



PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE

TUESDAY 23 MARCH 2021
1.30 PM

[Peterborough City Council's Youtube Page](#)

SUPPLEMENTARY AGENDA

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Additional Information

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Emergency Evacuation Procedure – Outside Normal Office Hours

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front of the Cathedral. The duty Beadle will assume overall control during any evacuation, however in the unlikely event the Beadle is unavailable, this responsibility will be assumed by the Committee Chair. In the event of a continuous alarm sounding remain seated and await instruction from the duty Beadle.

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<http://democracy.peterborough.gov.uk/ecSDDisplay.aspx?NAME=Protocol%20on%20the%20use%20of%20Recording&ID=690&RPID=2625610&sch=doc&cat=13385&path=13385>

Committee Members:

Councillors: G Casey (Vice Chairman), C Harper (Chairman), P Hiller, R Brown, Warren, Hussain, Iqbal, Jones, B Rush, Hogg and Bond

Substitutes: Councillors: N Sandford, Simons, M Jamil and E Murphy

Further information about this meeting can be obtained from Karen Dunleavy on telephone 01733 296334 or by email – daniel.kalley@peterborough.gov.uk

CASE OFFICERS:

Planning and Development Team: Nicholas Harding, Sylvia Bland, Janet Maclennan, David Jolley, Louise Simmonds,, Amanda McSherry, Matt Thomson, Asif Ali, Michael Freeman, Jack Gandy, Carry Murphy, Mike Roberts, Karen Ip, Shaheeda Montgomery and Susan Shenston

Minerals and Waste: Alan Jones

Compliance: Jason Grove, Amy Kelley and Alex Wood-Davis

NOTES:

1. Any queries on completeness or accuracy of reports should be raised with the Case Officer, Head of Planning and/or Development Management Manager as soon as possible.
2. The purpose of location plans is to assist Members in identifying the location of the site. Location plans may not be up-to-date, and may not always show the proposed development.
3. These reports take into account the Council's equal opportunities policy but have no implications for that policy, except where expressly stated.
4. The background papers for planning applications are the application file plus any documents specifically referred to in the report itself.
5. These reports may be updated orally at the meeting if additional relevant information is received after their preparation.

AB

PLANNING & ENVIRONMENTAL PROTECTION
COMMITTEE

23 MARCH 2021 AT 1:30PM

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- 2 List of Persons Wishing to Speak
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- 3 Briefing Update
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UPDATE REPORT & ADDITIONAL INFORMATION

PETERBOROUGH CITY COUNCIL

PUBLIC SPEAKING SCHEME - PLANNING APPLICATIONS

Procedural Notes

1. Planning Officer to introduce application.
2. Chairman to invite Ward Councillors, Parish Council, Town Council or Neighbourhood representatives to present their case.
3. Members' questions to Ward Councillors, Parish Council, Town Council or Neighbourhood representatives.
4. Chairman to invite objector(s) to present their case.
5. Members' questions to objectors.
6. Chairman to invite applicants, agent or any supporters to present their case.

7. Members' questions to applicants, agent or any supporters.
8. Officers to comment, if necessary, on any matters raised during stages 2 to 7 above.
9. Members to debate application and seek advice from Officers where appropriate.
10. Members to reach decision.

The total time for speeches from Ward Councillors, Parish Council, Town Council or Neighbourhood representatives shall not exceed ten minutes or such period as the Chairman may allow with the consent of the Committee.

MPs will be permitted to address Committee when they have been asked to represent their constituents. The total time allowed for speeches for MPs will not be more than five minutes unless the Committee decide on the day of the meeting to extend the time allowed due to unusual or exceptional circumstances.

The total time for speeches in respect of each of the following groups of speakers shall not exceed five minutes or such period as the Chairman may allow with the consent of the Committee.

1. Objectors.
2. Applicant or agent or supporters.

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE – 23 MARCH 2021 AT 1:30 PM

LIST OF PERSONS WISHING TO SPEAK

Agenda Item	Application	Name	Ward Councillor / Parish Councillor / Objector / Applicant
5.1		Cllr Day	Ward Councillor
		Simon Martin	Objector
		David Turnock	Objector
		Michael Samways	Objector
		Laurance Dobney	Objector
		Andrea Lindley	Objector
		Victoria Johnson	Objector
		Cllr Fitzgerald	Supporter
		Jackie Bland/Ian Forsythe/Mark Woods/Rob Grover	Supporters

		Lynette Swinburne/Andrew MacDermott/ Matthew Bradbury	Agents/Applicants
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BRIEFING UPDATE

P & EP Committee 23 March 2021

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
1 .	19/00347/FUL	Ferry Meadows Country Park Ham Lane Orton Waterville Peterborough , Erection of Lakeside Activity Centre, which comprises an indoor climbing centre with climbing walls housed in a tower up to 34.25m high, indoor children's play area (D2), ancillary cafe (A3) and associated infrastructure, landscaping and car park

Update on conditions

Condition 4 – Drainage

Additional wording of the condition – ‘This is a pre-commencement condition as the details will need to be approved before development commences.’

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority.

The approved drainage scheme must encompass Surface Water Management Strategy Option 1 or Option 2 as described and shown in the Flood Risk Assessment - LAC-ARUPRP-C-0001 Issue 3 dated 25th July 2019.

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with policy LP32 of the Adopted Peterborough Local Plan (2019). This is a pre-commencement condition as the details will need to be approved before development commences.

Condition 5 – Foul Drainage

Wording amended for clarity

No development of the LAC building hereby approved shall commence until full details of a scheme, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. The LAC building shall not be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

Condition 15 – Pedestrian Crossing upgrade

Trigger point amended as these details will not need to be agreed until a later phase of the construction of the LAC building.

No development of the LAC building hereby approved shall commence, other than ground and foundation works, until details of the upgrading to 2 of the 4 most used pedestrian crossing points along Ham Lane shall be submitted to and approved in writing by the Local Planning Authority. The upgrading of the pedestrian crossing points shall be implemented in accordance with the approved plans prior to the occupation of new Activity Centre.

Reason: In the interests of highway safety and in accordance with policy LP13 of the Adopted Peterborough Local Plan (2019).

Letter from Savills (Agent)

I write in relation to the above planning application which remains with you for determination and is due to be heard by Planning Committee on 23rd March 2021.

We have reviewed the published committee report and subsequent comments that have been raised by third parties, and thought it useful to follow up on a number of matters:

We are pleased that the report recommends approval and reflects the ongoing dialogue that the applicant team has had with the LPA and statutory consultees throughout the process. We have responded to issues as they have arisen and provided additional information and clarification whenever needed.

Importantly, whilst providing more detail when necessary, we are very pleased that the overall scheme remains unchanged from that submitted in 2019.

The centre is a key element of NPT's 2050 Masterplan and 10-year Strategy, which involved extensive consultation with the public about the future of Nene Park. These consultations identified a need for year round indoor provision to make the Park a more attractive prospect for families during the winter months. The new building's striking design is such that it would introduce a stunning architectural feature to the Park without detracting from the beauty of the nature surrounding it.

Supporters of the proposal

The committee report, which is very thorough, sets out the issues and concerns of some local people. However, it is important to also acknowledge that a great number of residents have also taken the time to write in support of the proposals, with nearly 200 people submitting comments to the authority. The reasons for this support cover a wide range of issues, which can be summarised as follows:

- A popular sport in Peterborough with active clubs but many people are currently travelling for over an hour to get to an equivalent facility;
- Popularity of climbing across all ages;
- Jobs and economic benefits;
- High standard of facilities proposed;
- Iconic/landmark building;

· Mental health benefits of sport and new facilities will encourage participation which is especially important post-Covid.

Supporters of the scheme include the owner of the former climbing wall in Peterborough which is no longer open, who has highlighted the important link that climbing can make with young people, including through local schools and scout groups.

In addition, Living Sport, the Active Partnership for Cambridgeshire and Peterborough have written to express their support, noting:

“The inclusion of climbing within the Olympics will undoubtedly see a boom in interest in the sport and to have this proposed facility will provide the opportunity for this interest to be realised. Not least because of the recent loss of the climbing facility at the City of Peterborough Sports Club. The positive outcomes from participation in sport and physical activity - physical and mental wellbeing, personal development - are clearly recognised by Government and Health Services, especially through this year of Covid. Whilst there will also be a positive contribution to the economy of Peterborough with this international standard facility attracting climbers and events to the city. The Nene Park Trust mobile climbing walls have and can continue to generate interest through local community events and activities - with participation in climbing possible across all ages, including families and Schools and Youth Groups.”

