) and other residents have very productive soft fruit and vegetable patches on the school boundary.
- I (resident of Glamis Gardens) have very significant concerns around the construction traffic that will be using Glamis Gardens as the entrance for the duration of the build and the associated noise that it will cause. I work from home a considerable amount of the week and being adjacent to the site entrance and building work, the noise could cause considerable issues whilst working from home.
- As a resident of Glamis Gardens, whilst accepting that a degree of disruption from the Construction and Contractors’ traffic is inevitable, I have serious concerns about potential damage to the road and residents’ properties and request that the Planning Committee impose suitable restrictions upon Carillion, to ensure that damage and disruption is kept to an absolute minimum and the safety of local residents and general members of the public is maintained at all times.
- Loss of natural light due to the noise barrier.

Transport and highways

- Staff should be encouraged not to drive to school.
- The community cannot take any more traffic impact.
- Thorpe School (which has just been extended) and Jack Hunt School start at exactly the same time and finish within 5 minutes of each other. The current level of traffic is extremely high and will only increase with the expansion of Jack Hunt. This is exacerbated by drivers dropping off their children at Jack Hunt School who ignore the road markings (i.e. parking over pavements and on the ‘Keep Clear’ markings).
- A staggered start and finish time for Jack Hunt School is proposed, in order to help with the volume of traffic. Someone should also be sent to monitor the parking issues outside the school, and explain to the drivers the parking restrictions.
- A pedestrian crossing, as per Ledbury Road, should be installed on Audley Gate near the junction due to it being a 3-way junction and the high volume of traffic/pedestrians using Audley Gate and Ledbury Road.
- The layby outside the flats on Ledbury Road should be made residents’ parking only. As a disabled person, there have been occasions when my taxi has not been able to park near to my property owing to parents dropping off children.

- Lighting should be installed to the layby as it is a very dark area.
- During the period of construction, both the pitch and school buildings, there will be a significant increase in lorries and vans. Whilst this may only be temporary, it is real concern for those of us (many who are elderly) who have to back out onto the road.
- There have already been several 'near misses' and the congestion and the north-end of Audley Gate between 8-9am, 3-4pm and 5-6pm is considerable and may lead to an accident sooner rather than later. Any further traffic from the school will further exacerbate this problem.
- The interpretation of the Transport Assessment is also devious. It states that the percentage of cyclists is highest in Year 7 but omits the fact that the percentage of pupils being transported to and from school by car and van is also highest in Year 7. This does not bode well for the future amount of traffic being generated when another 150 pupils attend the school.
- There is no more need for additional parking. Jack Hunt does not care about the residents that surround its grounds, and never has. Constructing buildings that oppress the streets they reside on, and increasing air pollution in the neighbourhood by granting an excessive number of parking spaces to staff, teachers and students.
- The proposed access for construction traffic via Glamis Gardens may well be the best, if not only, way into the site. However the roads leading to Glamis Gardens from the south do not provide easy access for heavy goods vehicles. The turning into Audley Gate from either direction on Thorpe Road is awkward and long vehicles have difficulty negotiating the traffic island.
- At rush hour, traffic backs up onto Audley Gate beyond the Glamis Gardens junction. There should be a requirement included on any permission that goods vehicles should not be allowed to enter the site until 09.00 hours. There should also be a restriction that vehicles should not park to await the end of the time restriction within 1km of the Glamis Gardens/Audley gate junction.
- Whilst accepting the need to use Glamis Gardens for construction traffic, as half of residents are retired and 3 of us over 90, it is requested that construction vehicles be restricted to after 8am and should cease by 6pm.
- The restrictive covenant in the conveyance to the Authority prohibiting public access from the Glamis Gardens hammerhead must not be contravened.
- There is no enforcement of the parking rules and careless opening of car doors is a serious hazard as is the sudden exit from the Bradwell car park. People on their mobiles leaving the car park or just distracted have caused me (resident of Doddington Drive) to brake in my car and on my bike to avoid an accident.
- The proposed route, if it were to go ahead, via Glamis Gardens would be highly disruptive and unsuitable for construction traffic.
- Concerned that there will not be sufficient parking to cope with the increased capacity and surrounding streets will have to accommodate those vehicles that cannot find spaces within the school's car park. This will be to the detriment of local residents.
- It should not be necessary to commence heavy traffic and deliveries at 07:30am in the morning. The start time should be 09:00am after the early morning 'rush hour' traffic.

Design impact

- If the extension is two storey and between the present gap, it will be seen from Ledbury Road.
- Extensions are changing the look of the area and less sky can be seen.
- They are making it unpleasant to live here.
- The size and intended commercial use of this facility is not in keeping with the area.
- The suggested 3 metre high acoustic barrier is not going to look anything less than ugly.

Landscape impact

- Longthorpe and Netherton should be open and green legally, you will be destroying this.

Ecology

- Our garden (Audley Gate) has a roosting and nesting area for at least 5 species of birds. We would undoubtedly lose this if the development, with its lighting, goes ahead.

- Since Peterborough is widely known as an environmentally friendly city, I feel that giving over any area to an artificial surface would be to the detriment of that image.
- We (Audley Gate) have bats, newts, toads, fieldmice, red kites, sparrow hawks and a lot of nesting birds in our garden. The noise and floodlights will harm this wildlife.

Other matters

- The school was only ever meant to be a small single storey building with a small intake of pupils.
- Agree with the expansion of the school to reduce overcrowding however disagree with the extra students because then the school will still be crowded and we want to reduce this.
- It is obvious that the school intends to make quite a profit or it would not be able to reduce its fees to younger clients.
- The proposed plans show no indication that the Gas Housing Location structure will not be accessible to the general community. It has previously had to be fenced off because of youths who used to go and sit on the roof.
- The Environmental Noise Assessment monitored background levels in the wrong location. Surely this should have been done where the AWP is closest to the houses, not in a location which is bound to give a more favourable result? This is misleading, to say the least.
- The pitch area would be separated from the school's playing field, reducing the area available to the pupils during their break times at a stage when even greater numbers are expected.
- How will security arrangements covering the school buildings and fields cope with out of hours use?
- It is a waste of a perfectly good tennis court that they have already spent public funds on to build that they will now tear down to put car parking there. This does not make sense when they bill themselves as a sports focused school.
- The car parking is closer to Bradwell Road and not Glamis Gardens. No correspondence or meetings have taken place with residents of Bradwell Road who would be most affected by the additional parking and noise/pollution this would cause.
- If this development goes ahead, it will have a serious impact on The Grange and Bretton Gate sports finances.
- I (resident of Glamis Gardens) do not think the School/LEA or Carillion construction have properly consulted with the local community, totally underestimating the impact it will have on local residents and the local community.
- No objection to the expansion but object to the AWP and floodlights.
- No objection to the expansion or AWP but object to the floodlights.
- Loss of value to resident properties.
- No objection to such a facility (AWP) being created for use by the school during term time and normal school hours.
- We (residents of Audley Gate) understand that the proposed building costs of the new facility would be £600,000 together with annual running costs of £25,000 which we consider to be a complete misuse of local taxpayers' money.
- Apart from a meeting (pre-application) of which only a few days' notice was given, and at which an apparently fully formed scheme was presented with no opportunity for open discussion, there has been no consultation about this proposal. Hence it has been put forward in ignorance of the many key considerations set out in the report (from Nortoft Planning).
- Whist I (resident of Audley Gate) can assure you that we will oppose the proposal in its present form with all the force at our command, we will be happy to enter into discussions to try to agree a way forward. We invite the withdrawal of the application so that if at all possible an agreed alternative can be submitted, which will not only be acceptable in planning terms (as the present application is not) but which will meet the needs of the school for speedy progress in its development planning.

Objector's Report

In addition to the comments raised above, a detailed 48 page report 'Planning Assessment on the

loss of grass pitches and other sports facilities and the proposed new artificial grass pitch' (April 2016) prepared by Nortoft Planning on behalf of the residents of Audley Gate and Glamis Gardens has been received. This report has been updated during the second round of consultation and as such, this earlier version is not discussed in detail.

Councillors

Councillor Murphy - I would like this matter referred to committee if it has not already as lots of residents are very concerned about these proposal. Planning does seem to be the top issue in Netherton. The impact of increased traffic and noise beyond working hours will impact on local residents.

Supporters

A total of 415 support letters have also been received from members of the public. Of these, 200 were standardised letters (a copy of which is provided for information at Appendix 2).

Need for proposal

- Expansion in the local community, with corresponding growth in 4 of the 7 Primary feeder schools, makes expansion of Jack Hunt School critical to maintaining a sense of community.
- Expansion will preserve the crucial relationships which enable a smooth, productive transition from Primary to Secondary education.
- Our field is always waterlogged and for that reason, we aren't able to be on the field in the winter or when it's raining.
- Peterborough is in a state of transition as far as education is concerned, with a desire to raise standards and life experiences for all young people educated in the City. This must include the opportunity to inspire and create a sense of awe and wonder in all that our young people participate. The Government's agenda in its drive for fitness and health and to tackle obesity, is about encouraging participation and supporting elite sporting experience. It is clear that when any child steps upon our (Arthur Mellows College) full-size AWP, the feeling of being part of something great and worthwhile in terms of sport, is palpable and there is no doubt that participation in a range of sports has increased.
- From our experience (Arthur Mellows College), it is important that a facility of this size is lit as this allows work with students to continue throughout the winter months beyond the normal finish time and allows the community to come into the College and benefit from a high quality resource. It also serves as an incredible attraction to feeder primary school students.
- In this day and age, given the historical underperformance of education in Peterborough, the idea that it is 'OK' for the students of one of our largest, most successful comprehensives, to walk off-site to gain access to a national initiative, exists. This seems a complete anathema against the drive to improve.
- As a Headteacher in a previous school, I made the mistake of accepting a mini AWP. It was impractical and became a large white elephant which could only be used effectively for staff after school in leisure time. It did not meet the needs of young people and was a waste of tax payers' money.
- The curriculum benefit of the AWP cannot be questioned. All children should have, as a basic right, access to the best resources to ensure they are able to achieve or exceed their potential both academically and physically. The addition of an AWP will help Jack Hunt School to achieve this.
- As a Sports College, Jack Hunt is in desperate need of an all-weather pitch. Our track record of producing international athletes demonstrates that it will be put to excellent effect both during lessons and as part of an extra-curricular programme.

- As the next largest school community to mine (Thomas Deacon Academy), I am clear that to not allow Jack Hunt School to have an AWP would have a serious detrimental effect on the ability of the school to offer its students and the community the facilities that are required of a 21st century school.

- Reflecting on our own AWP at Thomas Deacon Academy, it is used every lesson throughout the day throughout the school year. Not to have an AWP on site would create significant restrictions on our ability to deliver high quality physical education provision.

Benefit of all-weather pitch

- Jack Hunt School should have an AstroTurf pitch because most other schools in Peterborough have one.
 - Jack Hunt is one of the few Secondary schools without an on-site AWP facility, a factor that unnecessarily disadvantages students.
 - Another reason to get an all-weather pitch is because of people who love sport.
 - It seems wilfully neglectful not to construct an All-Weather Pitch for such a large school, which includes sports as one of its specialisms.
 - The encouragement of sport backed up by the provision of facilities that can be used all year, in and after school, as a potential transformational improvement to the quality of life for students, staff and the local community alike.
 - The new AWP, marked for both hockey and football, will meet the diverse needs of the PE curriculum at the school.
 - Lighting the AWP will enable extra-curricular activity and provide the opportunity for sport to be a vehicle for both community cohesion, health and wellbeing.
 - Jack Hunt School does make use of The Grange facility and is a community partner of Netherton Community Sports Association. As such, it would not want to damage or negatively impact on this valued relationship. However, to enable the school to make use of the Grange, timetabling constraints have to be imposed on the whole school. An on-site AWP would result in more time for PE, and would allow for more innovative curriculum modelling and development. The same is also true of the use of the Bretton Gate AWP.
 - An AWP at Jack Hunt School would enable the work of the primary sports partnership to grow and expand so more primary aged children are engaged in regular physical activity and competitive sport.
 - The AWP would significantly improve the quality of provision for lunchtime play which is currently substandard.
 - The quality of the AWP surface would make a huge difference to the teaching of a huge number of sports – football, rugby, hockey, athletics, rounders, softball, ultimate Frisbee, handball, tchoukball, rocketball and fitness to name a few.
 - We (Vivacity) operate holiday clubs using the schools facilities and this AWP will only further improve what we can offer the children.
 - The health agenda work Vivacity undertake is expanding and developing. Over the next 3 years we intend to complete more outreach work in communities to focus on rehabilitation with heart failure groups, mental health, diabetes, cancer patients and obesity groups to name but a few. The additional spaces created by this AWP could allow sessions to take place more often and on the community's doorstep.
 - The inclusion of floodlighting within the plans is critical to the facility being of value to the local community and indeed, for ensuring the fullest possible use by the school for their PE and School Sport offer. Without floodlighting, use will be severely curtailed and the opportunity to improve participation in sport/active recreation will be lost.
 - The opportunities provided by this development can contribute to improving levels of participation in the city which are well below regional and national averages, and which contribute to similarly poor health statistics.
-
- We (Sacred Heart RC Primary School), along with 9 other schools, use the Jack Hunt premises for a range of sporting activities. More recently, we have also used the facilities at The Grange however this venue causes problems as we are unable to walk there as we normally do when competing at Jack Hunt. All of our children benefit physically, socially and academically from

our collaborative sporting work with Jack Hunt and the expansion of their sporting facilities would further enhance the super work that is currently taking place.

