

Appendix A – Summary of representations received

First round of consultation – March 2019

Comments objecting:

The principle of development

- A climbing wall is a good idea but not in Ferry Meadows - Our Jewel in the Crown.
- The proposal is wilfully disregarding the purpose of the park and the patrons who use it.
- The purpose of Ferry Meadows is to provide residents/visitors an open air, healthy area.
- Ferry Meadows is a place of natural beauty where citizens and get away from the hustle and bustle of daily life.
- This is a complete betrayal of the original vision of what Ferry Meadows was about.
- Ferry Meadows should be a place that focuses on nature/nature based activities.
- Please keep nature at the heart of the vision for the future of our country park.
- Ferry Meadows is a country park not a theme park.
- This is one of the very rare open and unspoilt areas.
- Ferry meadows was gifted by the Peterborough Development Corporation (PDC) to the Trust and has matured into a wonderful natural wildlife haven.
- PDC set up this Country Park with amazing vision -do not let their legacy down by ignoring this.
- David Bath, Chief Planning Officer at the PDC, said "Ferry Meadows is a haven, a refuge and a place to walk and ride". The Corporation wanted lots of activity but drew a line at funfairs, tradeshow, water-skiing and hang gliding.
- 5 years ago an open license for performances, music, open cinema etc was denied; the overwhelming response was to keep Ferry Meadows as a Country Park and not an Activity Hub.
- The original layout provided for an active core to the south of Ferry Meadows including the main car park, information centre, cafeteria, caravan club site. Buildings were single storey with simple tiled roofs and at the perimeter of the park.
- Ferry Meadows does not need a climbing activity village to be put it on the map; its already on the map - recently named in the 'Visit England Visitor Attraction Accolade' winners.
- The quiet green environment will become a commercial Activity Centre/Village.
- The climbing wall has no relationship with the countryside/this area of the park/water based uses.
- The proposal fails to satisfy the planning policy PP15 relating to the Nene Valley.
- No other Climbing Wall is in a Country Park – it belongs in a different sort of park.
- The development will attract 15,000 new visitors. The park is not large enough.
- There were 67 running events in the Park 2018 so even this is taking over!
- Ferry Meadows is not Rutland Water, it will only take a small increase in visitors before it becomes impossible to enjoy the simple pleasures.
- The increasing number of events are out of keeping with a country park.
- The city already has similar facilities – it is likely to put them out of business.
- The Council should be promoting the peaceful and healthy usage of green spaces and not supporting the idea of building on it?
- Why does the Park need to be populated around the clock?
- This proposal has the potential to damage the great nature conservation and outdoor recreation work the NPT has undertaken for the last 40 years.
- So much work has been done changing some gravel pits back into more 'natural' surroundings – it's a very backward step.

- Nene Park is more interested in profit.
- This is a pure financial business adventure breaching Nene Park's fundamental existence.
- I fail to see how the proposal works towards one of Trust's key objectives to 'manage the landscape to maximise biodiversity'.
- Gardens are getting smaller. Surely we should be encouraging children to connect with nature, walk and play outside.
- There are already two cafes in the park and several indoor children's play facilities nearby.
- The proposed restaurant will take away business from the existing restaurant.
- It would be better to fund and expand the natural environment for our children and the planet.
- It would be better building a canoe course such as that at Holme Pierrepont in Nottingham.
- Numerous current activities/interests of many will be disadvantaged by the proposal.
- Relocating the car park to the field will displace other activities e.g. archery, hot air balloon rides, classic car events etc – more natural space will need to be claimed.
- This is a specialist, single-use facility, used by few at the expense of the skyline being spoiled for everyone.
- Sacrificing benefits for the many for the fleeting gratification of the few.
- As time passes it will be geared up to be an elitist playground.
- An Olympic standard structure, miles away from natural climbing rocks and mountains will attract interest from a niche market and those initially out of curiosity.
- I would prefer a multi-use facility that does not detract from the existing natural environment.
- I fail to see why you are setting up a competitive indoor sport in a prize area of fresh air!
- Climbing will be done inside and it will make no difference to climbers whether they do it.
- If the ambition is to host international / national competitions, then the venue does not have adequate space for spectators – the current UK host venue holds several hundred.
- The vast majority of climbers/spectators travel by car, and stay in hotels - are these facilities available?
- The money would be better spent on lengthening the railway track.
- The PDC were ahead of their time in including the Lakeside Car Park for passive enjoyment.
- There are climbing walls at Bretton, Langtoft Lakes, Grafham Water and Wicksteed Park.
- The indoor play area is minimal compared with the climbing facility.
- With families accessing food banks – is the climbing wall of 4 million morally obscene?

Character and Visual Amenity

- Great facility for the city/Nene Park but not in such a picturesque part of the Park.
- This 'White Elephant' will be an eyesore to the environment and area which is, after all, a Country Park.
- The large structure such will change the entire atmosphere of the site.
- The building is a huge monstrosity and would be better hidden away in some trees.
- It looks awful and is not in keeping with the surrounding area.
- The height should be greatly limited so that the building fits into the natural landscape.
- It will cast a huge shadow over parts of the park making them cold and in winter months.
- The building would be the second highest building in the city, eleven storeys high with the top section of the cone 5.0m square.
- To build a Wall just lower than Cathedral is madness.