Support has been expressed by a local RIBA architect who sums up the approach, aspiration and ambition of the project and what it can contribute to the city in a very succinct and compelling way:

“I have had an opportunity to review the proposals, including attending the public open day held at the park (prior to submission of the planning application) and the public exhibition of the submitted scheme. Whenever I have spoken with staff at the park I have been impressed by the passion and enthusiasm they have for the project and the positive impact it could have on the city.

The history of Nene Park is of course a complex one and 40 years ago it did not exist. It is clear from the volume of responses that the application has received to date that local people clearly care about their park. Whenever I speak to family and friends about Nene Park it is Ferry Meadows that comes to mind. This varied landscape provides a designation to walk, cycle, ride a train or sail a boat. It is a constructed landscape and its relationship to the urban environment adjacent to it should not be discounted. The addition of a climbing centre to the variety of leisure activities would provide another dimension to it.

One area I have been particularly impressed with when reviewing this application is the ambition shown by Nene Park Trust in commissioning a piece of 'architecture'. In my opinion the project has the potential to positively contribute to a city that has been lacking in architectural ambition and in recent years has suffered from generic place making. The issue of design quality is of course an emotive and subjective one however the importance of creating quality buildings is clearly set out in the National Planning Policy Framework (NPPF, February 2019).

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." NPPF 124

The importance of design and quality is also highlighted in the Peterborough Core Strategy DPD: "Urban design and the quality of the public realm play a significant part in people's everyday lives. Good design can help to create attractive places and spaces for people to live, work, play, relax and visit. It is at the heart of the vision for a more sustainable Peterborough because it contributes to our quality of life in so many ways." (CS16, 6.10.1)

One measure of quality is the accolades and awards that projects attract. The Royal Institute of British Architects (RIBA) has been celebrating outstanding work for over 180 years and the RIBA Awards are regarded internationally as a mark of excellence.

Information provided by the RIBA shows that, since 1966 only 5 buildings in Peterborough have been recognised with an award. However, in this same period, 50 buildings have received awards in Cambridge, including two 2 Stirling Prize winning projects and another shortlisted scheme as recently as 2018. Taking this as a measure of the quality of a place it is clear that the investment in new buildings in Peterborough has fallen short of its nearest neighbour over the past 50 years.

The lack of quality is highlighted in the Peterborough Core Strategy DPD: "...the overall current public perception is that many parts of the city have poor standards of design and a lack of local identity. ... It is important to achieve higher design standards and an improved public realm at a strategic level, whilst allowing innovative design solutions that respond to differences in location and changing contexts over the coming years." (CS16, 6.10.3-4)

It is impossible for me to predict that the Lakeside Activity Centre could, if built, become a recipient of an RIBA Award. It is though my personal view that this project is of greater quality than any other comparable scheme I have seen recently proposed in Peterborough. I feel that the architects award-winning pedigree and commitment to producing crafted buildings would provide Peterborough with a new building of quality.

The applicants should be applauded for the care and commitment they have shown in investing in a new building that, I believe, has the potential to enhance the setting of Nene Park. They clearly care for the Park and this care is shown through the desire to provide a quality building.

Throughout the planning process I have been impressed with the commitment demonstrated to engage with the local community. The NPPF states that: "Design quality should be considered throughout the evolution and assessment of individual proposals. ... Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot." NPPF 128

The community has been involved in the design, for example at the first public open day visitors were able to comment on the proposed cladding materials. Often these consultation events are held on a weekday or at another time that limits the ability for members of the community to attend, however by holding this event at the weekend the views of a wider audience could be gathered. Furthermore, hosting an exhibition of the submitted materials (after the planning application had been made) is not an approach I have typically come across, providing further opportunities for both supporters and objectors to the scheme to make their opinions known.

In summary I fully support this application, if built it has the potential to provide the city with enhanced leisure opportunities and set a new benchmark for quality architecture in the city."

Petitions

Reference is made within the Committee Report to a 'change.org' petition. It is very important to highlight that the presentation of the scheme within this petition is not an accurate reflection of the proposals

The policies of change.org state "We make no promises about the reliability of any source or the accuracy, usefulness, safety, or intellectual property rights of any user content nor do we endorse any campaigns or petitions or support any views, opinions, recommendations, or advice that may be posted by users."

In addition, there are community guidelines on the change.org website which state: "Don't mislead others — We will remove content which is verifiably incorrect and which has the potential to cause harm to our users."

At the present time, NPT have chosen not to pursue the basis on which the petition has been made via the change.org administration as they hope that those with a genuine interest in the proposals would take the time to visit the planning application pages on the PCC website and make their own, informed view.

I hope that Members of the Planning Committee understand the context of this particular petition.

Conclusion

The report details the technical matters addressed through the planning process and I will not reiterate these here other than to confirm that we are pleased that a satisfactory conclusion has been reached in each case and this is presented within the report.

Letter from Robert Dalgliesh Chief Agent to the Fitzwilliam Estates to Cllr Harper

I am sending this note in the knowledge that as chairman of the planning committee you will ensure that this application is considered very carefully and that you will question analytically the officer's report. The report and its conclusion should not be accepted unquestioningly. Too many people consider that it flies in the face both of the true intentions of the Council's planning policies and the original purpose of Nene Park Trust.

If members of the planning committee have not seen the site, on the ground from all aspects, then the decision should be deferred for a site visit at which the applicant should be required to demonstrate the maximum height of the proposed building by using a cherry picker. It is impossible to envisage the impact of a building of this height in the open landscape of the River Nene valley without such a demonstration.

Your planning officer states:

"However, in terms of the character of the wider Nene Valley area, this location has more of an association with the nearby urban area. It is considered that this part of the Nene Valley has a less rural character compared with other areas of the Valley where the building would be very imposing. The proposal would form part of the wider city initiative to secure improvements along the river valley and therefore the principle of the development would be compliant with policy LP24." This flies in the face of reality - any application in such a location would normally be viewed as being in open countryside in policy terms. The implication that "improvements along the River Nene" were intended to allow for 34m high buildings is frankly absurd.

"It is not considered that the proposal would change the overall character of the park as it would occupy a relatively small area which is already an area of increased activity for example the Lakeside Centre, sailing centre and the playground, compared with quieter areas of the park." This comment completely misses the point that it is the height and scale of the building which will massively change a significant part of the park by its overbearing presence. Make no mistake – this will change the character of the Park. Hugely tall in its setting, a strange shape and discordant colouration will make for a totally incongruous building that will be an eyesore for miles around.

page 31 "However, for the Park to continue to be sustainable and offer benefits to the community and visitors it has to secure income." Since when have planning officers used economic arguments to justify planning approvals. Whilst for a time this may prove to be a profitable venture it has no realistic prospect of recouping the capital cost. Nene Park Trust is one of the best endowed public facility providers in the UK and should not be using spurious economic arguments to justify a planning application that damages the very core of the asset it was set up to preserve. Lessons could be learnt by looking at the experience of the East of England Agricultural Society where significant investment in enlarged indoor facilities has not generated anything like the net income that was projected. This is potentially a nail in NPT's financial coffin.

Nene Park Trust often claims that its Master Plan supports the proposal. The only mention of a climbing wall is as shown in the extract below under the heading of promoting OUTDOOR activity. Even if an indoor climbing wall was envisaged there was never any suggestion of a 34m high building in the consultation process that delivered the Master Plan.

10 Promoting recreation at Nene Outdoors Outdoor Activity Centre

Inspiring people outdoors requires a venue equipped and flexible to meet the needs and changing visitor expectations. The Lakeside Outdoor Activity Centre at Gunwade Lake is a major park asset and popular visitor destination for cafe users with water based activities and cycle hire. There is room for more activities and events and need for short stay accommodation.

 **The Nene Outdoors Experience:** By 2022 we will have a plan showing improved and new experiences for people to make the most of their Lakeside visit.

 **Lakeside Swim:** By 2022 visitors will enjoy safe and managed wild swimming in Gunwade Lake at the Lakeside.

 **Lakeside Recreation:** Up to 2022 and beyond visitors will enjoy a range of new recreational activities such as low and high ropes and climbing walls.

Source: <https://www.nenepark.org.uk/Handlers/Download.ashx?IDMF=3e8a34cd-3576-4b1b-8fb4-93f9e15a7f5d>

There is a body of opinion amongst those who submit planning applications and debate planning policy with your officers that this application is being given an unduly supportive assessment. I urge you to ask your planning officers what reasons they would have argued for recommending refusal of this consent before you take your decision.

And most of all I urge you to refuse this application taking into account sound planning reasons for doing so and the very considerable public antipathy to the proposal.

Why give consent to a massively tall building that will cause damage to the landscape in open countryside, materially affect the setting of heritage assets, be in the flood plain, cause increased traffic within the recreational area of the country park and damage the ecology and environment more widely?

Statement from Laurence Dobney – Speaker in objection

I speak as a user of the park and also someone who donates monthly to the Trust.