- We (Thorpe Primary School) are committed to the Olympic Legacy challenges and this facility will enable far more children from Thorpe to participate in sporting activities in the winter when our field is too muddy.
- The All-Weather Pitch would be used by our pupils (Middleton Primary School) and their facilities during and after the school day. This would be a significant addition, as 77% of our pupils are in the lower quartile for the most deprived children nationally.
- When we play football in the winter (students), we have to waste almost half the lesson travelling to the nearby all-weather pitch, it reduces our lesson time drastically.
- The proposed multi-use 3G surface of the AWP will be marked for both hockey and football and has been chosen, primarily, to meet the diverse needs of the PE curriculum at Jack Hunt School.
- As a 3G pitch, we (Peterborough Hockey Club) believe it will offer an excellent facility for the club to use particularly in the arena of junior sports participation. We believe that a new pitch at Jack Hunt School opens up a whole host of opportunities for the Hockey Club to work with the school and the community to increase sports participation in a fun and engaging manner without the need to bus the children over to the hockey club.
- The school is at the heart of the community and is a key to providing support for young people both during school times and also outside of the school day stopping them from 'hanging around on the streets' and potentially causing ASB in the community and will provide a safe and regulated place for young people in the early evening.

Benefit of school expansion

- Building another canteen would be a great idea because more people are coming to the school. Without another canteen there would be no room for the new students.
- Agreement to the construction of the new canteen will make the lives of students and teachers easier.
- Jack Hunt School has to hold 30 extra students each year, and to provide those children with the same amount of resources we will need more classrooms, and a bigger canteen.
- It is hard to find a place in the canteen already due to the amount of people already at the school. How will us students managed when even more students come?
- Block 5 would be helpful as we can have a new science lab, more ICT suites and new improved English classrooms.
- As Jack Hunt School expands, it will give greater chance for local children to use a school on their doorsteps with excellent new facilities.
- This school is already oversubscribed because of its good educational standard. New facilities will ease that pressure.
- Equipment is too low in numbers for the new students. This will result in more school hours and maybe no lunchtime for children. This would cause even more trouble as the children will be hungry, causing them to be angry, upset and demand change which will cause even bigger disruption.
- Due to financial constraints, previous expansions have neglected some of the older parts of the school, leaving some facilities below standard. The new block will enable the badly needed modernisation of facilities needed by the English department to deliver curriculum more effectively.
- Some of the existing corridors were designed to accommodate a smaller student population. The addition of 11 new classrooms would allow for the relocation of a curriculum area, meaning student movement around the school will be improved. This will in turn improve the learning experience of children and working conditions of staff.
- As a student, I think it is outrageous that the proposed expansion is being delayed. If the Council has already agreed to adding 30 students to each year even though there are already 1800 students, they should also give us provisions to support these students.
- It is our education which is being compromised because of other's opinions. Please support the students of Jack Hunt and help our school grow.

- Increased chance for local pupils to attend the same secondary school as their siblings.
- Reducing the numbers of students travelling across the city to attend other secondary schools that are not in their catchment area.
- Jack Hunt School has formed effective partnerships with both Highlees and Eyrescroft Primary Schools. Students are familiar with the school and are starting to develop relationships with staff. This is invaluable and the expansion will only enhance this further.

Transport and highways

- We do not believe that the proposal expansion will have any adverse effect on the traffic situation.
- The increase in car parking is needed to accommodate the workforce of the school and will help to alleviate local resident concerns regarding there not being enough on-site parking.
- I am a local resident (Thorpe Road) and do not consider that the additional traffic caused by an additional intake of 30 students per year will have any noticeable effect on local roads.

Neighbour amenity

- The lights will not affect people who live in the area as they won't be on all day and night. In theory, they would only be on for about 7 hours.
- We (Jack Hunt School) have a long tradition of working positively with the local community. Mindful of wishing to maintain this relationship with our neighbours, we (Headteacher) have restricted the community use of the AWP to 8pm in the evenings and limited times at the weekends.

Planning balance

- Experience has confirmed that there will always be a degree of disruption with any building project. However, the ongoing improvement in the School has also confirmed that the irritations of expansion have easily been outweighed by the benefit.

Round 2 responses

Objections

4 further objections have been received during the second round of consultation. Of these, all have been received from persons who have previously made comments. Many of the comments contained within the additional objections are summarised above, however some additional comments as follows have been raised:

- The actual positioning of the pitch is still the same as in the previous planning application, despite many objections from local residents. The P & DG report states that only a "handful" of objections were received in respect of the previous application, but a petition was signed by every household greatly affected by these plans. Every household with the exception of 6 houses which were either empty, or families were away at the time of the petition. A total of 47 households out of 53 signed. This surely must prove that the proposed AWP, especially the positioning of it, will greatly affect residents lives as they are not in keeping with this quiet area.
- It is noted that the application for the pitches to be floodlit has been withdrawn, but there is no guarantee that in the future, permission will not be granted. It was admitted at the last public meeting in July that there was no guarantee that a later application for floodlights would not be made, and that the footings for these would still be put in place when the pitch was constructed.
- One argument the school makes for not using the existing Grange AWP, which are within easy walking distance of the school, is that Jack Hunt is the only school in the area without facilities on site. This is incorrect. One example is the local Kings School and they manage to arrange their curriculum around this.
- If approval is granted for the revised scheme, it should be conditional to the extent that no future application for floodlighting will be entertained by the Local Planning Authority.
- The business plan is unsound.

Objector's Report

As detailed above, a revised/updated version of the objection report submitted on behalf of Residents' produced by Nortoft Planning has been submitted. This report comprehensively sets out the objections of local residents on the grounds of: need for the proposed AWP (in terms of school and community need); need for the AWP in policy terms; design and layout of the AWP and impact upon residential amenity; traffic impacts; wildlife; and security. Many, albeit not all, of the objections contained within the report are covered above however for completeness, the Executive Summary to this report is provided below.

Executive Summary

An assessment has been made by Nortoft of the supposed need for a full sized AGP (Artificial Grass Pitch, also called 'all weather pitch'), and of changes proposed to other outdoor sports facilities, as part of the planning application for an expansion of the Jack Hunt School in Peterborough (PBC-16/00578/R3FUL).

The level of serious concern about the very significant and unacceptable levels of residential amenity impact of the AGP can be judged by the fact that a residents' meeting held on 24th April 2016 had 27 residents attending, and by that date 117 local residents had signed a petition expressing these serious concerns. By any standards this is a large number of active and concerned members of the community and not what the Applicant suggests as 'a few local residents'. The Applicant also suggests that more people are in favour than not, and whilst this may be true of the overall application in relation to the school buildings (which are needed) this cannot be reasonably applied to the impact of the AGP.

Need

It is clear from the evidence detailed in this Nortoft report that there is not a requirement for the school to have a full-sized floodlit Artificial Grass Pitch (AGP). There is no substantive new data in the Applicant's August report updates (Design and Access Statement, Planning Response or related documents) that robustly alters this conclusion.

The need for school sports land, in relation to school expansion, is set out by national guidance. The Department for Education (DfE) BB103 Guidance Notes are very clear that: "The guidelines will not necessarily have to be met in every case and should always be applied flexibly in the light of particular circumstances"

Most existing schools do not meet the ideal DfE standards, and that is perfectly acceptable. This often because they are on tight urban sites and/or have expanded over the years within such sites. In the Jack Hunt School context the actual need for more 'playing field space' can be calculated by assessing the current facilities and increasing them by the planned 10.8% increase in pupils. The Applicant does not suggest any more robust alternative to this method. National Planning Policy (NPPF), DfE and other national guidance (Sport England) all work from the basis of the effect of development on what is there already. It is thus reasonable and appropriate to use this method.

It is also noted that with the current facilities, the school has also been recognised by many other external organisations for the excellent PE work they achieve. These include: Living Sport (County Sports Partnership) School of the Year in 2014, 2011 and 2010; a commendation by Living Sport in 2015 for continued outstanding contribution to sport; the Youth Sport Trust Closing the Gap Award 2015 for using sport to raise achievement, especially among disadvantaged groups; and the Youth Sport Trust Gold Quality Mark recognising the pivotal role of the PE curriculum, leadership opportunities, sport and community activities play in the school.

The school's current facilities do not seem to be resulting in a significant constraint. Whilst facilities can always be improved, and the residents/Nortoft's suggestions support this, the school is doing very well for its pupils, including those from disadvantaged groups.

Hard court areas, including the current tennis, netball multi-use use games areas, are considered first in this report, as the Government specifically highlight that such surfaces should take priority in the provision of sports and leisure facilities in schools (specifically including priority over grass pitches and AGPs). Indeed the DfE Guidance specifies the importance of extra netball and tennis courts (hard courts) for larger secondary schools such as Jack Hunt.

Essentially the Applicant's proposals result in a net loss of these priority facilities. An AGP as proposed with its soft surface and 40cm pile cannot replace the hard surface that is used for tennis and netball. The Lawn Tennis Association would not recommend a 40mm surface for tennis. The Castor & Ailsworth Tennis Club which had to relocate to Jack Hunt after their hard court facilities at Woodlands Drive were reduced, now face a reduction in courts from 6 down to 2 plus 2 further courts of a reduced size. They play on Tuesdays and Wednesdays for 30 hours a year. Vicvacity holiday club also uses the tennis courts as part its 240 hours use of the school facilities.

In relation to the provision of hard court tarmac area, PCC/the school is proposing to lose 1,307sqm (net of current), leaving only 2,836sqm of hard court. It should really be increasing the hard court area by 10.8% or 447 sqm to the needed 4,590sqm.

In relation to the need for an AGP, the area required will be to add space to take account of the 10.8% additional grass playing pitch area needed for the increase in students and add any loss of grass pitch that will be covered by an AGP. The amount of 3G AGP actually needed is 4,889 sqm. This is only about two-thirds of the full-sized AGP proposed. It is to be noted that according to DfE Guidelines it could be even less if there are other space limitations or other constraints.

In relation to a need for floodlighting for the school's own use, the school very rarely use the floodlights at the very local AGP it currently uses (at The Grange Recreation Ground AGP). The school has now removed the floodlighting element of the AGP.

From detailed research it is very clear that there is no need for community use of the AGP, or the grass pitches, for playing field sports. No new information has been provided by the Applicant in its August 2016 update that changes this, or addresses the main concerns the Nortoft report has already raised. Nortoft provides new additional information on the unsuitability of the surface for community use.

In relation to football, the consultation with the Football Association at regional level and with the key local football club, identifies that community provision in the form of a full-sized floodlit 3G AGP would specifically cause harm to community use, even without floodlights there is the real potential to compete with the existing community AGPs to their detriment. Given the amount of current supply of accessible AGPs in the school's catchment area and the assessment by the Football Association on the City-wide and local supply and demand, it is very clear that there is no need for community use of any proposed 3G AGP for football at the school.

A key quote from the FA on football states:

“The FA still wish to object to this proposal as even given the change in terms of the lack of floodlighting and restricted community use (as set out above) they believe the proposal will still have a detrimental impact on the nearby 3G facility at The Grange”¹

Even the RFU (Rugby Union) have concerns and state²

“The facility will not be suitable for Rugby Union, and it seems a shame that the facility will be a hybrid surface that will not meet the needs of any particular sport ... The lack of an up to date Playing Pitch Strategy makes it difficult to assess AGP needs across the city”.

There is no current community hockey use at the school, nor is there a real need for such for hockey use by the City of Peterborough Hockey Club, except for some limited training by its mini/youth sections. The new facility at Jack Hunt school may be ‘a nice to have’ facility for the club as it is on the club’s doorstep, but there are several accessible alternative sites with better surfaces for the minis.