I frequent Ferry Meadows most days to enjoy the unspoilt views, ever changing natural habitat and to be in the great outdoors

Nene Park is one the best country parks in the country, the council and the Trust should be proud of what they have achieved.

Ferry Meadows is the place to explore endless meadows, lakes, woodlands and the outdoor life, in pursuit of a healthy lifestyle, particularly for children, not for the building of an indoor activity centre

Nene Park is predominately an outside pursuits area, the current attractions, as per their web-site, are walking, cycling, sailing and fishing. The building of an indoor activity centre seems to be at odds to encouraging a love of the outdoor life

Nene Park is consistently developing a better natural habitat for wildlife. The building of bird hides overlooking Heron Meadow being the latest. Would the building of the indoor activity centre and associated car park, not destroy some existing wildlife habitat?

The building of a 34.25m tower would be eyesore on the landscape. The view of the old Thomas Cook building' when walking in Nene Park, does not enhance the view, the erection of a 34.25m tower would be a similar blight on the horizon.

There would be additional traffic on Ham Lane. Ham Lane is used by numerous pedestrians, including young children on bikes and scooters, increasing traffic flow could result in an increase in the number of accidents.

Currently, families can visit the park for free, other than for car parking fees. Parents would have the additional financial pressure put on them, the cost of entry into the climbing tower and also the café therein. I don't imagine indoor climbing is such good exercise as running, walking and cycling. Outdoor pursuits is something that children should be encourage to do. How does this help the obesity crisis and the wellbeing of children?

Whilst the climbing tower might be good for Peterborough, is a country park the best location, are there more suitable sites, like an industrial area?

What happens if the climbing tower is not successful? Are we left with a blot on the landscape?

Please don't let commercialism spoil an area of outstanding natural beauty.

Statement from Andrea Lindley – speaker in objection

Dear Councillor Harper,

I am writing this email to you and your Councillor colleagues to consider regarding this proposal.

It is in line with a verbal submission I hope to be able to make at Tuesday's meeting.

Ferry Meadows Country Park is first and foremost a recognised "Country Park". Gifted to the People of Peterborough by the Development Corporation and subject to 999 year lease to Nene Park Trust to care and manage the Park on behalf of the Residents of Peterborough and Visitors.

The Landowners of Nene Park are the Peterborough City Council.

It is a well known Country Park both locally and nationally and was recently awarded the prestigious Green Flag Award 2019. Attracting yearly nearly two million people. So I think it can be

said Ferry Meadows Country Park and Nene Park Peterborough are well known and truly "ON THE MAP"

Country Parks should provide for ...children's play areas ... informal recreational pursuits including ... runningwalking ...sitting outnature trails...cycle routes picnic areas....information and toilet facilities . Sound like a Country Park you know? Except as we know Ferry Meadows Country Park provides Peterborough Residents and Visitors to the Park with so much more Country Park experience.

In the Peterborough Local Plan 2019 developments within Country Parks are covered by LP policy 25 which seeks to minimise developments contrary to the purpose and pursuits of a Country Park.

Planning permission will only be granted for development appropriate to a Country Park to contribute or enhance the landscape character ,to enhance and contribute to wildlife and habitat connectivity in the wider area.

How could this have arisen that Ferry Meadows Country Park was not included in the Local Plan under this criteria specifically covering Country Parks ? It certainly fits the remit.

Nevertheless I object to this planning proposal on the grounds that it does not fit with a development appropriate to a Country Park as identified in LP 25.

The Council whilst considering that there is still scope for further recreational development in the Nene Valley area of Peterborough was equally clear that any developments should have "due regard to the natural environment" .

In Policy LP 24 of the Peterborough City Council Local Plan 2017 there is general emphasis on development involving low key" informal' recreational activities in rural areas of the Nene Valley moving to more" formal" recreational activities in the urban section.

But Local Plan 24 does not explain , clarify or determine where or how this gradual transition from informal dispersed activities in the rural areas to the formal and organised activities in the more urban area is to take place. So this is about the interpretation of degrees of a proposed recreational development.

Ferry Meadows is a Country Park which gives Peterborough Residents and Visitors the opportunity to access and experience green open space ,wildlife and nature and a rural landscape.

PCC Planning submission acknowledges that location for this proposal is beyond the urban boundary. I would therefore argue that the siting of this Proposal is in the more "rural " area of the Nene Valley and Object to the development as not appropriate for this area of the Country Park.

Local Plan policy 24 passes the mechanisms of development for the Nene Valley to the Nene Park Trust under the Trust's Development Plan 2017. Whilst the "Master Plan 2017-2050" contains vague references to rather low key developments in Ferry Meadows Country park it gives no indication of the intention or plan to build an International Climbing Centre (Tower 34.25 metres) along side Gunwade Lake ,and car park for over 250 vehicles on Oak Meadow , which is part of the Lynch Farm Heritage site and open green space.

How could this have arisen that a Publicly Elected Body has passed responsibility for such an extensive and significant development to a Non Elected Organisation Not Open to Public Scrutiny?

Ferry Meadows Country Park lies within the Nene Valley and as such developments should be included for consideration in accordance with section 27 of the Local Plan ie Landscape Character Area.

The City Council is clear that the character and beauty of the landscape should be conserved and enhanced and developments appropriate and sensitive to the landscape in which they are to be situated and safeguard skylines.

The proposal for this large scale building and carpark, neither conserves or enhances the landscape. An urban building in a rural country park.

Although reference is made to the Watersports Centre adjacent to the proposed development insufficient consideration has been given to cumulative impact on the landscape and setting, again a requirement under Local Plan 27.

I therefore Object to this proposal on the basis that it doesn't meet the necessary requirements of the Local Plan 27.

Transport considerations; The Transport Assessment uses what is referred to as a "similar climbing wall " in Milton Keynes as a comparator. I assume this is reference to Big Rock Hub or Big Rock Bond. Neither are sites of International Climbing Venues and as such unlikely to attract the same volume of traffic as the Nene Park Trust proposal. The locations at Milton Keynes are in areas of industrial/commercial buildings ,business and large supermarkets. The situational differences are obvious and therefore not acceptable comparators.

Objections submitted to Peterborough City Council Planning Portal come from near and far. Visitors ,and Residents of Peterborough alike have given their often "passionate" views that this development is not what they want in Ferry Meadows Country Park. It is a City wide resource and Residents from all parts of Peterborough have raised their objections. It is perhaps unfortunate that Peterborough City Council procedures no longer allow for ' Whole Council' discussion and debate on matters of this nature that affect City Wide Residents. Given this high level of Public Opposition how will approving this planning application be seen to best represent the interests of the People of Peterborough and surrounding Areas, and Country Wide Visitors?

How is the applicants financial position a planning consideration?

The report makes reference to the finances it is anticipated the proposed development will generate both in terms of meeting the park's sustainability securing income and contribute generously to the local economy. A massive assumption. How has this been evidenced? Thank you for allowing me the opportunity to express the above views.

Statement from Vicky Johnson – speaker in objection

Dear Councillors ,

I would like to raise the following 3 Points -

1)Nene Park Trust Finances -taken from NPT website and also-
Comments made by Mr Rolf-Company

Secretary in the latest financial Report at Companies House include -

....The Park would be managed on a long term basis by a secure & financially stable organisation solely dedicated to this task.
The Trust was endowed with Commercial Properties & other Assets to enable the Trust to generate the income required to manage Nene Park.
 Comments in current Financial Report states
The Trust remains in a strong Financial Position.
’continue to demonstrate for our Investors& Beneficiaries that we are a well run Charity focused on delivering charitable impact across our increasingly complex Portfolio of Assets and Activities.
Yr end 31/1/20-pleased to Report a 2nd successive year of Operating Surpluses.
Growth Income 10yrs ago allowed for 95p per visitor per head , that has now risen to £1.53p per visit per head.
 For the first time in 2019 numbers of Visitors reached 2,000,000.
 Combined Income from Tenants/Leasee and Parking Charges are 39%.pa
Report- exceeded key financial targets for the Year.
Nene Park is a significant Land Holding-with many important Assets.
 Mr Rolf concludes with ‘despite impact of Covid it remains Financially strong as well, what more could I ask for?’

2) Not personally being a Climber, we as a Group have engaged with some experienced Climbers, some of the comments have been -
We do not agree with it being built in a Country Park and therefore will not use it .
 The design is now out of date, it’s not so much the height of a Wall now but the degree of difficulty.
 most if the Climbing on Walls is done internally so you wouldn’t see what was outside anyway!
 comments expressing concern that it would not be financially viable!

The comparisons with the Milton Keynes are not an accurate comparison as the Wall at Milton Keynes is not as tall as is sited were most Climbing Walls are on a Business /Retail Site in Milton Keynes.

3) Petitioning- this was undertaken by firstly being able to engage face to face for a 2wk allowed by Planning period in early 2019 .
 For 98%of that time was spent informing as the Residents /Visitors were unaware!
 We were very conscious of not concentrating on the local area specifically and ensured we geographically undertook the collection of names!
 Secondly with the Introduction of Covid we had to re think how best we could communicate with Residents and Visitors etc and relay the Planning Proposals. We therefore had to move to the Change.org petitioning site! As of today there are Objections to these Proposals, which if you read the comments will indicate they are either Residents or Visitors !
 Thirdly - a year ago I contacted Gillian Beesley CEO PCC , (as PCC had recently undertaken a leaflet drop Re Covid) requesting PCC undertook a leaflet drop Re the Planning Proposals to all Residents etc , this was declined as would be seen as favouring etc , we disagree as only asked for the facts to be distributed , again declined (emails available to support)We believe that as the Country Park was ‘gifted’ to the People of Pboro that they all should have been made aware on what after all is a Citywide Resource !
 Whatever there position from that .
 To this day we are still finding Residents who still know nothing about these Proposals and are horrified !
 How ever we are clear that the increase in these numbers of People that now do know is

down to our group !
Numbers of Objections as if 21/3/21
457 plus -Planning Portal
1112 - Petition
4730- Change.org =6299

I will also send 2 accompanying emails Re Pollution that crossed on the Planning Portal as Janet McLennan was completing her Report and hence they are relevant , but may have been missed . So would ask that these be also taken into consideration.

Email 1 – 15th March 2021

The following information is taken from an online article for which credit action is provided!
Mailonline -12/3/21 by Ryan Murray
Road Pollution affects 94% of Britain -despite the fact that only 1% of the Country is occupied by roads - study finds.

- 1) The most common Traffic Pollutants are matter and nitrogen dioxide from Diesels!
- 2) Only the areas of the Country-at the highest latitudes escaped any road Pollution!
- 3) Pollution from British Roads has a impact on almost every part of the Country, despite the fact just 1%of the Country is covered by Roadways-studies found.

Researched carried out from the University of Exeter examined maps from all British Roads to find out Land occupancy rate , then examined data on atmospheric Pollution .

Noise and light Pollution were also major factors considered as they examined the impact of British Roads on the Country as a whole .

Even low levels of Pollution from Roads could harm Wildlife with the impact on human health particularly high in Urban areas with greater pollution levels.

Roads form a 'vast' pervasive & growing network ,causing negative Environmental impacts for the entire Country !

PM is a mixture of solid particles & liquid droplets found in the Air.

They are created from a variety of sources inc Traffic,Construction sites,in paved Roads,etc. Published-journal Science of Total Environment.

The Researchers discovered that the impact of Roads has become omnipresent throughout the UK .

Half of Land is no more than 216 mtrs from a Road!

"That's a really shocking & quite depressing statistic and it seems like it would have massive Environmental consequences."

Team discovered more than 70% of the Country is affected by noise,light,micro-plastic & fossil fuel Pollution .

There discovery applies to the most densely populated regions of the UK.

Once they discovered the extent of Road spread across the UK ,they started to examine the impact those Roadways had on different types of Pollution.

Why are Particles Dangerous?-

Particles less than 10 micrometers in diameter can get deep into your Lungs ,or even pass into your Bloodstream .Particulates are found in higher concentrations in urban areas ,particularly along main Roads ,

Health Impact-

According to World Organisation a third of Deaths can be linked to Air Pollution .Pollution may increase inflammation which narrows the Arteries leading to Heart Attacks or Strokes.

As well as this almost 1 in 10 Lung Cancer cases in the the UK are caused by Air Pollution !

As well as this , some Chemicals in Particulates that make their way into the Body can cause Cancer.

Deaths from Pollution-

Around 7mill People die prematurely because of Air Pollution every year ,Pollution can cause a number of issues including Asthma Attacks,Strokes ,various Cancers & Cardiovascular problems .

Asthma Triggers-

Pollutants in Traffic fumes can irritate the Airways & particulates can get into your Lungs and makes these areas inflamed !

Problems in Pregnancy-

Women exposed to air Pollution before getting pregnant are nearly 20% more likely to have Babies with birth defects , research suggested in Jan 2018

Living within 3.1 mls of a highly polluted area one month before conceiving makes Women more likely to give birth to Babies with defects such as cleft palates or lips - found by a Study at University of Cincinnati. For every 0.01 MH/ m3 increase in fine air particles birth defects rise by 19% the Research adds !

The Committee on Climate Change

- has said there is a 'shocking' lack of Government preparation for the Risks to the Country from Climate Change .

The Committee assessed 33 areas where the Risk of Climate Change had to be addressed from Flood Resilience of Properties to impacts on Farmland and Supply Chains and found no real progress in them.

The UK is not prepared for 2 degree of warming , the level at which Countries have pledged to curb temperature rises.

Cities need more Green Spaces to stop the Urban 'heat Island' and to prevent floods by soaking up heavy Rainfall .

This important, relevant information is to accompany the prev submissions on this Portal inc-Traffic Survey undertaken by us

Concerns also submitted relating to the Traffic volume Issues long standing on Oundle Road , ie congestion impact also of Idling Engines mainly caused again by the regular sheer volume !

It is to be noted that for some years the Development of Areas on and along Oundle Road have continued to significantly along this main Arterial Highway !

But also there are further continuing Plans to further Develop with hundreds of more Houses eg Alwalton , Pboro Showground , the 1500 new Houses to be built in Haddon nearby and hence a significant impact on Oundle road as a result of that also !

Coupled with an Infrastructure Development to then support these significant size Urban new Developments !

Whilst the access slipway off the A1 has been ' improved ' this will also serve to also make a still bigger impact on Oundle Road as this is the Main Arterial Road into the City !

To add further the International Olympic

Climbing Wall and the extra accompanying Traffic will serve to both Urbanise what is clearly a Country , but also add a significant issues of Pollution both in the ever growing immediate area and also within the Country Park , both significant and dangerous to Humans and Wildlife as demonstrated above !

When in fact this Development can therefore be sited elsewhere!

Email 2 – Climate disaster in Peterborough and Cambridgeshire without 'urgent' green revolution costing billions - landmark report claims

<https://www.peterboroughtoday.co.uk/news/environment/climate-disaster-in-peterborough-and-cambridgeshire-without-urgent-green-revolution-costing-billions-landmark-report-claims-3164907>

Statement by Simon Martin – Speaker in objection

I find it deeply cynical that the committee had already made its intentions clear to support this project on a FB post on the Nene Park site over a week ago.

So this event feels like a sham, not a real meeting where you will consider the views of your local, voting constituents.

So far the views and objections of 6,000 plus local individuals have fallen on deaf ears, some early market research is used as the justification for this project, the results were from less than 200 individuals, I wonder how many were climbers? Most concerns centre on the location for this project, even UK Climbing stated that “*a more appropriate location ought to be arranged*”.

Can I remind councillors of the council’s own conflicts of interest policies? Have they assured themselves that no one connected with the project, has any vested interest (by way of memberships or associations) in it proceeding?

The forecast increase in visitor numbers varies from 75K to 250k per annum dependent on which source you read- that’s an additional 200 and 700 every single day – do you really believe that will happen? How can the published figures be so vague?

How will this be achieved? Who are these potential customers and given the socio-economic make up of Peterborough, won’t this be beyond the financial means of many locals?

Should this business fail or require bailout as other climbing facilities across the UK have, who will be responsible for the cost for removing this facility and restoring the area?

There is also very little detail on how tonnes of carbon emissions from the construction, and the additional traffic generated by the centre will be managed and off set. It’s more than just planting a few trees. How does this development and the additional carbon emissions that it will generate, fit with the council’s so called green credentials? – surely it has the opposite impact, but this seems to be ignored.

What also of the nocturnal animals who will be affected catastrophically by the light and noise pollution and general disturbance? The recommendation for light levels for bats has been well documented and planned lighting is not within tolerances (300 lux at night instead of a maximum of 0.005 lux).

Already, the streets and laybys nearby are full of visitor’s cars who are avoiding the parking charges, I have seen little consideration as to improving the infrastructure to ensure that roads and access points do not become more overwhelmed causing further traffic congestion in the area.

Whilst I appreciate without Nene Park Trust’s funding, Peterborough would not have a climbing wall, the reality is that to build such a monstrous structure would have devastating impact on the only natural green space in the city. The peace would be shattered, the beautiful vistas blighted, the destruction of mature parkland and meadow would be irreversible, and this risk could all be for nothing if, as I suspect, it proves to be an unviable business. A project of this type should only be considered for a brownfield city site with an

established, robust infrastructure and transport links and if the funding for this is not forthcoming from anyone other than NPT, then maybe there is a reason!