The AGP surface suggested by the Applicant is specifically classified as unsuitable by the National Governing Body [NGB] England Hockey based on very recent guidance by England Hockey. Most of the uses the Applicant and the Hockey Club aspire to are not appropriate uses for the type of surface being proposed. This has been checked with the England Hockey National Clubs and Facilities Officer (September 2016). For example, the surface is not suitable for secondary school hockey competitions, ‘Back to Hockey’ or normal club use. England Hockey state that describing the Desso AGP as a ‘world class AGP’ in relation to Hockey is quite incorrect.

The clear conclusion is that the school plans should replace the hard court areas being lost and potentially increase the hard court areas, pro-rata to the pupil increase of 10.8%, to 4,590 sqm. This would effectively be to replace the current 6 hard courts with 7 courts. Only a smaller AGP may be needed (e.g. a maximum of 4,889sqm being two-thirds size or less). This would enable a more flexible site layout and so reduce unacceptable amenity impact on close-by residential properties.

The Applicant suggests that there are no possible layout arrangements whereby additional hard courts can work properly. It hasn’t considered not having an AGP and improving the grass pitches to a far better standard, which would meet curriculum need and it dismisses a smaller AGP.

The school implies that providing a full size pitch for hockey and football is the only way it can meet its curriculum requirements. This is not so. The Government’s curriculum guidance is set out in ‘Physical Education Programmes of Study: Key Stages 3 and 4 National Curriculum in England’ (DfE 2013). The main relevant section in relation to what playing fields might need to accommodate is:

“Play competitive games, modified where appropriate [for example, badminton, basketball, cricket, football, hockey, netball, rounders and tennis] with a note in bold that states:

“Schools are not required by law to teach the example content in [square brackets].

PE teaching at 6th Form is not compulsory part of the curriculum. That is not say it is not important, but that the school does have significant flexibility in the way it is offered, and providing a full size 3G onsite is not a requirement. For the 6th form having a full-sized 3G available within 8 minutes walk at the Grange cannot be seen as an impediment to encouraging sport, nor the 14 minutes’ walk (3 minutes cycle) to Bretton Gate Hockey Club.

¹ Sport England formal consultation with the FA as reported in 16/09/16 response.

² Sport England formal consultation with the FA as reported in 16/09/16 response.

These two facilities also offer the specialist surfaces that the FA and England Hockey advise are important and for which the proposed surface at Jack Hunt School will not offer.

The Applicant seems to have chosen the largest AGP suitable for adult club competition football and club hockey. This is not justifiable from a community need and is not justifiable from a financial operational point of view as the school clearly states it does not need community income to make the facility viable. It is worth noting that the Chairman of the Netherton Community Sports Association, whose AGP is used by Jack Hunt School, concludes that the only reason he could see for the school wanting a full sized floodlit AGP is 'to trade' and make money, despite the detrimental effect this would have on The Grange Community AGP Operation.

The school's main argument suggests that the time wasted and cost of hiring nearby AGPs, and taking students there, is prohibitive. But given the extra cost of maintaining an AGP (typically £20,000 to £25,000+ per annum including a sinking fund (Sport England/FA costs), then the cost the school identifies of £2,000 per year for hire and travel is minimal. The level of use of external AGPs can only be very low given this low annual spend. The school also highlight the time taken to use the off-site facilities however this includes changing time, which the students would have spent anyway.

It is accepted that although it may not be needed, it may well be helpful to the school to have some type of on-site AGP, but a small AGP would suffice.

Design and Layout

There are significant issues with the design and layout of the proposed outdoor sports facilities. The issues include the flaws in the baseline criteria from which the assessments were made and misinterpretation of quoted national guidance by the Applicant.

Facilities that could be reasonably and easily moved, such as the cricket area (including wicket) and the athletics track painted on the grass have been assumed to be immovable. This is still the case in the Applicant's updated reports (August 2016), despite Nortoft holding two detailed meetings with PCC officers and with the School explaining and showing how more layout flexibility can be achieved.

The Applicant confirms³

"The position of the all-weather pitch has not altered from the original submission. The only difference is that the floodlights have been removed". The distances between the AGP and residential property have been misjudged. This was pointed out in the April Nortoft report, but the Applicant's new updated report has not corrected the sectional plans which still show the houses to be further away than they actually are. This remains misleading.

The Applicant's August reports introduce a new argument about anti-social behaviour and vandalism. This is a flawed argument as leaving a narrow gap behind a 3m high acoustic wall close to the residential properties is far more likely to lead to such behaviour than not having a wall, or having a wall elsewhere.

There is an unnecessary net loss of hard court area and the practical options that could allow for at least their retention (albeit not with the current layout) have not been assessed, or planned for.

³ Email 02/09/16 from Louise Lovegrove to Mr & Mrs Ward "The position of the all-weather pitch has not altered from the original submission. The only difference is that the floodlights have been removed."

The Applicant makes a strong play on the fact some of the current pitch sites may be prone to flooding and frost restrictions. This not quantified and its significance is therefore not able to be assessed.

The sensible and affordable option of bringing some or all of the current pitches (north and south) up to standard by full pitch improvements, including new drainage, has simply not been assessed. This would normally be the way forward for a sports pitch, as it cost less than having an AGP. A senior pitch size grass pitch would cost £35,000 full a very high quality pitch improvement (Sport England costs) compared to over £600,000 for an AGP. A completely new large pitch would only cost about £85,000.

Also importantly the Applicant has not considered the improvement and use of the south playing fields for pitch use, including for senior student football. The site is likely to be suitable even allowing for the mid area gradient slope, the mature oak and the need for one side of security fencing. In the layouts for summer and winter submitted with the application it states 'not marked out in winter'. As Figure 2 [Appendix 3] shows this has clearly not been the case.

The options considered in the Applicant's April reports were fatally flawed as a result of the above, including the size of a potential AGP (if needed at all), its location and the way the Applicant's final option was chosen. The new reports (Aug 2016) offer several more options before returning to the original layout with a full sized AGP. There are clearly other workable options which Nortoft explores in this current report which do not require a full sized AGP.

The Design and Access Statement, the Masterplan and the wider location of buildings, sports facilities and landscaping remain significantly flawed.

Residential Amenity: Light, Noise and Visual Impact

The reasons behind having such guidelines are in relation to affects on residential amenity such as visual impact (generally and including floodlighting) and noise impact.

The Applicant has subsequently withdrawn the AGP floodlighting element, but residents remain concerned that a future floodlighting application will be made. For the record the floodlighting concerns are left in this current report, although it is understood this application will not be decided on what might happen in the future.

As explained the floodlighting impact requires a 65m offset. Using the Applicant's own plans (which are contradictory) the nearest residential building's rear elevation is measured at about 33m, with the next nearest houses at 37m and 39m distance from the floodlighting columns. The impact would have been unacceptable both on lighting and an on its overbearing visual impact.

Other unacceptable visual impact on residential amenity will come from the size, location and scale of other elements of the AGP being too close to the rear gardens and houses of the adjacent properties in Audley Gate and Glamis Gardens. There is no significant change (if any) to these plans in the Applicant's August 2016 update. These impacts include the 3m acoustic wall and the 3m mesh fence. The mitigation being planned has been shown in this report to be inadequate, although more minor landscaping seems to be proposed.

In the August 2016 planning response update the Applicant introduces a new argument about anti-social behaviour and vandalism. The application leaves a narrow hidden gap behind a 3m high acoustic wall and close up to the residential properties rear gardens.

The Applicant recognises that the design and layout will cause major issues with noise and has undertaken a noise assessment and concluded there is a need for a 3m acoustic wall.

There are concerns on the Applicants noise assessment. Nortoft/the residents appointed expert national independent noise consultants 'Acoustic Consultants' and 'MAS Consultants' to undertake their own modelling and to assess the AECOMs conclusions. Whilst the measurement of sound effects is complex involving a range of differing measurements the following can be concluded:

- The Applicant has not fully measured the intensity, frequency and duration of the noise effects.*
- The average noise levels will significantly exceed acceptable levels for residential amenity without an acoustic barrier.*
- Even with an acoustic fence the average noise levels at playtime on the AGP will exceed acceptable limits.*
- Intermittent single event noise levels (e.g. hockey balls hitting wooden backboards, whistles and yelling) are likely to cause significant annoyance in the adjacent rear gardens, especially in the evenings and at weekends.*
- The Applicant's Environmental Noise Report uses challengeable baseline studies and inappropriate comparators*

The AGP aspect of the application will result in a development that will have very significant impacts on:

- The residential amenity in terms of noise and disturbance for the occupiers of adjacent houses and; increased opportunities for vandalism and disorder.*
- Due to the size and location of the AGP, it with the 3m acoustic walls and the wire posts and mesh will have an 'overbearing impact' on adjacent properties.*
- It is noted that the Applicant's Planning Response in [August 2016] specifically excluded this key 'overbearing impact' element of the PP3 Policy Statement, whilst listing all the other elements. It is also noted that the Football Association advises that a 4.5m high mesh would be needed, so as to avoid balls flying out (in this case into adjacent gardens). This is another reason to set the AGP further back from properties.*

The AGP element clearly fails the City Council's Planning Policies (PP3) on Impacts of New Development, as well as other planning policies referred to later in this report.

Traffic & Transport

In addition there are issues with traffic and transport. (The impact of lighting on wildlife, specifically bats, was not robustly assessed, however, without the AGP floodlighting it might be assumed this is no longer a significant impact).

In relation to traffic and transport, whilst much of this can be dealt with through Planning Conditions, these Conditions need to have had detailed prior community consultation (that has not yet happened to an acceptable level) prior to approval. No works of any kind should commence until such Conditions have been agreed. This should also be covered in a 'Construction Community Needs Plan'.

It is understood that any School Travel Plan will be by its nature a difficult plan to progress given the typically car dominated culture of staff, parents and pupils. The proposed targets are to be welcomed, but they do not go far enough and are limited only to run to 2017. This is far too short a period and the targets need to be set until 2021 at the least. There needs to be a significantly higher net reduction in traffic levels, which by the schools own assessment are

already causing significant problems to residential amenity and some worrying health and safety issues. A longer-term, more robust, better and more openly funded School Travel Plan is needed, with deliverable targets. These targets should be conditioned in any planning permission. This report has a Planning Conditions section.

Conclusion

The residents concerned with the production of this report (over 117 individuals – and not just ‘a few’ residents the Applicant states), once again offer an early engagement with PBC planners, PBC-LEA and the school so as to find a workable solution.

The need for an expanded school is not questioned in this report, however the outdoor sports facilities have major planning issues, including in relation to residential amenity, which have been well known to the Applicant, and raised in consultations, but not resolved before the application was submitted, nor since its re-submission. This has been very frustrating as the issues may well have been able to be resolved if the school and the Applicant (the LEA/Carillion) had sought to properly engage with the local community on these matters, as clearly required in National Planning Policy Guidance (NPPF Para 72):

‘Local planning authorities should ... work with schools promoters to identify and resolve key planning issues before applications are submitted’.

The fundamental flaws in the application’s baseline studies, evidence base, options assessment, masterplan, design and access statement, as well as the long term very significant affects on residential amenity, result in a clear recommendation to Members of the Planning Committee to refuse this application on the basis it does not meet policies and guidance as set out in NPPF 74 and NPPF 123 as well as PCC Policies CS16, CS19 and PP3.

Given the wider social need to make timely progress in the provision of needed education facilities, an improved and more robust application will have a better chance of being found acceptable, and not being challenged (and so delayed), so it is strongly advised that the current application is withdrawn and/or amended so as to accommodate the planning concerns raised in this report in relation the sports infrastructure. This was the advice given at the start of the year, again in April and again at meetings in July 2016. The Applicant has persisted unnecessarily with an insistence on applying for a full sized AGP. Any delay in the delivery of the important need for the new school buildings (supported by the residents) will be down to this obdurate approach by the Applicant.

There is a practical and deliverable way forward that can lead to a far more robust and acceptable application, and so help the delivery of the school’s expansion and curriculum needs in a timely manner, and the residents wish to work alongside the school and PBC in order to achieve this. Two workable options present themselves:

- *An 84m x 56m AGP (years 7, 8 and 9). This would allow for more hard court space; and fits far better into the available space and away from residential properties, and may not need the acoustic fence.*
- *A 96m x 61m AGP (years 7 to 11), and fits better into the available space and away from residential properties, and may not need the acoustic fence, but does not allow more hard courts.*

In both cases there should be:

- *A legally binding agreement that now or in the future there is: no community use; no floodlighting; and use only during weekday school hours (see Conditions suggested).*
- *That the Planning Conditions suggested are applied.*

- *As an alternative to withdrawal, permission could be granted subject to a condition that the maximum size of the AGP should be 96x61m, and that the actual size and location of the AGP and surrounding fencing be a Reserved Matter, then after full consultation, this detailed element can be agreed and submitted for planning approval.*

Supporters

34 further letters of support have been received. Of these, some have been received from persons who have previously made comments. Many of the comments contained within the additional objections are summarised above, however some additional comments as follows have been raised:

- Jack Hunt is an extremely successful school achieving exam results statistically significantly above national averages for six consecutive years. This has been within a climate of rising rolls, increasing numbers of mid-term arrivals, the majority speaking English and an additional language, or not speaking English at all. No school in the city can make such proud claims. In order to sustain this success and absorb the rising number of school age children in the city, the school needs to expand. It also requires an enhancement in the amount and standard of its facilities if it is to attempt to catch up with other schools in this regard.
- I (teacher at the school) cannot see how NIMBYism can be allowed to prevent the young people of Peterborough, our future, having the best start in life that they possibly can.
- Although there is much diversity in the catchment, a general ethos of working hard and making the most of experiences has been nurtured. This can only grow with the new facilities. I have worked at several different schools and Jack Hunt stands out as an exceptional place to develop young minds. My Husband also uses the sport facilities as a member of the general community and supports the application.
- As one of the parents who attended the July consultation evening, I have had a look at the Supporting Planning Response document. I appreciate that it has thoroughly experimented with the suggestions, put forward in the evening, for alternative layout plans for the AWP.
- I (parent) also think it forward-thinking to keep the infrastructure for floodlighting in the proposal because I also believe that technology is always developing so that one day the new generation of floodlighting will cause negligible disturbance to the neighbours of the school.
- I (parent) feel that much of the objection to the location of the proposed football pitch is out of anxiety rather than experience.
- Whilst one of my daughters attends the school, I want to voice that as a resident of Westwood Park Close, the new facilities at West Town (with external lighting) has not proved to be problematic, in fact I think the local area is safer due to the frequent use and activity of the sports ground. It is, bizarrely, a counter measure to anti-social behaviour.
- As Jack Hunt is a Sports college, the addition of the all-weather sports field is essential. In fact I am surprised that they don't already have the facilities in place now.

Neutral

One letter of representation has been received from a resident who has not previously commented during Round 1. They have commented as follows:

- It is noted that if and when construction begins, strict timing of construction vehicle arrivals will be in progress to limit or prevent any tail back of vehicles in Glamis Gardens and adjoining roads. This must also include the area around Blind Lane cycle and footpath, and the property access to 216 and 214 Thorpe Road, where waiting of vehicles would cause an obstruction and danger to pedestrians/cyclists.

5 Assessment of the planning issues

The main considerations are:

- Community engagement/consultation
- Principle of development
- Design and impact upon the character and appearance of the surrounding area
- Highway implications
- Neighbour amenity

- Ecology
- Impact upon heritage assets
- Trees and landscaping
- Surface water drainage and flood risk

a) Community engagement/consultation

Several of the objections received have raised concern regarding the level of public consultation undertaken prior to the submission of the planning application. Whilst there is no statutory provision requiring pre-application consultation prior to the submission of planning applications (other than wind farms), paragraph 189 of the National Planning Policy Framework (2012) refers to the value of community engagement at pre-application stage

The Applicant undertook a series of public consultation events as follows, which taken together may be regarded as meeting the expectations of the NPPF:

- Planning Department January 2016 – general discussions took place regarding the documents required to accompany an application.
- Residents of Glamis gardens February 2016 – residents were invited to attend a meeting with the Applicant, representatives of Jack Hunt School and the contractor to discuss the impacts and concerns relating to the use of Glamis Gardens for the construction access.
- School Governors March 2016 – Governors were briefed on the design of the proposal at a meeting with the Applicant, representatives of Jack Hunt School and the contractor.
- Local residents March 2016 – residents were invited to attend a Public Exhibition whereby the proposed plans were displayed for comment. The Applicant, representatives of the school and the contractor were present to answer any queries raised.

The submitted supporting Design and Access Statement details the outcome of these consultations. Following these consultations and post-application responses, the scheme was revised, moving the AWP further from residential properties towards the school buildings and deleting the proposed floodlighting from the AWP.

With regards to this planning application, the original public consultation comprised:

- Issuing of 351 individual letters to surrounding residential properties, being all properties located up to 130 metres from the site boundary and some further away which were judged to be potentially affected by the proposal;
- Erection of 6no. site notices at key locations/junctions surrounding the site; and
- Advertisement within the local paper.

This exceeds the statutory duty placed on the Local Planning Authority, which requires a site notice, an advertisement and letters only to those neighbours who have an immediately adjoining boundary.

Further to this, consultation on a revised/additional suite of documents and plans was undertaken. The above consultations, along with notification to any person who had made representations (above and beyond the original letters) were undertaken and, as the consultation period partially conflicted with the end of the school summer holidays, the deadline for comments was extended to 28 days (7 days longer than that statutory period).

b) Principle of development

Need

Paragraph 72 of the National Planning Policy Framework (2012) requires that Local Planning Authorities give great weight to the need to expand or alter schools. The proposal seeks to expand the current facilities at Jack Hunt School in order to accommodate one additional form of entry (an additional 30 pupil class per year group) resulting in an additional 150 pupils in Years 7-13. Following this expansion, the school would have a maximum capacity of 1,950 pupils. The application proposal, including the AWP, directly relates to this expansion.

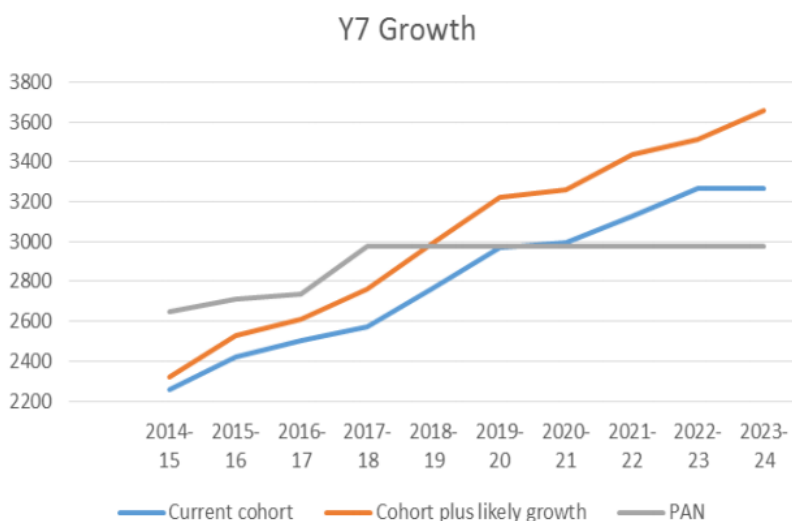
Some local residents have objected to the expansion of the school as they consider there is no need to accommodate additional pupils. However the City Council's Schools Organisation Plan (which covers the period to 2020) clearly identifies pressure for additional secondary school places across the City.

The pressure placed upon education places results from Peterborough being the United Kingdom's fastest growing city. There is a focus upon growth set out within the adopted Local Plan, and a target of 25,500 new homes over the current plan period of 2011-2025. In the year to March 2015, a total of 1,300 new dwellings were constructed and it is predicted that a further 878 were completed in the year to March 2016. In addition to this, Peterborough has steadily had a high birth rate, with 3,130 new births registered in the year 2013-14 along with high levels of net migration.

In light of this growth, the Peterborough mainstream primary school population has increased by 29% between 2006 and 2015, with the main increase in Reception years of 40.7%. To meet this demand, it should be noted that the five of the seven Primary feeder schools serving Jack Hunt (Gladstone, Thorpe, Ravensthorpe, Middleton and West Town) have recently been expanded to increase pupil admission numbers as follows:

	PAN admission numbers) increase (pupil)	Additional places total	Maximum capacity
Gladstone	60 (2 additional classes per year)	420	840
Thorpe	30 (1 additional class per year)	210	680
Ravensthorpe	30 (1 additional class per year)	210	420
Middleton	15 (0.5 additional classes per year)	105	420
West Town	45 (1.5 additional classes per year)	330	630

The pupils attending these schools will eventually require places within the Secondary schools of Peterborough and the School's Organisation Plan clearly highlights pressure for places from 2017 onwards:



The above clearly identifies that without additional expansion of pupil admission numbers, growth will not be met. It should be noted that the above already takes into account the proposed expansion of Jack Hunt School and as such, without the current proposal, the gap between needs and provision will be wider.

With regards to Jack Hunt specifically, the Organisation Plan identifies that within its catchment, there will be significantly more students living within the area than places available. This will only be partially met by the proposed expansion and there will still be unmet demand even after the proposed increase.

School expansion

The proposed two storey building, single storey extension and additional car parking relate directly to the need to provide additional/improved facilities to accommodate this influx of pupils. Many of the supportive representations received from staff, pupils and parents have raised the issue of the insufficient canteen facilities already in place. The proposal would provide a new purpose-built dining hall/canteen which is capable of accommodating such a large number of children. In addition, 11no. new classrooms and a science laboratory would be provided.

All-weather pitch for school use

There has been significant opposition from local residents with regards to the proposed all-weather pitch (AWP). These objections relate to a number of matters (discussed in more detail in the sections below) however the primary concern, as set out in detail within the updated report produced by Nortoft Planning (hereinafter referred to as the objection report), is that there is no need for an AWP either for school or community use.

At present, Jack Hunt School benefits from 6no. multi-use games areas (MUGAs) totalling an area of 4,143 sqm which are hard surfaced and flood lit. In addition, there is extensive playing fields totalling an area of 56,200 sqm. The proposed detached two storey building (dining hall and classrooms) would occupy part of the existing MUGA area and requires a new dedicated fire service access which would further reduce the area of MUGA hardstanding. As such, the proposal would result in the loss of 1,307 sqm of MUGA area (leaving 4 courts). In addition, the school presently utilises the off-site AWP facilities at The Grange (Mayor's Walk) and Bretton Gate.

The objection report references Department for Education guidance 'Building Bulletin 103: Area Guidelines for Mainstream Schools' (March 2015). This guidance sets out non-statutory guidelines for school buildings and sites, including outdoor play space. It should be noted that this document is guidance only and, as identified, non-statutory which means that it is not legally binding. This is indeed clearly stated within the document itself which states '...these guidelines will not necessarily have to be met in every case and should always be applied flexibly in light of these particular circumstances' (page 3). As the Nortoft report notes, the DfE also provides for flexibility in the way in which PE is provided to pupils across the key stages. This reflects the fact that the provision and teaching of the national curriculum is an operational matter for schools, in consultation (in the case of maintained schools like Jack Hunt) with the LEA.

The objection report identifies that the additional pupil capacity would result in a 10.8% increase in pupil numbers at Jack Hunt. Taking into account this increase and the current level of provision (before the development takes place), under the DfE guidance, a total of 62,270 sqm of grass playing field (+ 6,070 sqm) and 4,590 sqm of hard court (MUGA) (+ 447 sqm) should be provided. However, as identified above, the proposal would result in the loss of some MUGA area, thereby leaving only 2,925 sqm.

The DfE guidance sets out a hierarchy of outdoor space provision as follows: hard informal and social areas (including outdoor play area); hard outdoor PE space ideally in the form of a MUGA; soft informal and social area; and finally, soft outdoor PE which can include AWP's. The objection report places significant emphasis on this hierarchy, stating that the application should seek to

provide the additional and lost outside space in the form of a MUGA. They suggest that to do so, would result in the need for an AWP of only 88 metres x 56 metres, or 96 metres x 61 metres the latter of which would equate to 2no. mini-hockey courts/football pitch for Under 15/16s (school years 10 and 11).

Initial suggestion was creation of AWP of 86 x 56 (first report), more recently in updated report objectors put forward both this and an alternative proposal for 96 x 61m.

In order to demonstrate both positions proposed, the objectors have submitted layout drawings to this effect which can be found at Appendix 3.

Applicant has submitted the detailed response report from P & DG to justify the need for a full-size AWP. This report was prepared ahead of the objection report being revised and highlights that at present, there are an insufficient number of multi-use games areas along with poor quality grass pitches which are liable to water logging and freezing. As such, they are not available for use throughout the school year. Furthermore, whilst two nearby AWP's are utilised for PE lessons, the travelling time to/from these sites results in a loss of lesson time by approximately 50 minutes per lesson. The report criticises the estimations of the objectors' report in terms of provision need, as it fails to take into account the deficiencies of existing provision. The revised objection report goes in some way to addressing these objections. However it is the view of Officers that the design of the curriculum and its delivery is essentially a matter for the School to determine. Officers consider that the application has been accompanied by evidence which sets out the school's position in relation to curriculum delivery and need, and explains why the proposals in the current application are directly related to the delivery of that curriculum. There are other issues relating to the report, such as its failure to consider the school's reasonable wish to provide 6th form students with appropriate PE sporting provision.