This is a vanity project, a white elephant built on a very weak business case that you can drive a bus through. I implore you to delay and reconsider the views of your constituents. Let your legacy be that you saved the park from a massive environmental and financial error.

The following is a summary of representations received after the committee report was written/published

Comments objecting - 34

- The lakeside car park should be retained – it is used by disabled persons/older generations to watch the activities on Gunwade Lake.
- Oak meadow and Coney meadow are now the only large wide open areas open to the public. Heron meadow and long meadow are now fenced off.
- It's a nice idea, but its stupid to put it here and its really ugly.
- The park is not big enough to accommodate the climbing wall without changing the park's safety and character.
- Ferry Meadows is the place to explore endless meadows, lakes, woodlands and the outdoor life, in pursuit of a healthy lifestyle, particularly for children, not for the building of an indoor activity centre.
- Nene Park is predominately an outside pursuits area – the building would be at odds to encouraging a love of outdoor life.
- The building has a huge visual and environmental impact and is out of place in a Country Park.
- This development is completely out of character for the Park which is for local people to enjoy.
- This would be a redbrick monstrosity in a totally inappropriate place.
- Nene Park is consistently developing a better natural habitat for - Would the building and associated car park, not destroy some existing wildlife habitat?
- The centre is proposed to be built in a lovely country park and will spoil the amenity of a tranquil place where people go to enjoy the open space and wildlife.
- It will involve destroying habitats for many species of wildlife by destroying meadow for new car parking.
- The 34.25m tower would be an eyesore on the landscape. It would be a similar blight on the horizon to the 'old Thomas Cook building'.
- There is no guarantee that the centre will be used enough to create a cost benefit.
- I am angry that this plan has got so far when so many people who love Ferry Meadows object so strongly.
- As this is an indoor climbing centre, climbers would not be able to appreciate their outdoor Country Park surroundings.
- The building would have a wind shadow effect. Improvements to the area has made sailing less safe.
- A thriving sailing club was driven away to facilitate the sailing centre.
- The facility is totally inappropriate in a Country Park, being suitable to an Industrial Estate or a redundant quarry.

- A redundant building with a suitable stairwell could be cheaply and sensibly repurposed for climbing indoors saving our Country Park from the proposed vernalisation.
- As a doorstep local I object to this being built in Ferry meadows and to say there are no other better sites in Peterborough?
- The council managed to find a site for the swimming pool university, football stadium there are plenty of places this could go without taking up the green space in Ferry Meadows.
- Please reject this application and leave Nature to be appreciated by those that can see, enjoy and feel it naturally, outdoors.
- More people would use the Park however, the parking charges are unpopular.
- This misguided project is being steamrolled through by those whose Ego is as large and inappropriate as the proposed modern Folly, but whose wisdom is much less so.
- It is very easy to spend money that isn't yours.
- The road to the new centre will need to be developed, widened and will completely overpower the area.
- The new car park will mean the conversion of a part of the grass meadow.
- There will be light pollution which will be out of keeping with the area.
- Currently cyclists and pedestrians share the same paths and facilities.
- If it is to become busier by attracting new people to the park this will not work.
- This would be a great asset for the city but needs to be situated centrally eg the Embankment with the university or Lido or near the football stadium, or on the outskirts eg one of the Hamptons.
- Until recently there was an article of Facebook with a feature by UK climbing.com in which it said " Although the Climbing community would likely welcome a climbing wall of such standard the general consensus on social media and in our forums suggest that a more appropriate location ought to be arranged". There followed a very interesting debate including comments from Ian Walton (no relation btw) who sent a piece to the Portal questioning the Financial Viability of the proposal as a climber heavily involved in new indoor Wall builds. This was available until recently and on NPTs own Face book page as part of comments from local people. Suddenly and mysteriously it has disappeared despite NOT saying" UK Climbing have said....." and just reporting the article! This information is CRUCIAL and I am sure NPT would want all the issues brought out to ensure we are not left with a white elephant and ruin their/our Park.
- The latest number in objection on Change.org is 4639
- Where have all the sudden supporters come from...Mr Matthew Bradbury Chair of Mountaineering council...no conflict of interest
- How can a trustee of NPT ask planning permission for such a thing in a country park, in an Environmental City??? At the expense of nature, at the expense of one of the last green spaces left in Peterborough.
- I consider a conflict of interests has arisen as the CEO of Nene Park, is also a director of the Peterborough Towns Fund.
- No questions answered about MB Being on New Towns Fund committee where they are looking at financing this and as such if they are using government money through PCC then they should be looking at a different location and not Our Country Park.
- Matthew Bradbury is also a director of the British Mountaineering Council. He should not be bringing his own personal interest in that sport to a proposal for such a centre.
- No questions answered by NPT of PCC about the impact of where the flood waters will be diverted too.
- No questions answered about the environmental Impact of having lighting on late at night when PCC are looking at switching street lights off to help with emissions.

- PCC please do the decent thing and refuse this location and move to another site in Peterborough.
- Ferry Meadows Country Park is a recognised "Country Park". Gifted to the People of Peterborough by the PDC, subject to 999 year lease to NPT to care and manage the park on behalf of Residents and Visitors.
- The Park was recently awarded the prestigious Green Flag Award 2019, attracting yearly nearly two million people – it is definitely on the map.
- Country Parks should provide for ...children's play areas ... informal recreational pursuits including ... runningwalking ...sitting outnature trails...cycle routes picnic areas.... information and toilet facilities . Sound like a Country Park you know? Except as we know Ferry Meadows Country Park provides Peterborough Residents and Visitors to the Park with so much more Country Park experience.
- The development is contrary to LP policy 25 and does not fit with a development appropriate to a Country Park.
- LP policy 24 states there is general emphasis on development involving low key "informal' recreational activities in rural areas of the Nene Valley moving to more" formal" recreational activities in the urban section. The policy does not explain , clarify or determine where or how this gradual transition from informal dispersed activities in the rural areas to the formal and organised activities in the more urban area is to take place.
- The siting of this Proposal is in the more "rural " area of the Nene Valley and object to the development as not appropriate for this area of the Country Park.
- Local Plan policy 24 passes the mechanisms of development for the Nene Valley to the Nene Park Trust under the Trust's Development Plan 2017. Whilst the "Master Plan 2017-2050" contains vague references to rather low key developments in Ferry Meadows it gives no indication of the intention or plan to build an International and Olympic Climbing Centre (Tower 34.25 metres) along side Gunwade Lake ,and car park for over 250 vehicles on Oak Meadow , which is part of the Lynch Farm Heritage site and open green space.
- How could this have arisen that a public elected body has passed responsibility for such an extensive and significant development to a non elected organisation not open to public scrutiny?
- The very uncertainty associated with what is and what is not acceptable development in Ferry Meadows Country Park according to the Local Plan is at the root of the problem.
- The amount of objections would suggest that local residents etc were unaware of what was contained or not contained in the Local Plan regarding development in Ferry Meadows Country Park or what may be considered permissible.
- If so the question is why does such uncertainty arise in a statutory planning document? Is the proposal a departure or not from the Local Plan?
- Ferry Meadows Country Park lies within the Nene Valley and should be considered against policy LP27 - Landscape Character Area.
- The City Council is clear that the character and beauty of the landscape should be conserved and enhanced and developments appropriate and sensitive to the landscape in which they are to be situated and safeguard skylines.
- The proposal for this large scale building and carpark, in spite of architectural claims , neither conserves or enhances the landscape.
- Insufficient consideration has been given to cumulative impact on the landscape and setting, again a requirement under Local Plan 27.
- Although my complaint will fall on deaf ears, I would still like my voice to be added to the thousands already on this petition.

- No details are provided on construction, time scales and access from Ham Lane and disruption to the park.
- Has the access road got capacity for numerous and frequent lorries, heavy plant and cars during the construction phase - will the Lakeside and overspill car parks remain open whilst the road is being improved? If not the car parking capacity of Ferry Meadows will be severely reduced.
- Will work stop at weekends when the roads and car parks are at their busiest?
- Once completed will the access road and nearby car parks be suitable for large coaches if schools or clubs use the facility?
- Additional traffic on Ham Lane, used by numerous pedestrians etc could result in an increase in the number of accidents.
- The provision of an additional café within the climbing tower will not hold the obesity crisis. People are generally healthier if outdoors.
- We could reconsider our regular monthly donation to NPT if the application is approved.
- The latest report messages seem to be from people who do not live in the area and a lot do not even say why they support....very strange.
- For those who do live on the doorstep, nothing NPT says detracts from this being an horrendous idea for our country park and only those who can afford it will get any benefit from a 34m high climbing wall but everyone can make use of the wide open spaces and get the benefit from it for body and mental health....and enjoy the established wildlife trees and meadows...So no to building this a activity centre in FERRY MEADOWS.
- Whilst on its own the wall may be a small development, with incremental developments, in a few years Nene Park will at best be a clone of Centre Parcs...or at worst be a Disneyland. Such ideas are not denied with any credibility.
- If approved NPT will look for other opportunities to change the nature of Ferry Meadows away from its stated aim "to provide for the recreation of the public by the provision of Parks for the benefit of the inhabitants of Peterborough and the region, with the object of improving the conditions of life for such persons."
- I object to commercialisation and destruction of the park. NPT are already planning to commercialise the visitor area.
- It's a country park not a theme park..build somewhere else...plenty of places in Peterborough especially if using government/ PCC money.
- A full review of the City development plan is needed, and ideas such as the Wall could have a major role in re invigorating the town centre given that shopping as we knew it pre lockdown will no longer draw people into the city centre.
- We've stayed in Ferry Meadows many times because its calm, natural and get away from it all appeal. I also love climbing, but I just can't support this project.
- Why do the owners want more cars driving in and out the park that's all about getting outdoors with the family?
- Climbers don't care about a pretty location. It just needs to be convenient with good parking. It's just like going to the gym. You go in, have a workout, see your mates and go home.
- The city centre is a much better idea.
- The park will be open after dusk - extra lighting required will impinge on wildlife and local residents
- The extra traffic travelling to the site will increase problems on Oundle Road, Ham Lane.
- There is an existing consultation by Peterborough Council about car parking problems in the surrounding residential areas caused by visitors to Ferry Meadows since parking fees were introduced. This will be exacerbated by the proposed centre.
- There is no suitable public transport available for visitors to the park or proposed centre.

- It is proposed to build it on a flood plain.
- If it is not a successful venture then it will become derelict and someone (who?) will have to foot the bill to maintain it and make it safe.
- An alternative site should be sought.
- This large building will be equivalent of siting a high rise block of flats in a country park.
- It will dominate the park and move the focus from being an outdoor recreation area to an indoor climbing wall.
- Peterborough needs a climbing wall but not in the middle of the country park.
- Nene Park should be encouraged to re-site the building elsewhere in Peterborough in a more industrial/commercial setting.
- At 34.25m high tower would have an extremely harmful visual impact from all directions in the countryside of the Ferry Meadows part of Nene Park.
- In contrast to the existing sailing centre, that harm cannot be ameliorated because it would stand far higher than any existing trees in the existing landscape. Its planes and angles *taken in isolation* are of interest but they would appear wholly alien in these surroundings.
- Several indoor recreational/sporting facilities operate in the urban area (for example the ice rink, 10 pin bowling and indoor rink bowls).
- It would be an asset to Peterborough's recreational and sporting "offer" but it is not a countryside activity compatible in character with Ferry Meadows.
- It does not need to be located in an area dedicated to the people of Peterborough for the enjoyment of countryside recreation (see plaque mounted on a stone between the sensory garden and the visitor centre in Ferry Meadows which dedicates the area for this purpose).
- It would also be an unsustainable location for a climbing centre attracting people from well beyond the local area: public transport into the Park is non-existent.
- It should be sited somewhere which has good transport links, public transport and flexible parking arrangements to cater for peak times and the occasional large influx of spectators to international competitions (such as are available on an industrial estate).
- It should be sited somewhere which will not impact on the general public's enjoyment of the great outdoors in the park (the proposed facility is right on the lakeside depriving visitors of views across the lake, and is of a height well above the treeline affecting views of and within the park, and will cause access and parking conflicts at busy times).
- It should be sited somewhere with well lit footpaths and cycle ways if the site is to be used in the evenings by local residents (which Ferry Meadows is not as it is designed as a daytime venue) and if women in particular are to feel safe visiting this facility.
- It should be sited somewhere that is not considered a wildlife haven (firework fiesta was moved away from here in part due to the impact on the wildlife so why is it now acceptable to have nightly traffic noise and light pollution).
Ferry Meadows is the "jewel in the belly button" of Peterborough. Please keep any buildings there subservient to its pleasant countryside environment, which is enjoyed by so many people in this city. Refuse this proposal please.
- The visual intrusion of such an enormously tall building in a flat landscape. It doesn't matter how elegant it would supposedly be, it would simply be out of place in Ferry Meadows.
- The additional footfall will almost exclusively arrive by car. The development would be 5 miles from Peterborough railway station. It would be ¾ mile walk from a scheduled bus route - giving a journey time from/to Queensgate of about 45 minutes. The proposal is seemingly incompatible with the Council's Environment Capital credentials and with the country's legal commitment to carbon zero by 2050.
- Elections are coming up soon. PCC Tory led council need to think very very carefully about the people who voted them in after the thousands of local residents are angry,

devastated and extremely upset at the potential loss of our ONLY Country Park that everyone can access at Ferry Meadows.

- This is documented in the PDC development and design plan and in the archives at the library that the Site was designed for access by all regardless of their interest or pursuit affecting anyone else. Do not discredit the Exemplary work by PDC by denying this!
- Opposers from the beginning made it clear we are not against a National Centre that is financially viable but in an area where there are none of the issues that Ferry Meadows Country Park has and where nocturnal wildlife will not be affected by night opening!
- A small family centret near the new Visitors centre would be appropriate it as the Commercial zone and protecting the Bats, otters, nightingales, abundance of other wildlife in and around and on Gunwade Lake.
- A compromise is being absolutely ignored - opposers have to fight tooth and nail to get the real facts out has angered and upset people's trust in NPT and PCC.
- NPT ecologists stating "No Protected Species " and Matthew Bradbury and Andrew Macdermott stating this to both to PT news and BBC Look East and Anglia TV last March 2019 has been shown widely off the mark
- Development at Gunwade allowed already has had a negative impact on rare bats as well as stating in 'Parklife' that Bat lighting had been addressed when it clearly had not. The Planning Portal holds this evidence and my conversations with Planning.
- Worrying numbers see that PCC Tory Councillors have let us down. Green Party Councillors are seen by a great many as not stepping up to the mark and making those in their ward aware of the real issues earlier. Labour have yet to declare their hand.
- PCC should be worried. The opposes love their Park, they have stayed in Peterborough, they volunteer in the Community, they add to the city coffers, they valued all the Development Corporation did to make Peterborough one of the BEST PLACES to live.
- Upset your electorate at your peril. Your inability to COMPROMISE and find another site will always be regarded as you letting us down! Do not try to say there are no sites. Do not try to say wildlife will be fine! Do not try to tell us how our Park works. For 40 years we have loved our Park and know all about it and that includes those people that designed it. The People PCC and NPT are ignoring. Shame on you.
- Do not be surprised when Labour gets a foothold. Who else is there to vote for?
- Reject this plan on that site and find another site so the Wall will be financially viable by reconfiguring inside for the spectators needed. Give families in Ferry a small centre away from Lakeside and closed at night.
- Regain our trust and opinion. Ignore it at your peril it seems!
- Good idea totally wrong location. Against all that we were told "Ferry Meadows Country Park" was originally developed for.
- Will have a negative impact on wildlife and the height will be a danger to nocturnal flying insects and birds.
- This is totally out of scale to match the rest of the park as the proposed tower is just short of the height of Peterborough Cathedral.
- The park is already crowded at weekends and any extra pressure is likely to damage the already delicate environmental infrastructure - this is supported by reports that the council are currently accused of ignoring.
- The proposed area was also flooded recently. The park is prone to flooding and extra concrete will merely intensify this.
- A climbing wall may be desirable but this is the wrong place - presumably chosen because a greenfield site is cheaper to develop than a brownfield site that may be a reason but it is short sighted destroying the environment, one of the few easily accessible green spaces for all to accommodate a niche Olympic sport.