Officers have also had regard to the response of Sport England in this respect. Sport England have raised no objections to the proposal as revised, and consider that the proposal meets their own exceptions policy with regards to the loss of grass playing fields (Policy E5). It is the view of Sport England that the benefits arising from the proposed outdoor sports facility are sufficient to outweigh the detriment caused by the loss of the playing field.

It is acknowledged that the DfE guidance would indicate that a smaller AWP could be sought. However, the school would not be able to provide a full curriculum timetable on such a limited area as it would not be suitable for all sports and all ages at the school. The proposed full-size AWP would enable a full timetable to be played across a variety of sports and ages, and would go in a large way to addressing the deficiencies of the existing pitches which are not fit for purpose.

Accordingly, it is considered that the proposal has adequately demonstrated that there is a curriculum need for a full-size AWP and, in line with paragraph 72 of the NPPF, this need should be given great weight.

All-weather pitch – Community use

The Applicant has proposed that the AWP be available for community use during times when it is not needed for PE lessons and after-schools clubs. A draft Community User scheme was submitted to accompany this application, however it should be noted that this was based upon a floodlit AWP. As the floodlights have been removed from the application scheme, the available hours for community use have been reduced.

The supporting report from the Applicant identifies that at present, the school works with a number of community users, providing sports facilities. It is intended that the AWP would extend this existing provision albeit on a limited basis. Users would include organised sports clubs and associations and not members of the general public, concerns about which have been expressed by objectors.

Furthermore, concern has also been expressed that the intended community use would result in a detriment to The Grange facility, as the proposed AWP would be in direct competition. The objectors report provides detail assessment of current community pitch provision throughout the City, including catchment areas in terms of access on foot and by car. However, it is noted that the proposed surface and lack of floodlights would result in the application proposal being inferior in quality to The Grange and other existing community AWP's. The proposal would not be capable of accommodating competition level sports whereas The Grange and others presently do. As such, it is not considered that this would be in direct competition. Notwithstanding this, the matter of competition within the planning system is not a material planning consideration.

It is considered that the Applicant has adequately demonstrated that the principal need for the all-weather pitch relates to education and curriculum needs and not community use (see above). As such, it is accepted that there is not a community need for the proposal as there is considerable provision elsewhere within the locality. However, simply because there is not a need does not result in community use being unacceptable in principle.

Loss of playing field/open space

Under the provisions of the NPPF, open space is defined as any open area of public value and this can include private playing fields (such as the application site). The application proposal would result in the loss of some playing field both through the proposed dining hall/classroom building and AWP.

Both Policy CS18 of the Peterborough Core Strategy DPD (2011) and paragraph 74 of the National Planning Policy Framework (2012) seek to protect and retain existing areas of open space as they are acknowledged as vital to the quality of the environment serving communities. The NPPF states that existing playing fields should not be built upon unless: it can clearly be shown that the land is surplus to requirements; the loss would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location; or that the development is for alternative sports/recreational provision, the needs of which outweigh the loss.

The objectors report has assessed the proposal against these criteria in detail and concludes that the policy is failed. It is the view of this objectors report, and other objections that:

- the playing field is not surplus to requirement, as the school needs additional playing fields to accommodate the increased pupil numbers;
- the AWP would not be of an equivalent or better provision as: it does not replace the hard court area; results in harm to neighbour amenity; represents an unnecessary cost to the Council; and is not in a suitable location owing to the harm to neighbour amenity; and
- There is no need for a full-size AWP for curriculum or community purposes and as such, there is nothing to outweigh the loss.

All of the above concerns are noted, however Sport England is the statutory consultee in respect of developments relating to playing fields and, for the purposes of determining this planning application, it is their professional comments/position which must be given the most weight.

Specifically, Sport England has advised that normally, community access to such facilities is sought as it can help deliver wider benefits. However, in this instance there have been concerns raised both in regard to the impact upon nearby residential properties and the potential adverse operational impact upon other artificial pitches within the area. The proposal has been submitted primarily to meet the curriculum requirements of the school with only limited community use proposed. This represents an approach intended by the Applicant to meet both the school's requirements and address the concerns of local residents but raises concerns with regards to the viability of the proposal in the long-term. However, overall and on balance, Sport England considers that the benefit to the school in meeting its curriculum need will outweigh any detriment caused by the loss of the grass pitch.

It should be noted that Sport England has requested that conditions be imposed with regard to the community use of the pitch (hours to be in accordance with the submitted proposed detailed in

Section 1 above) and to ensure a finalised community use agreement is entered into. Without these conditions, Sport England would object as the proposal would not be of overall benefit to outweigh the loss of the playing fields.

c) Design and impact upon the character and appearance of the surrounding area

Building and extensions

The proposed two storey detached building would be sited to the rear of the main built form of the school site and as such, would only be readily visible from the rear gardens of neighbouring residential properties, the end of the Glamis Gardens cul-de-sac, and from glimpsed views along Blind Lane. The building would stand at a maximum height of 8.4 metres and extend to an external area of 1,738 sqm.

It is considered that the proposal has been designed so as to respect and reflect the context of the site and its surroundings. Whilst the building is of considerable size/scale, the proposed use of differing cladding colours would introduce a more vertical emphasis, thereby reducing the overall mass and bulk. Furthermore, it would stand lower than the existing Sports Hall building but taller than the main school buildings, acting as a stepping feature to the height of development within the site.

Turning to the proposed single storey extension, this would be sited within the main existing built form of the site, between existing buildings. Whilst the height of the building would be marginally taller than those which surround it (by 0.5 metres), it is not considered that this difference would be obtrusive. Subject to the use of appropriately matching materials, this element of the proposal would not appear incongruous or at odds with its surroundings.

All-weather pitch

The proposed all-weather pitch would occupy an area of approximately 7,526 sqm and would be fully enclosed by virtue of a 3 metre high green weld-mesh fence. In addition, to the eastern, northern and southern boundaries (closest to residential properties) of the pitch, would be a 3 metre high solid wooden acoustic fence.

It is acknowledged that the height, size and scale of the proposed AWP would be considerable in the context of the surrounding residential area. This is identified in a number of the objections received which consider that the scale of this element of the proposal would be at odds with the residential nature of the surrounding built form. The objectors report also identifies that, in their opinion, the visual impact of the proposal has not been sufficiently assessed and that a lack of visual assessment from principal sensitive receptors results in a flawed application. However, it is not considered that the application is of such significant scale that a detailed visual impact assessment is required or justified. The submitted drawings are sufficient to enable an adequate assessment of the likely visual impacts.

Views towards the AWP are considered to be limited, only available from residential gardens surrounding the site, the end of the Glamis Gardens cul-de-sac and limited views from along Blind Lane. Notwithstanding this, it is acknowledged that public views are possible. However, such facilities are commonplace in many secondary school sites and the size/scale of buildings at Jack Hunt School are already far larger than those properties which surround it. Furthermore, the playing field land upon which the AWP would be sited is set approximately 1 metre below the ground level of properties along Audley Gate/Glamis Gardens. As such, from these residential properties and public space, the height of the fence would be diminished to some extent by virtue of the lower land height. In addition, landscaping by means of a grass arena to the south and woodland buffer planting to the eastern boundary (which could be secured by condition) would ensure that the impact is minimised as far as possible.

It is considered that, whilst the proposal would have some impact to the character of the locality, it would not be to such a considerable extent that it would represent unacceptable harm.

Car park extension and other external works

The proposed additional car parking would be located immediately adjacent to the existing car park, on the western side of the site. The car park would be sited to the rear of the sports hall building and within an existing area of MUGA. This would be accessed via the existing staff car park and would provide 23no. parking spaces. The extent of hardsurfacing would not be above and beyond the present situation and as such, would not materially alter the appearance of the site.

With regards to other external works, these comprise hard and soft landscaping. The hard landscaping would provide circulation areas between the new dining hall/classroom building, AWP, MUGAs and existing school built form and would appear a natural extension to the built form of the site.

Crime and anti-social behaviour

It is noted that some residents of Audley Gate have expressed concerns regarding the potential for crime and anti-social behaviour arising from the community use of the AWP. IN particular, concern is raised that persons may be able to access the roof of the Gas Housing Location (GHL) and create disturbance which has occurred in the past. These concerns are noted however access to the GHL will not materially alter as a result of the proposal. A secure line to the school site would be maintained and as such, access to the playing field area (including the AWP and GHL) would be restricted to only those persons who have booked the AWP. As detailed within the supporting information, it is intended for community use to take the form of groups and organisations. As such, any persons using the AWP will be supervised at all times. This does not differ from the open access presently within the secure line of the school and as such, it is not considered that any increase in crime or anti-social behaviour would result. It should also be noted that this is the view of the Police Architectural Liaison Officer who has raised no objections to the proposal.

Conclusion

Taking into account the above, whilst it is acknowledged that the proposed AWP and dining hall/classroom building would be visible from the surrounding area, it is not considered that an unacceptable degree of harm would result to the character, appearance or visual amenity of the locality. Accordingly, the proposal is in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

d) Highway implications

Construction

The application has been accompanied by a draft Construction Management Plan which sets out the phased approach to construction of the development. The main construction route to/from the site would utilise an existing gated service entrance from Glamis Gardens. The construction period is anticipated to extend to over a year with the haul route using Thorpe Road and Audley Gate

It is considered that this approach represents the best access taking into account the constraints of the site. Construction traffic would be kept separate from school traffic for a large part and would avoid the most congested areas within the locality, along Ledbury Road. It is noted that the residents of Glamis Gardens have expressed concern with regards to the impact of construction upon the road and junctions, with primary concern relating to parking and hours of construction. The Applicant proposes for all contractor parking and delivery loading/unloading to take place within the site which is considered acceptable. Subject to the imposition of a condition requiring a detailed Construction Management Plan, compliance with these proposals can be secured. This

would ensure that disruption to the surrounding highway network and residents will be kept to a minimum. In terms of construction hours, it is considered necessary to restrict the times at which heavy goods vehicles carrying deliveries to avoid peak school drop-off/pick-up times. This would ensure that the flow of traffic and pedestrian safety is not placed at undue risk.

With regards to the junction of Thorpe Road/Audley Gate, it is acknowledged that the manoeuvring is restricted. However, this junction is already used by large buses and vehicles and is considered capable of accommodating construction traffic. Subject to avoiding peak times (as above), no undue impact should result.

Existing situation

The application has been accompanied by a Transport Statement (TS) which has been reviewed by the LHA. This TS reviews existing parking/traffic conditions at the site, accessibility, on-street parking and assesses the impact of the development proposal in terms of trip generation. The LHA accepts the methodology, contents and conclusions of this statement.

Turning first to the current situation, in January 2016, the School undertook a Pupil and Staff Travel Survey to gain a better understanding of existing methods of travel to/from the school. For pupils, the results identified that 55% walk, 6% cycle, 6% use buses or shared transport, and 33% arrive/leave by private car (this equates to a maximum of 575 pupils/vehicles). The percentage of students walking is significantly higher than the average for secondary schools within Peterborough, however so too is the percentage of students using private car. Overall, 67% of students travel by sustainable modes of transport which is significantly lower than the Peterborough average of 80%. In terms of staff, only 67% responded however the results identified that 6.9% walk, 1.5% cycle, 4.6% use buses or shared transport, and 87% travel by private car.

In addition, a Parking Survey has been undertaken along Ledbury Road, Atherstone Avenue, Audley Gate, Bradwell Road and Elmore Road. During the morning peak of 8.30am, a maximum of 18 vehicles were observed parking at any one time. The highest number of vehicles was observed parking immediately to the front of the school site along Ledbury Road, which accords with the comments raised by local objectors. During the afternoon peak of 3.00-3.10pm, a maximum of 46 vehicles were observed. Again, the highest number of vehicles was observed parking immediately opposite the school site along Ledbury Road. During this time, numerous parking violations were observed including blocking of residential driveways and obstruction of double yellow lines and school keep clear markings.

In terms of accident data, an assessment has been undertaken over a 5-year period preceding the submission of this application on all roads surrounding Jack Hunt School. During the morning peak (school start time), 4 accidents have been recorded (1 serious and 3 slight) of which 2 involved child pedestrians. During the afternoon peak (school end time), 7 accidents have been recorded of which 4 involved child pedestrians and 3 involved cyclists. The increased level of accidents is considered to correspond to the respective higher proportion of vehicular traffic in the vicinity at afternoon peak.