- It would seem that many wanting the wall do not live in the Peterborough area - where is the proof that they would use it frequently? Some suggestion such as the improved play area for older children, an indoor play area for younger ones and improved cafe facilitates all of which would be low rise are not unreasonable and would probably not have such impact on the overall environment but the climbing wall tower is unreasonable and may well prove to be a costly error in several ways.
- For a large and growing city, we have comparatively few sites of national importance. Ferry Meadows is one of these.
- No other city would consider damaging this precious site in such a way.
- In the past year we have learned is the value of our natural environment. Our parks and green spaces have helped us to deal with the difficulties of Covid 19.
- Damaging this wonderful site is a poor way to repay the debt that we owe to our natural environment.
- Until now, Nene Park Trust have been excellent guardians of Ferry Meadows but this proposal seriously damages it's reputation.
- If it is built, the facility will dwarf the landscape of what is otherwise a very low lying area and its style and structure is totally unsuitable for this natural setting.
- Although the upper part of the centre is so dominating, it gains no benefit from the beauty of the surrounding environment because it is fully enclosed so why built it here?
- The road access is insufficient; the roads are already very busy at the most popular times, the additional traffic will make the traffic situation unworkable.
- It is disingenuous in the extreme to state that no other suitable site in this city could be found.
- I do not agree to the increase in parking spaces – PCC should consider alternative, for example a shuttle bus or at least regular buses from surrounding localities.
- Having worked in finance/strategic planning at a senior level I believe this project is so far off the mark that it beggars belief that it has got this far. It fails fundamental tests of credibility.
- Ferry Meadows is prone to flooding at frequent intervals as part of the rivers natural flood plain. There should be no building on the areas most prone to flooding. I cannot see how a climbing wall passes this test or even comes close.
- Climbing walls seem to be flavour of the month at the moment - We have had fads before (ten pin bowling etc etc) and will again. Where is the long-term plan (financial and otherwise) and exit strategy? Just because the finance may be largely coming from somewhere else does not guarantee future success. I suspect that in 10 years' time we will be wondering where the money will be coming from to subsidise further activity or demolish the structure.
- Chief executive pet projects (and I am afraid this very much looks like one) have a very bad record of going off the rails. There is very little if any rationale in the organisational fit. A change in personnel often leaves others picking up the pieces of something that never should have gone ahead in the first place.
- I urge you to consider the long-term consequences for Peterborough, its citizens and its environment and put this proposal where it belongs (In the waste paper basket)
- Suggest the applicant constructs a scaffold tower at a height of 34.25m so that you can see for yourselves the actual impact the development will have on the surrounding area. Only then can a qualified decision be made,

Comments supporting - 62

- The modern building looks great – better to see a modern construction next to the lake rather than a bunch of cars and an old toilet block.
- Such landmarks are useful to help you navigate the park and find your way.
- The "Thomas Cook" building can be seen from across the park and it doesn't offend me.
- There green spaces all over Peterborough where you can experience much more nature than walking around the tarmac path of the lake with the existing water centre already imposing on your otherwise fairly natural view.
- The new building being next to an existing one for me negates the argument of spoiling any view or nature interests.
- Making a functional facility to support fitness is an extremely valuable investment and harmonises with the existing value that the water centre brings.
- Indoor climbing is an activity that can be enjoyed all year round.
- A campaigner commented that the parks are overcrowded at weekends. I would argue that having an additional cafe would make the existing facilities less crowded.
- The extra visitors brought to the park would be there to go inside and around the climbing centre which I don't feel would impact the crowding of footpaths or other areas in the park.
- Please don't let the aesthetic opinions of a few people get in the way of a fantastic opportunity to bring this great new facility to Peterborough's park.
- The climbing wall would offer something really special and different.
- The nearest one is an hour away.
- Opportunities to exercise and learn a new skill in a non-weather dependent environment are very limited.
- Climbing is a healthy family friendly activity. Not everyone enjoys or feels safe running.
- I think the design is actually very beautiful, personal taste, should not override the opportunity the project will bring for Peterborough's families.
- Great sport for all ages – very inclusive.
- This would be a real asset and a very positive addition to Ferry Meadows.
- I think this will be an excellent addition to the facilities in our city.
- Being in the flatlands there is a shortage of local climbing for the many keen climbers who live in and around the city.
- Having a local training facility will help give people more options to keep fit and well, and keep some in Peterborough more often, rather than driving to the excellent wall in Northampton or to Milton Keynes.
- With climbing having been added to the list of Olympic sports, it's a great time to invest in this popular and health supporting activity.
- Brilliant proposal and the perfect location for this. It will be of added benefit to the location and not an eyesore.
- Indoor climbing walls are often the introduction to this sport.
- A more local world class facility such as this will dramatically reduce the need for journeys.
- The facilities themselves will encourage climbers to the area contributing to the local economy such as hotels, restaurants.
- All in all the facility brings multiple benefits to the local community.
- Well sited and well facilitated climbing walls give the younger generation a place to spend evenings rather than pubs and clubs, having visited climbing walls all over the UK I'm always amazed at how well attended they are.

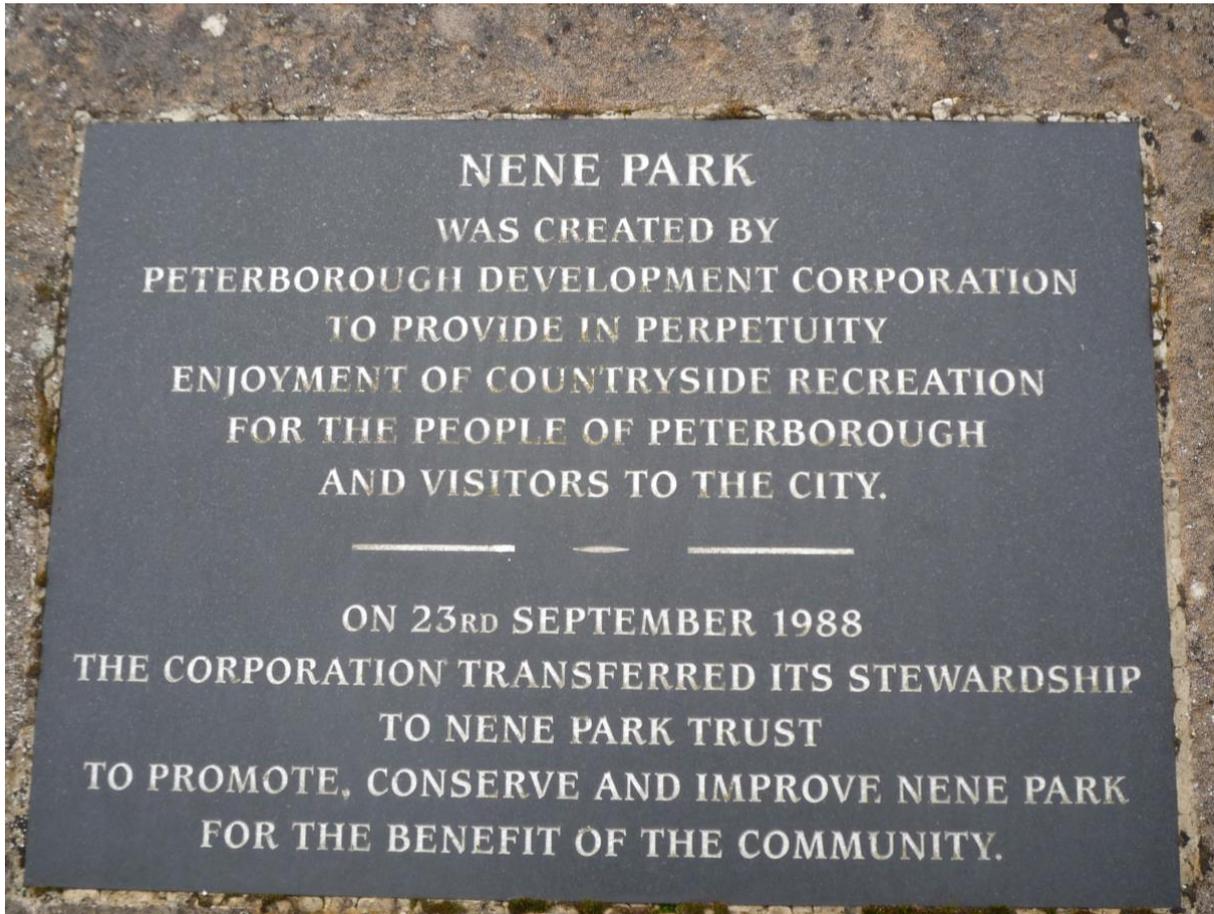
- The surveys carried out by the experts have eased all my nature related objections and now the most prominent complaint is the height of the spire, though the adjacent business park has office buildings that overlook the park on the east side that impose to a much greater degree.
- I fully support the build.
- As a regular user of both Nene Park and the Peterborough Climbing Wall for over 20 years I'm a strong advocate of this project.
- The Climbing Wall has introduced thousands of local Peterborough residents to the joy of rock climbing, many of whom have gone on to have active outdoor lives in the sport of rock climbing but also other pursuits inspired by the Climbing Wall and associated community - mountaineering, mountain biking, fell running, hill walking, rambling, orienteering, bouldering, kayaking, etc.
- Loss of a Peterborough Climbing Wall will have a significant impact on the local community, significantly reducing opportunities to gain access to these sports.
- The Nene Park is a fantastic asset for local residents and visitors alike. The addition of a climbing wall to the park will significantly increase the draw of visitors to the Park and therefore the Park's benefit / cost ratio.
- New visitors attracted specifically for the climbing wall will then likely go on to use more of the park's outdoor facilities. This is because in my experience, rock climbers have the highest regard for natural outdoor services and their use of a climbing wall is generally for identifying gateway to outdoor pursuits.
- I am a fan of the building design and see the proposed site as a good location.
- We as a new family fully support these plans, and shall make use of them regularly. The car parking charges must be kept reasonable, since it is these that can make or break the volume of users who visit these sites.
- I can see that some would object to its placement but in my view it would actually enhance the views around the lakes and not detract.
- Great idea lots of business and footfall into the park.
- It used to be a gravel pit so this is much better than what it was 40 years ago.
- Increase in jobs too and will be something for the new university students to do.
- It would be good to see users of the wall to get free parking as part of the entrance fee.
- Peterborough is in desperate need of a modern climbing wall, and this has the potential of attracting lots more people to the area.
- Great idea and a great opportunity for Peterborough.
- We need high standard facilities in Peterborough to bring opportunities and investment in the area.
- There is nowhere local to climb and my daughter has had to stop training.
- Anything that promotes sport and fitness will be a huge benefit to all and will be another great reason to visit Peterborough.
- To not allow this development would directly put Peterborough residents at a disadvantage for their mental health, wellbeing and social development.
- Sport and exercise has been proven to help reduce stress, to help people forge long standing social relationships and friendships; and even more recently has been linked to studies aiding an improvement in Parkinson's symptoms.
- You could a jewel of a facility made available for the use of many people over many decades, and be part of the special magic that sport creates within communities and across communities.
- I hope that Peterborough would want to be a part of that and lead innovation in this area of community development.

- Peterborough is sorely lacking in variety when it comes to sports provision.
- I started climbing to combat my mental health problems
- Bring more money to the local economy.
- It will provide much needed jobs and Olympic standard facilities for the young.
- Climbing is one of the fastest growing sports across the uk and Peterborough seems to be the only major city without a modern climbing facility.
- There is no question that the development of such a high spec wall would increase the climbing population in and around Peterborough.
- What is so fantastic about climbing is that it attracts many people who are not currently engaged in mainstream sport and therefore the development of the wall increase the number of people taking part in regular exercise across the city.
- Local schools will be able to make use of the facility and so many young people will get to try climbing for the first time here.
- It is right that the park is challenged on environmental grounds. Provided checks and studies have been carried out to a satisfactory conclusion, I fully support the proposal.
- It will support tourism into the city, but will provide a healthy pursuit for young people in the city and neighbouring towns.
- Needed as extra attraction, activity, income with more people, homes, flats being built in Peterborough.
- It will create a place for children to go and learn new skills. Please build the wall!!
- The design from the artist's impressions looks amazing.
- I know that even at busy times there is not a substantial flow of car traffic as most dedicated climbers who live locally will walk or cycle and only those who live further away will drive.
- Climbing teaches discipline, trust & respect which are all excellent values for the citizens of Peterborough & the surrounding areas.
- This facility being Olympic grade will also attract climbers from all over the country. Make this happen!
- This climbing centre is much needed in this area especially as sport climbing is now to be a Olympic discipline.
- Please let us climbers have a fantastic local centre so we can open up our amazing sport to even more people in the Peterborough area
- The proposed Lakeside Activity Centre should enhance social interaction at the park and help the park evolve its role within our community.
- There is an abundance of space which everyone should be able to use doing different activities.
- I'm a Trustee of Nene Park, focused on the Charity's purpose which is to provide recreational space and activities to improve peoples' physical and emotional health in Peterborough. We are required to: manage and maintain the biodiversity of our 2,535 acres of parks; and also to develop leisure opportunities to benefit people of different ages, levels of activity and interests.
- Lakeside Activity Centre, including the indoor climbing wall and children's play space, is designed to meet local needs, following careful public consultation. The Centre is part of our charity's 2050 vision, to make the Ferry Meadows park more family-friendly during winter, complementing the many excellent outdoor activities we have. The proposed Centre will be built on the existing tarmac car park (although it will take up 25% less space). It will border our Nene Outdoors watersports activity centre, creating a local sport/ play/ recreation/ leisure area, well away from the more sensitive nature-rich areas of the park.

- A new permeable (more environmentally friendly) parking area will be created including new planting, landscaping, hedging and trees. Existing oak trees will be preserved. Elsewhere in our parks, our staff and community volunteer teams continue to plant new trees and support wildlife with for example tern rafts, bug hotels and Sand Martin boxes. At the same time, the new Centre will support our city to become more vibrant, prosperous, healthy and younger - it will be an asset for the people of Peterborough now and into the future.
- Fully supported by Living Sport, the Active Partnership for Cambridgeshire and Peterborough.
- The inclusion of climbing within the Olympics will undoubtedly see a boom in interest in the sport and to have this proposed facility will provide the opportunity for this interest to be realised. Not least because of the recent loss of the climbing facility at the City of Peterborough Sports Club.
- The positive outcomes from participation in sport and physical activity - physical and mental wellbeing, personal development - are clearly recognised by Government and Health Services, especially through this year of Covid. Whilst there will also be a positive contribution to the economy of Peterborough with this international standard facility attracting climbers and events to the city.
- The Nene Park Trust mobile climbing walls have and can continue to generate interest through local community events and activities - with participation in climbing possible across all ages, including families and Schools and Youth Groups.
- Can't wait for a professional activity centre for our whole family.
- The positives of this development will far outweigh any negatives.
- If the climbing facilities (including para climbing please) are well considered this will open a fantastic activity to existing and new participants currently denied a local facility.
- Especially following the lockdown, the community needs more things to stay active and bring people together
- Makes me sad that the minority are shouting loudest their objections when it's harder to voice a positive view.
- I currently use the existing park and have previously done the following: walking, cycling, paddle boarding, open water swimming, BBQs and both cafes. I would use the new facilities too.
- The creation of an accessible, safe and inclusive activity space such as this – available to young and old, across all groups in our diverse community, and unrivalled in the region – would be a credit to the city and its wider standing.
- Dedicated and organised sport facilities catering for a wider range of activities than a playing field or sports hall are poorly provided for, and a stand-out facility such as that proposed would strongly support tangible actions tackling a range of societal issues.
- I'm sure it will also reinforce the role of Nene Park/Ferry Meadows as one of the largely unsung assets of the City, and a positive, community-focused legacy of the original UDC.
- From the various press I've seen recently and online it is clear that the proposal has not received unqualified support from all quarters, but my reading of a number of the responses (although by no means all) is that they are distant, uninformed about the nature of the local area, history, and the intended community function of Nene Park, and are responding to headlines and soundbites rather than an informed review of the benefits or otherwise of the scheme.
- In my professional life I deal daily with the assessment of socio-environmental impacts, and consenting decisions associated with major infrastructure, and understand the nature of planning balance etc. Although a personal view, I strongly support the position that this type of development is what the city's green wedges and community spaces should provide.

- Albeit a valuable green space, the Park is an entirely man-made, post-industrial area, dedicated for the wider benefit of the community, and I believe that such a centre would be a major contribution rather than a detraction from the inherent value of the Park and the wider value it represents to our community.
- Great all weather activity for the kids especially if they're not so keen on team sports or have disabilities making team sports difficult.
- Climbing is really good for balance, co-ordination, strength, flexibility and it's mentally challenging. Please build this great centre.
- I think the climbing wall is a great idea and will be a beneficial activity for all ages. Particularly kids and teens so they have an adventurous activity they can do in all weathers and keep them off the streets, reducing anti social behaviour.
- We are an up and coming City, we need more activities to bring people to visit the area.
- I am in favour of putting Peterborough on the map as a hub for outdoor sports, especially climbing.
- As a founder of a local youth club I also think any community sport spaces are a fantastic addition to the area.
- We live in Orton Wistow, near the planned site for the climbing wall. We are confused by the opposition to this. Frequently visiting Ferry Meadows and many other national parks and Woodland Trust sites, we are lovers of nature too. Many of these places, across the country, have climbing walls, bouldering and high ropes technical courses; for example many Go Ape venues and Rutland Water's Whitwell entrance has these activities. How is Ferry Meadows any different?
- We feel that those opposing the plan for the climbing wall are very out of touch with venues like Ferry Meadows. They are relating it to a nature reserve or places like Crown Lakes in Farcet or Queen Elizabeth Woods, near Ibstock in Leicestershire. Ferry Meadows has already developed commercially beyond these sites and is not comparable.
- The young people in Peterborough need something positive to feel proud of, and with the University development encouraging young people to stay they will need things to do.
- Planning for the climbing wall at ferry meadows should be allowed, this facility is in keeping with the need to get children and young people exercising in a well supervised environment.

Photo of plaque mounted on a stone between the sensory garden and the visitor centre in Ferry Meadows which dedicates the area for this purpose.



Photos of recent flooding