Taking the above into account, it is therefore acknowledged that there are existing highway safety issues for all users (motorists, pedestrians and cyclists) predominantly caused by the significant number of parents dropping off and picking up students. As such, careful consideration must be given to the additional impacts arising from increased capacity resulting from the application proposal.

Traffic generation

Turning first to traffic generation, the submitted TS has used the travel survey data to predict the likely traffic impacts arising from the proposed expansion. The overall maximum increase in traffic, if current travel proportions were maintained, would result in a total of 76 additional vehicular

movements associated with the proposed development. The expansion of the school is proposed to be annual, with one additional form per year for 5 years. As such, this would equate to 22 additional vehicular movements in 2017/18 (first year) with 11 additional movements per year for 4 years thereafter.

It is acknowledged that this would further exacerbate the existing issues within the surrounding public highway network, particularly from additional parents dropping off and picking up students at peak times. The submitted TS identifies potential mitigation for this, in terms of reducing conflict between cars, pedestrians and cyclists, to impose a new Traffic Regulation Order (TRO) to prevent vehicles parking on the opposite side of Ledbury Road (to the front of residential properties). The LHA does not consider that this is an essential measure to offer mitigation as such a TRO would impose its own impacts upon the highway network. In particular, this would push the inevitable waiting cars of parents further along the highway network which could create safety dangers at the key junctions within the wider network. As such, it is not considered appropriate to secure a new TRO in this location.

In addition to this, the TS identifies significant room for improvement in terms of the proportion of students arriving by means of sustainable transport. The LHA considers that a revised Travel Plan is needed to accommodate these additional measures which would include, amongst others, improvements to traffic management outside the school. Similar improvements have recently been undertaken at St Michael's Primary School in Cardea (Stanground South) whereby the school has active presence by staff members at peak drop off/pick up times. Education is provided to parents through conversation and leaflets as to the need to park responsibly. This has seen a significant improvement in the number of vehicles parked dangerously and the LHA considers that this could be adopted at Jack Hunt School to improve the current situation and mitigate the impact of additional traffic arising from the proposed development.

In addition, the TS has also reviewed the primary cycle and pedestrian routes to/from the school which are used by students. There are improvements, as follows, which could be made to these routes which would make them more accessible and therefore usable:

- i) Northern (City Hospital) footbridge southwards towards Buckland Close
 - Removal of large amounts of vegetation to improve passive surveillance;
 - Improvements to lighting; and
 - Installation of solar studs to improve wayfinding.
- ii) Southern (Bradwell Road) footbridge westwards towards Bickleigh Walk
 - Removal of chicanes and replacement with bollards;
 - Installation of white lining to indicate priority;
 - Improvements to lighting; and
 - Installation of signage and solar studs at key locations to improve wayfinding.
- iii) Workhouse cycleway from Bradwell Road
 - Widening to 3 metres in width;
 - Improvements to lighting; and
 - Installation of signage and solar studs at key locations to improve wayfinding.

It is considered that the above measures, as agreed by the LHA and which could all be secured by condition, would improve the proportion of students arriving by sustainable modes of travel thus reducing reliance on private car. This would therefore result in a decrease in the level of traffic congestion on roads surrounding the application site and improve highway safety.

Parking

At present, there are 203no. parking spaces within the application site available for staff and visitors. The area of car park immediately to the rear of residential properties on Bradwell is restricted by virtue of a restrictive condition on the planning permission under which it was granted (07/01043/FUL) to not be used at weekends or outside the hours of 07.30 to 20.30 on weekdays. This condition was imposed to ensure the impact to neighbouring residential properties, through noise and disturbance, was mitigated as far as possible. The proposal seeks to create a new

parking area of 23no. spaces adjacent to the existing car park. However, owing to reconfiguration of the existing parking to provide access into the new parking area, the proposal would only represent an increase of 17no. spaces. The LHA has raised no objections to this level of parking. It is considered that this would meet the demands for staff/visitor parking resulting from the proposed extension and, partly address existing known deficiencies in the current parking provision. It is noted that some objectors have raised concerns that there is no need for additional parking however the submitted TS clearly identifies a need.

The LHA has advised that the updated Travel Plan (discussed above) should include a parking strategy, encouraging staff and other users to utilise other modes of travel. This is considered reasonable and necessary to ensure that the demand for parking within the site is managed and reduced as much as possible.

With regards to cycle parking, the school presently has a significant level (253 spaces) which is covered and located securely within the site. From site visits, it is evidenced that this cycle parking is well-used, with the cycle stands relatively full throughout the day. However, the TS has identified existing capacity and, whilst new cycle parking is not proposed to serve the new development, the LHA is content that the level of provision as existing is sufficient.

Conclusion

It is acknowledged that there is presently significant congestion on the public highway surrounding the school at peak drop off/pick up times, with the afternoon peak between 3.00 and 3.10pm the worst. This results from a higher than average proportion of students arriving by private car and not utilising sustainable methods of travel. Parking in dangerous locations, including the blocking of residents driveways and obstruction of Traffic Regulation Orders frequently occurs and this exacerbates the impact of congestion.

The proposal would result in an increase in student and staff numbers at the school which would further worsen this issue, however the LHA is of the view that mitigation can be undertaken. A robust Travel Plan, including active management by the school of parent parking and parking management plan within the site, and off-site works to improve existing cycle/footway routes to/from the school, should reduce the reliance on travel by private car and thus reduce the level of congestion. This is therefore considered sufficient to mitigate the impacts of the proposed development so that no unacceptable level of harm results to the safety of pedestrians and cyclists. The proposal is therefore considered to be in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

e) Neighbour amenity

Noise from the AWP

At present, sport is played on the school's playing fields during summer months throughout the school day and in the winter, until light fades and when weather conditions permit. Furthermore, there is no formalised or restricted position associated with the existing fields, albeit it is noted that existing summer and winter pitch layouts have been provided as part of the application submission. It should also be noted that community use of these playing fields can take place at any time when not in use by the school. There are no restrictions imposed through the planning system which prevents this and as such, this must be considered as the 'fall-back' position for the purposes of assessment of the application proposal. Therefore, it must be noted that a certain level of impact already results to neighbouring residents through noise and general disturbance.

However, the proposed AWP would allow sport to be played throughout the year during daylight hours and would introduce certain features (such as fencing) that would generate additional noise impacts. Furthermore, the proposal includes community use of the AWP outside of school term times/dates which would result in sport being playing during the evenings and school holidays.

Whilst this does not presently occur on a formalised basis, it could begin at any time without the need for planning permission. Notwithstanding this, it is accepted that the proposed AWP would represent an intensification in the usage of the school's playing fields and that the noise and disturbance impacts felt by surrounding residents would be extended.

The application has been accompanied by an Environmental Noise Assessment which has considered the current ambient noise levels at the school and the predicted impacts arising from the proposed development. Particular focus has been paid to the proposed AWP and impact upon the nearest residents along Audley Gate and Glamis Gardens. The ambient noise levels were monitored to the rear of No.19 Audley Gate.

It is noted that several objectors to the proposal consider that the methodology for calculating these ambient noise levels are not adequate, as the location is not representative of the noise impacts which arise. However, no objection to this has been raised by the City Council's Pollution Control Officer and it is considered that these ambient levels are an adequate baseline to predict the impact from the proposal. The average ambient noise level at the site is approximately 56dB with lower levels recorded during the evenings (6-8pm).

Whilst the contents of this assessment are noted, the Pollution Control Officer has advised that there is no specific authoritative guidance on assessing noise from sports facilities. Sport England have produced a design guidance note 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' (2015) which identifies that whilst there is no specific noise criteria for assessing an AWP, avoidance of moderate annoyance during the daytime and evenings, as set by the World Health Organisation's 'Guidelines for Community Noise' should be observed. This guidance sets an upper noise limit of 50dB to residential properties within external living areas (e.g. gardens).

The Sport England guidance also goes on to advise that assessments undertaken of existing AWPs (for all users and differing sports including football and hockey), have highlighted that highest noise levels were found to be just behind the halfway line, with most significant noise levels deriving from the voices of players and hockey balls hitting perimeter strike boards (fencing). The guidance advises that the typical noise level arising from an AWP (at a distance of 10 metres) would stand at approximately 58dB, which is above and beyond the WHO upper limit. However, mitigation can be incorporated into the design of AWPs to reduce this.

The submitted noise assessment has carried out noise surveys of 2 similar developments – at Gladstone Primary School during 'break time' and Bushfields Sports Centre when the full-size AWP was in use as 2no. 7-a-side pitches simultaneously). The latter survey found noise levels of 54dB at 20 metres from the pitch. Whilst this is not directly comparable to the current proposal (the nearest residential property being 19.6 metres from the pitch), the Pollution Control Officer has advised that this level is equivalent to those identified by Sport England, and can therefore reasonably be used for the purposes of considering the potential noise impact from the facility.

The proposal includes the construction of a 3 metre high close boarded acoustic fence which would provide approximately 10dB of attenuation for noise sources closest to it. Given that noise sources further away from the acoustic fence (i.e. on the opposite side of the pitch) would have a lesser attenuation, the assessment has applied an 8dB reduction for the acoustic barrier. It should be noted that this is to a height of 1.8 metres above ground level to take into account the raised land heights of residential properties along Audley Gate/Glamis Gardens.

The submission predicts the noise levels from the AWP in 2no. scenarios: being used as a general playground area during break times; and being used for 7-a-side football into the evenings up to 8pm during weekdays and 1pm at weekends. It is predicted that the noise levels generated by the proposal, at the rear gardens of properties along Audley Gate (which are closest) would be 49.8dB during break times and 46.3dB at times when the AWP is used for sports. These levels are both below the recommended 50dB limit set out in the Sport England guidance. The final resultant ambient noise level would only be exceeded above current levels by 1dB which the Pollution Control Officer has advised would not be perceptible difference to the current levels.

It is acknowledged that the objectors report considers that these projected noise levels are inaccurate. They have referred to their own independent noise assessment carried out by professional consultants. Despite a request to review this report, made by the Council's Pollution Control Officer, it has not been made available and as such, only the information contained within the objectors report can be considered. This report advises that other evidence from a professional consultant identifies that the maximum level of noise arising from AWP's can be between 60 and 75dB. Using these figures, they conclude that the noise impact arising to residents of Glamis Gardens would be between 53 and 58.2dB.

However, it must be noted that these are maximum levels arising from incidents such as hockey balls hitting the fencing. Whilst such levels will occur at times, this noise will not be constant. The Pollution Control Officer has advised that this assessment, whilst there is no specific authoritative guidance, does not accord with the widely accepted guidance from Sport England and therefore cannot be considered to be fully representative of the noise impact. Furthermore, the objectors report fails to include mitigation which can be used in the form of shock absorbing materials to the rear of perimeter strike boards which reduce the level of noise emitted. Notwithstanding this, the submitted noise assessment, which is accepted by the Pollution Control Officer, does not identify a need for this mitigation.

Taking the above into account, it is acknowledged that the proposal would give rise to noise and that this would be extended throughout the year given that the AWP can be used during winter months whereas the grass playing fields cannot. Furthermore, the proposal seeks community use which would extend the impacts beyond current school hours and at weekends. However, with the mitigation proposed in the form of an acoustic fence and reduced hours of use to 8pm during the week (light permitting), 1pm on Saturdays and midday on Sundays, it is considered that the noise levels experienced at nearby residential properties would not result in significant or unacceptable harm to amenity.

Noise from additional parking

As detailed above, the additional car parking would be situated adjacent to a previous car park extension immediately to the rear of Nos.23-27 Bradwell Road. This car park is in very close proximity to shared boundary with these residential properties and as such, careful consideration must be given to ensuring that no unacceptable noise disturbance results. The existing car park was granted planning permission in 2007 with a restrictive condition which stated that it was not be used at weekends or outside the hours of 07.30 to 20.30 on weekdays to ensure that no unacceptable impact to the amenity of occupants resulted.

The proposal would result in additional vehicular movements through this existing car park, and more cars parking in close proximity to the neighbouring gardens. Noise from engines, manoeuvring and the shutting of vehicle doors would be increased owing to the increase in vehicles. However, provided that the same restrictive condition were imposed, it is considered that the impact would not result in unacceptable harm to the enjoyment of neighbouring properties and their gardens.

Noise/disturbance from construction

It is acknowledged that the proposed use of Glamis Gardens for construction access could result in some degree of harm to resident amenity through noise and general disturbance. This would particularly arise from the arrival/exit of large delivery vehicles. It is proposed to secure by condition, a Construction Management Plan which would include hours of working (which should avoid hours of quiet amenity) and measures to prevent the control of noise and dust from emanating from the site.

It is noted that the objectors report has requested that community consultation take place with regards to the agreed construction methods (through preparation of a Community Needs Plan)

however the Applicant has undertaken individual consultation meetings with residents of Glamis Gardens who will be most affected by construction traffic. It is not considered necessary that further public consultation take place in this respect as Officers, the Applicant and the Local Highway Authority (LHA) are already mindful of the concerns of residents.

Subject to securing a robust and detailed Construction Management Plan, it is considered that the impacts upon resident amenity arising from construction would be minimised as far as possible.

Overbearing/overshadowing/overlooking impact

With regards to the proposed dining hall/classroom building, this would be sited approximately 102 metres from the rear boundary of the nearest residential dwelling (No.33 Audley Gate). The proposal does not include any first floor side windows facing these neighbouring dwellings and, whilst windows to the rear would permit views out across to other neighbouring dwellings, the separation distances are considerably larger. It is therefore considered that this relationship ensures that no undue overbearing or overlooking impact would result.

With regards to the proposed AWP, it is noted that several residents along Audley Gate have expressed objection on the basis of an overbearing impact resulting from the associated fencing, particularly the 3 metre high acoustic fence. Whilst it is acknowledged that such a tall fence could result in an unduly overbearing impact, in this instance the fence would be set 19.6 metres from the closest residential boundary (No.33 Audley Gate). Furthermore, there is a considerable difference in site levels, with residential dwellings standing on land between approximately 0.8 and 1 metres higher than the ground level on which the fence would be situated. As such, the fence would stand only 0.4 metres taller than an average residential boundary fence of 1.8 metres in height.

It is considered that the level of separation, in addition to this limited additional height, would ensure that the proposed fence does not appear unduly dominant or obtrusive to the rear gardens of neighbouring residential properties.

From primary habitable windows of properties along Audley Gate, the proposal would be sited approximately 39 metres from the nearest rear facing window (to No.33 Audley Gate). It is noted that some residents have criticised that the submitted drawings do not identify rear extensions which have taken place to these properties however the above separation distance does account for any extensions which have been constructed. Whilst it is acknowledged that the proposal would have some impact to the outlook for residents, there is no right to a view and it is considered that the level of separation is sufficient that no unacceptable overbearing impact would result from the AWP fencing.

Additionally, the application proposal includes the planting of additional woodland buffer landscaping along the boundary with properties along Audley Gate which would further mitigate the impact of the fence upon residents' outlooks.

With regards to residents on Glamis Gardens, the property most affected by the proposal would be No.12 whose rear garden boundary would be sited approximately 20 metres from the proposed AWP and acoustic fence. Whilst this would represent the southern corner of the pitch, after which the fence and AWP would angle away from the residential property, it is acknowledged that the boundary treatment to the rear garden is a mixture of open mesh fencing and hedgerow which would result in the AWP being readily visible to occupants' amenity. To mitigate this, it is considered appropriate to require that the additional planting include strengthening and infilling of the hedgerow. Given the relationship to the AWP, it is considered that this additional planting would be sufficient to ensure no undue overbearing impact would result.

Further to the south, No.11 Glamis Gardens would be subject to relatively uninterrupted views towards the AWP owing to the existing gate at the end of the cul-de-sac. The proposal AWP would be sited approximately 65 metres from the facing habitable windows of this dwelling and as such,

whilst it would be readily visible, it is considered that this is a sufficient distance to ensure that the proposal does not appear dominant or obtrusive to occupants.

Light pollution/intrusion

Many of the original objections received from local residents related to the intrusive nature of floodlighting proposed as part of the AWP. However, the floodlights have been removed from the proposal. It is noted some further objections received during the second round of public consultation express concern regarding the potential for a future planning application to install floodlights, however this application cannot consider any future development proposals. Any future application would be subject to further public consultation and assessment.

With regards to external lighting associated with other elements of the proposal, the submitted lighting assessment identifies that external lighting to the proposed dining hall/classroom block would result in levels of 2 lux at the closest boundary of the AWP. As such, light spillage to residential gardens would not result. With regards to the lighting of the proposed car park, this would be closer to residential properties along Bradwell Road. However the submitted lighting assessment identifies that levels of 2 Lux would be reached within the existing car park, with even lower levels at the boundary with residential gardens. As such, it is considered that the proposal would not result in any unacceptable levels of light pollution or intrusion to occupants.

Human Rights

It is noted that some local residents have raised objections to the proposed AWP on the basis that noise/general disturbance would result in a breach of Articles 1 and 8 of the Human Rights Act 1998. This Act means that it is now, broadly speaking, unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) are applicable to this planning decision.

As with all planning applications, there is further provision within the Act to allow an Authority to take into account public interest. In the vast majority of cases and for many years, existing planning law demands that a balancing exercise be made between private rights and public interest. This decision, as with all others made by the Local Planning Authority, will take into account this balance. All of the material considerations are detailed within Section 5 of this report and the planning balance is set out in Section 6.

Conclusion

On the basis of the above, it is acknowledged that the proposal would result in some degree of impact to local residents by virtue of noise disturbance and outlook. However, it is considered that the mitigation measures proposed in the form of acoustic fencing, hours of use and landscape planting would be sufficient to ensure that the impacts are reduced as far as possible. Accordingly, it is considered that the proposal would not result in an unacceptable level of impact to the amenities of neighbouring occupants and is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and paragraphs 123 and 125 of the National Planning Policy Framework (2012).

f) Ecology

The application has been accompanied by an Extended Phase 1 Habitat Survey which details the assessment undertaken within the site in respect of protected species. This has been informed through field walking of habitats within and surrounding the site, as well as external visual and internal search inspections of 2no. buildings which would be affected by the proposals. The surveys were undertaken in January, which is not the optimum time (April to September) however the City Council's Wildlife Officer has raised no objections to this, or the contents of the Survey.

The survey has identified that the site contains no suitable habitat to support badgers, Barn Owls, Great Crested Newts, invertebrates or reptiles. Nor is there any suitable bat roosting features within the buildings. Furthermore, the existing external lighting to the school would preclude bats from foraging/commuting within the central area of the site. The site does however contain trees which could provide suitable habitat for nesting wild birds.

The Wildlife Officer accepts the above and, to ensure no harm to nesting wild birds, recommends that an informative be imposed directing the Developer's attention to the need to ensure no nesting birds are disturbed. A condition is not required as this matter is already covered by the Wildlife and Countryside Act 1981 (as amended) and the planning system should not seek to replicate other existing legislation. In addition, it is considered necessary to ensure that any loss of habitat features is mitigated. The submitted survey identifies mitigation and biodiversity enhancement through the use of native species in new planting (where appropriate), provision of bat and bird boxes for roosting/nesting, and creation of log piles from any felled trees. All of these are considered appropriate and reasonable, and could be secured by condition.

It is noted that local objectors have raised concerns regarding the impact of the proposals upon wildlife within their gardens. Residents have highlighted that they have experience of seeing bats, newts, toads, field mice, red kites, sparrow hawks, foxes and numerous different bird species. These concerns are noted, however the survey undertaken has identified habitat which would be affected by the proposals and proposed suitable mitigation. With the removal of the proposed floodlighting column from the AWP, light spillage will not result in any form to these areas and as such, no undue impact would result to species contained within gardens.

On this basis, it is considered that the proposal would not result in any unacceptable impact to species of principal importance and mitigation measures will ensure no net loss to biodiversity within the site. The proposal is therefore in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011), Policy PP16 of the Peterborough Planning Policies DPD (2012) and paragraph 118 of the National Planning Policy Framework (2012).

g) Impact upon heritage assets

Conservation Area and Listed Buildings

Whilst the application site itself is not a Listed Building or located within a Conservation Area, the site is visible within the setting of both the Grade I and II* Listed Thorpe Hall (and its registered gardens/parkland) and the Longthorpe Conservation Area. Sections 66(1) and 72(1) place a statutory duty on the need to ensure that all new development either preserves or enhances the features for which these designations have been made. This is further reinforced through the provisions of the National Planning Policy Framework (2012) and adopted Local Plan policies which place significant weight to this need in the decision-making process.

It should be noted that Historic England (the statutory consultee in respect of Grade I Listed Buildings and Conservation Areas) have advised that they do not wish to offer any comments on the proposal and that the application should be determined in accordance with national and local planning policy guidance, and on the basis of the Council's own specialist advice. Accordingly, it is the position of the City Council's Conservation Officer which is of most relevance.

The comments received from the Conservation Officer highlight that the application site lies a significant distance from the designated heritage assets and that there is an area of mature landscaping to the front gardens of properties along Thorpe Road which partially obscures views to/from the application site. On this basis, the proposed work would not adversely affect the setting of designated heritage assets, which is an important feature of their significance, and as such, the features for which they have been designated would be preserved. The proposal is therefore in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and paragraphs 131, 132 and 134 of the National

Planning Policy Framework (2012).

Unidentified buried assets

The City Council's Archaeologist has advised that there has been a lack of archaeological evaluation in the past within the area of the application site and surrounding. As such, the archaeological potential of the site is unknown. Taking a precautionary approach, it must be considered that there is potential for undiscovered buried heritage assets which may be impacted by the proposed development. The Archaeologist has not raised any objections to the development taking place, subject to the imposition of a condition requiring archaeological evaluation.

It is noted that the Archaeologist, based upon the limited information provided regarding groundworks, cannot confirm how this evaluation should take place. However, it is still considered possible to secure this by condition, with an informative to be imposed which advises of the need for the Developer to provide additional groundworks information before reaching an agreed Written Scheme of Investigation.

Subject to the imposition of such a condition, it is not considered that the proposal would unduly harm undiscovered buried heritage assets and as such, is in accordance with Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and paragraph 128 of the National Planning Policy Framework (2012).

h) Trees and landscaping

Within the area to be affected by the proposed detached dining hall/classroom building, there is one tree which would be felled. In addition, one tree would also be felled as a result of the proposed science laboratory extension. These trees are not considered to offer any significant amenity value to the wider locality owing to their limited height and canopy size. As such, their loss would not be notable or readily visible from the surrounding area. This view is supported by the City Council's Tree Officer.

To the eastern boundary of the site (along Audley Gate and Glamis Gardens), there are more mature trees and shrubs. There are spaces between the shrubs/hedgerow however it does extend the entire length down to Glamis Gardens whilst the majority of trees are located to the rear of Nos.27-35 Audley Gate. Whilst the proposal has been accompanied by a Tree Survey, these trees have not been assessed and nor have they been covered by any Arboricultural Method Statement however, it is clear from the submitted Logistics Plan that the construction compound and works would take place a sufficient distance from any associated root protection areas. As such, subject to a condition which secures appropriate tree protection measures (e.g. fencing), it is not considered that any undue impact would result to these landscape features.

The proposal also includes extending the planting further to the south along the Audley Gate eastern boundary. This is welcomed as it would enhance the visual amenity of the site and act as mitigation for the loss of existing trees. No detailed plans have been provided however it is considered that this could reasonably be secured by condition.

On this basis, it is considered that the proposal would not result in an unacceptable impact to landscape features within the site and the mitigation planting would result in an overall increase in tree cover within the site. Accordingly, the proposal is in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012).

i) Surface water drainage and flood risk

The proposal has been accompanied by an indicative drainage strategy which seeks to utilise underground cellular storage tanks beneath the proposed AWP to take surface water drainage arising from the AWP and buildings. This would attenuate water before travelling through a

restricted flow pipe (of 8 litres per second) before entering the adopted sewage network.

Following a request from the City Council's Drainage Engineer, the Applicant has provided the detailed strategy and calculations to support this proposal, along with confirmation from Anglian Water that they would accept the flow rate and connection proposed. Whilst it is acknowledged that there is a requirement for all developments of this size to utilise, where possible, sustainable drainage methods (SuDS), the Drainage Engineer is content that in this instance, such methods are not possible.

The proposal would ensure that surface water run-off from the proposed development would be adequately managed so as to prevent any increased risk of flooding either within the site, or elsewhere. Accordingly, the proposal is considered to be in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011).

j) Other matters

In response to the objections raised by local residents which have not been dealt with above:

- **Misuse of public funds** – This is not a material planning consideration and therefore cannot be taken into account in the determination of this application.
- **Loss of property value** - This is not a material planning consideration and therefore cannot be taken into account in the determination of this application.
- **Staggered school times** – It is noted that some residents have suggested that the existing congestion issues surrounding the school be resolved through the staggering of school start/end times. However, there are key tests which any planning conditions must meet in order to be applied. One of this is reasonableness and it is considered that such a condition would fail this. It would be unreasonable to impose such a condition as there will be families with more than one child at the school. To impose staggered times would impose an unreasonable burden on parents which would therefore fail one of the key tests.
- **Chemical leaching** – There is no known evidence that chemicals leaching into the ground can cause a public health issue.

6 Conclusions

The above assessment sets out the detailed impacts arising from the proposed development which can be summarised as follows:

- there is an identified need for the proposed expansion of Jack Hunt School which will result in 150 additional students in attendance. The proposed extensions, building and car parking would provide improved/additional accommodation to meet these demands which should be afforded great weight, in accordance with paragraph 72 of the National Planning Policy Framework (2012);
- the proposed AWP would result in the loss of playing fields however Sport England has advised that the benefit arising from the AWP through improved curriculum offer and community use would outweigh this loss, in accordance with Policy CS19 of the Peterborough Core Strategy DPD (2011) and paragraph 74 of the National Planning Policy Framework (2012);
- the proposed development would not result in an unacceptable level of harm to the character, appearance or visual amenity of the surrounding area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012);
- there are notable existing highway safety and congestion issues surrounding the school at peak times which would be exacerbated through increased student and staff numbers. Mitigation can be secured to reduce the number of car borne trips to/from the site which would reduce the level of impact to the surrounding highway network, in accordance with Policy

CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012);

- adequate on-site cycle and car parking would be provided to meet the needs of the proposed development, in accordance with Policy PP13 of the Peterborough Planning Policies DPD (2012);
- the proposed AWP would result in additional noise impact to neighbouring residential properties however, subject to mitigation, the level of resultant noise would not be perceptible or result in an unacceptable level of harm to the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in an undue level of overbearing impact to neighbouring residential properties albeit some harm to outlook would result;
- the proposal would not result in unacceptable harm to ecology within the site and sufficient measures can be incorporated to ensure net biodiversity gain, in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP16 of the Peterborough Planning Policies DPD (2012);
- whilst the proposal would result in the loss of trees within the site, this would not result in harm to the visual amenity of the area and a resultant gain in tree cover would result from mitigation planting, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in unacceptable harm to undiscovered buried heritage assets and would preserve the special character of designated heritage assets, therefore in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS17 of the Peterborough Core Strategy DPD (2011), Policy PP17 of the Peterborough Planning Policies DPD (2012) and paragraphs 131, 132 and 134 of the National Planning Policy Framework (2012); and
- the proposal would not result in increased flood risk within or surrounding the site, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011).

Whilst it is acknowledged that the proposal would result in some level of undue impact in terms of traffic congestion and harm to the outlook from neighbouring residential properties, it is considered that on balance, the benefits arising from the expansion of the school and providing new and improved education facilities for the 1,950 students, would outweigh this harm.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission (Regulation 3) is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development hereby permitted shall be carried out in accordance with the following drawings:

- Existing Site Plan / Location Plan (drawing number 15082-101 Revision A)
- Site Block Plan (drawing number 15082-101)
- Topographical and QL "B" Utility Surveys (drawing number 3521-0216-01)
- Existing Elevations Sheet 1 of 2 (drawing number C2281-501)
- Existing Elevations Sheet 2 of 2 (drawing number CC281-501)
- Existing Floor Plans Sheet 1 of 2 (drawing number CC281-502)
- Existing Floor Plans Sheet 2 of 2 (drawing number CC281-502)
- Masterplan (drawing number L-1604-PRP-006 Revision 08)
- Dining Block Ground and First Floor Plan (drawing number 15082-110 Revision B)

- Dining Block Roof Plan (drawing number 15082-111)
- Dining Block Elevations (drawing number 15082-115 Revision C)
- Dining Block Key Sections (drawing number 15082-117 Revision A)
- Science Room GF Plan, Roof Plan, Sections and Elevations (drawing number 15082-120 Revision A)
- Pitch Sections (drawing number L-1604-GAS-001 Revision 08)
- Existing Playing Field Markings - Summer Sports Layout (drawing number L-1604-EXP-002 Revision 02)
- Existing Playing Field Markings - Winter Sports Layout (drawing number L-1604-EXP-003 Revision 02)
- Proposed Playing Field Markings - Summer Sports Layout (drawing number L-1604-PRP-011 Revision 01)
- Proposed Playing Field Markings - Winter Sports Layout (drawing number L-1604-PRP-012 Revision 02)
- Landscape Site Levels (drawing number L-1604-SOP-001 Revision 02)

Reason: For the avoidance of doubt.

- C 3 No development (including site preparation) shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with paragraphs 128 and 141 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012). This is a pre-commencement condition because archaeological investigations will be required to be carried out before development begins.

- C 4 No development other than groundworks and foundations shall take place on the approved building or extension until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 6 Prior to first occupation or use of the development hereby permitted, a scheme for the hard landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:

- Hard surfacing materials of all circulation areas;
- Boundary treatments (including colour finish);
- Bin storage;
- Outdoor dining/picnic tables;
- Canopies;
- Sports store; and
- A timetable of phased provision.

The hard landscaping scheme shall be carried in accordance with the approved details, including the approved timetable.

Reason: In the interests of visual amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

C 7 Prior to first occupation or use of the development hereby permitted, a scheme for the hard landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:

- Planting plans including species, size and density of planting;
- Measures to strengthen the existing native hedgerow along the eastern boundary of the playing fields (along Audley Gate and Glamis Gardens);
- Maintenance schedule; and
- A timetable of phased provision.

The soft landscaping scheme shall be carried in accordance with the approved details, including the approved timetable.

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of the visual appearance of the development, to protect neighbour amenity and for the enhancement of biodiversity, in accordance with Policies CS16 and CS21 of the Peterborough Core Strategy DPD (2011) and Policies PP3 and PP16 of the Peterborough Planning Policies DPD (2012).

C 8 The ecological mitigation measures and biodiversity enhancement detailed within Chapter 4 of the submitted 'Extended Phase 1 Habitat Survey Report: Jack Hunt School, Peterborough' (March 2016) shall be implemented in accordance with details submitted to and approved in writing by the Local Planning Authority no later than the first planting season following the completion of development. Specifically, the measures shall include:

- Inclusion of native species, where possible, within the planting scheme secured by condition C7 above;
- Provision of bat roosting and bird nesting boxes; and
- Creation of log piles from any felled trees.

Reason: In order to mitigate habitat loss and to enhance biodiversity within the site, in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP16 of the Peterborough Planning Policies DPD (2012).

C 9 No work shall take on the application site (including soil stripping, preconstruction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a site specific Method Statement and/or Tree Protection Plan to British Standard 5837:2012 'Trees in relation to design demolition and construction - Recommendations' has been submitted to and approved in writing by the Local Planning Authority. The Method Statement/Protection Plan shall identify (not exclusively) the following:

- Location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the application site;
- Details of all Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);
- Details of facilitation pruning;
- Location for access, material storage, site office, mixing of cement, welfare facilities etc.; and
- Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees.

The development shall be carried out strictly in accordance with the agreed details/plans. The tree protection shall be erected according to the specification and locations shown on the agreed Tree Protection Plan. Signs shall not be placed on the tree protection emphasising that it is not to be moved, nor the area entered into until the end of development without written permission from the Local Planning Authority's Tree Officer.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the Peterborough Planning Policies DPD (2012).

- C10 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with, in accordance with Policy PP20 of the Peterborough Planning Policies DPD (2011) and paragraphs 120 and 121 of the National Planning Policy Framework (2012).

- C11 The external lighting hereby permitted shall be carried out in accordance with the details shown on drawing number LS23023/1 'Horizontal Illuminance Levels' and prior to first use of the area to which it relates. Thereafter, the lighting shall be retained in accordance with the approved details in perpetuity.

Reason: In order to protect neighbour amenity and reduce opportunities for crime and disorder, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

- C12 Notwithstanding the submitted information, no development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include (but not limited to):

- A timetable for phased development;
- A scheme of working hours for construction and other site works, which should not take place outside the hours of 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and not at all on Sundays or Public/Bank Holidays;
- A scheme for construction access from the City's Parkway system, including measures to ensure that all construction vehicles can enter the site immediately upon arrival;
- Provision of adequate space within the site to enable all vehicles to load and unload clear of the public highway;
- A scheme for the parking of contractor vehicles within the site;

- A scheme for access and deliveries, including hours, which should avoid peak school drop-off and pick up times;
- A noise management plan, including a scheme for the monitoring of construction noise in the event of complaints;
- A scheme for the control of dust arising from building and site works; and
- Provision of chassis and wheel cleaning for all construction vehicles prior to entering the public highway network.

Development shall be carried out in accordance with the approved CMP.

Reason: In order to protect the amenities of neighbouring occupants and the safety of the public highway, in accordance with Policies CS14 and CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP3 and PP12 of the Peterborough Planning Policies DPD (2012). This is a pre-commencement condition to ensure that no construction practices result in harm to neighbour amenity or highway safety.

C13 Prior to first occupation of the dining hall/classroom building hereby permitted, a scheme of off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Removal of vegetation to improve passive surveillance, improvements to lighting and installation of solar studs to the northern (City Hospital) footbridge in the southwards direction towards Buckland Close;
- Removal of chicanes and replacement with bollards, installation of white lining to indicate priority, improvements to lighting and installation of signage and solar studs to the southern (Bradwell Road) footbridge in a westwards direction towards Bickleigh Walk;
- Widening to 3 metres in width, improvements to lighting and installation of signage and solar studs to the workhouse cycleway from Bradwell Road; and
- A timetable of phased implementation.

The off-site highway works shall be carried out in accordance with the approved details, including the approved timetable.

Reason: In order to promote more sustainable methods of travel and reduce congestion surrounding the site, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

C14 Prior to first occupation of the dining hall/classroom building hereby permitted, a Travel Plan and Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain SMART targets to reduce car borne trips to the site, measures to implement those targets and a mechanism for monitoring accordance with the targets set. The Parking Management Plan shall contain measures to control and manage traffic at pick-up and drop-off times. The Travel Plan and Parking Management Plan shall be implemented in full prior to first occupation of the dining hall/classroom building.

Reason: In order to promote more sustainable methods of travel and reduce congestion surrounding the site, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

C15 Prior to first occupation of the dining hall/classroom building hereby permitted, the additional parking spaces shown on drawing number L-1604-PRP-006 Revision 08 'Masterplan' shall be laid out and made available for use. Thereafter, those spaces shall be retained solely for the parking of vehicles in connection with the use of the site known as

'Jack Hunt School' and shall not be used outside the hours of 07:30 to 20:30 (inclusive) on Mondays to Fridays and at no time on Saturdays, Sundays or Public/Bank Holidays.

Reason: In the interests of highway safety and to protect the amenities of neighbouring occupants, in accordance with Policies CS14 and CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP3, PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

- C16 The 3 metre high acoustic fencing shown on drawing number L-1604-PRP-006 Revision 06 'Masterplan' and detailed within the submitted 'Environmental Noise Assessment' (reference 0409877/AC/PL Revision 01) shall be provided prior to first use of the all-weather pitch hereby permitted. Thereafter, it shall be retained as approved in perpetuity.

Reason: In order to protect the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

- C17 The all-weather artificial pitch hereby permitted shall not be used outside the following hours:

- a) During school term-times
- Monday to Friday 17:00 to 20:00 hours
 - Saturday 09:00 to 13:00 hours
 - Sunday 10:00 to 12:00 hours

- b) During school holidays
- Monday to Friday 09:00 to 20:00 hours
 - Saturday 09:00 to 13:00 hours
 - Sunday 10:00 to 12:00

Reason: In order to protect the amenities of neighbouring residents, to ensure that the viability of other facilities within the catchment area are not affected, and to ensure that there is overriding community benefit arising from the loss of the playing fields, in accordance with Policies CS16 and CS19 of the Peterborough Core Strategy DPD (2011), Policy PP3 of the Peterborough Planning Policies DPD (2012) and paragraph 74 of the National Planning Policy Framework (2012).

- C18 Use of the all-weather artificial pitch hereby permitted shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities, having regard to other facilities in the local area. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport, in accordance with Policy CS19 of the Peterborough Core Strategy DPD (2011) and paragraph 74 of the National Planning Policy Framework (2012).

C19 The development hereby permitted shall be carried out in accordance with the surface water drainage details shown on and contained within the following drawings and documents:

- Preliminary Drainage Layout (drawing number CC281-100 Revision H)
- Flood Risk Assessment and Drainage Strategy (reference CC281/FRA/GC dated April 2016)
- Micro Drainage calculations (dated 19/09/2016)
- Phase II Geo-Environmental Assessment Report (reference C2281/PII Revision A)
- Insitu Soakaway Test Results

Reason: To ensure that the development does not result in increased flood risk elsewhere, in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011).

Copies to councillors:

Ed Murphy
Gul Nawaz
Sam Smith