- The PDC determined that the most significant and iconic building was the Cathedral and that no building should be in excess of four storeys high. Even office buildings at Lynch Wood follow this principle.
- The Thomas Cook building though prominent has a horizontal emphasis.
- Taller residential buildings have been approved i.e. Fletton Quays but there are no others, other than the recycling centre in Fengate.
- We should not be looking to build any large scale buildings on what is a park.
- There is no need for a landmark building.
- People neighbouring Nene Park or visitors don't want to see is a 34m orange triangle towering above and ruining one of Peterborough's last large open green spaces.
- A 34.5m high structure will erase the ambiance of this beautiful location and form a 'carbuncle on its backside'.
- 34m is excessive and significantly taller than anything in the surrounding area, including units at the Gateway Peterborough.
- The existing Lakeside building is only 8.5 metres tall and only just within the tree belt.
- It will dwarf the beautifully designed Water Sport's Centre.
- The mock up drawings are not to scale and do not show the true height of the building.
- The Watersports Centre has double mono-pitch roofs to reduce the scale. This new proposed building is totally out of scale in the setting.
- The building would be above any natural tree screening, with its massive imposition visible from all angles of the park and beyond.
- In the winter months the building will be almost entirely exposed.
- The car park, designed to give open views of Gunwade Lake and around will be lost.
- Oak Meadow is increasingly becoming a giant car park, destroying the last area of quiet open natural environment and dog walking space.
- The car park will be a visual impact from Oak Meadow; one of the Park's best features.
- Instead of being an unbroken, open-skied vista Oak Meadow will be carved into by tarmac and cars, with a great tower looming over the trees.
- Whatever surface is used for the car park is contrary to Government meadow land policy.
- A Golpal paving system for the car parking is specified; this should be queried. This ground should be able to take heavy wear.
- The predominant colour for the car park will be the grey granite that is out of character with the environment increasing hard surface.
- I hope the walk along the lake is not like walking next an industrial warehouse.
- A 10 storey, windowless, metal clad tower contrary to the peaceful verdant landscape.
- The structure will significantly detract from the rural and waterside environment.
- We have tall structures in Ferry Meadows that are a pleasure to see; they are called trees.
- The Sydney Opera House with its shape and positioning is the work of genius - it blends comfortably into its setting and is iconic.
- The lakeside esplanade is a prime site - it is not an El Capitan in Yosemite Park.
- The area should feel like a meeting place rather than dominated by an imposing building.
- It looks like a large stealth bomber had landed in Ferry Meadows.
- The late opening will considerably change the nature of the park after dark, with cars using the narrow unlit roads.

Landscape Visual Impact

- It will spoil the view of the lake for visitors from all directions round the lake.

- Loss of precious open space and views across Gunwade Lake with a proposed building 34.5m (height of Apex House on Oundle Road 34m).
- The visual impact assessment covers an area of 3km – this is inadequate and the building will be seen from much further, especially to the west, in Castor.
- The building will be clearly visible from the A47, Nene Valley Railway, Milton Bridge, Lynch Bridge, Thorpe Wood Bridge, Old Thomas Cook building and on every country walk, bridleway, cycle way around the park and by boaters using the River Nene.
- This building will be viewed from the south through trees with the top tower always viewed.
- It will be clearly seen from the west, east and particularly viewed from the north will appear huge.
- Due to the topography of the area it will be seen from the A1, Mill Lane, Castor, houses at Castor Heights, Milton Estate the golf courses and particularly from Orton Wistow and Orton Brimbles over the trees.
- The most striking view is from the north, this building cannot be masked as seen on the architectural drawing A-L-203A.
- The relationship of this building to the Watersport Centre is remarkable as seen on the drawing plans and elevations. A-L-203A again is the clearest example of scale.
- The building will be well lit up to 10pm each day; at night it will be seen for miles.
- Although banking is shown this is not wide and would be minimal. A sea of cars would be visible from across the fields.
- Planning requirements are that development is sensitive to its surroundings and does not have an unacceptable impact on the local environment.
- Red Kite questions the figures and methodology used in the TA and highlight the significant impact traffic could have on the landscape and visual amenity.
- The Red Kite report the LVIA does not adequately identify the landscape receptors and where it does it underestimates the impact on these receptors. No winter assessment has been undertaken.

Heritage Assets

- The area for the replacement car park is part of a Scheduled Monument which would need to be preserved at least by record.
- Red Kite have advised that the proposal is likely to have a significant environmental effect.
- The proposed car park would require sympathetic landscaping - Interaction with archaeological interests would also need to be considered in choice of species.
- It is not normally allowed to plant trees on sites of archaeological interest.
- The main car park holds approximately 600 vehicles; it was positioned so that it would not encroach on the park and archaeological area.
- The proposal should cause no harm or loss of the significance of a designated heritage asset and requires clear and convincing justification.
- Historic England advised that the development would impact on buried archaeological remains – harm to the significant of designated and non-designated assets.
- The proposal will have a serious detrimental effect on landscape and heritage assets in and around Milton Park and that these have not been fairly assessed by the applicant.

Design/Appearance

- Would support an activity centre with a tower but not one to accommodate an Olympic Standard Climbing Wall.

- Move the tower to the South of the lower building to reduce the tower's impact. Wrap the lower building around the tower to the South and West.
- The artistic impressions are extremely misleading and whoever mocked them up clearly has some issues with depth perception.
- Buildings for climbing walls do not have to be tall but have to be technically difficult.
- The colour of the roof should be blended in with the environment rather than red.
- The exterior design looks like a smelting works, whereas it could be rather more classical (materials, colour, shape).
- Suggest that the new building is rotated through 180 degrees, so that the "spire" is at a distance from the Lakeside complex.
- It doesn't even appear that a glass outlook area is planned.
- Adjust the Northern elevation so that it is in an SW-NE orientation so as to catch the afternoon sun.
- It looks like the Elephant and Rhino House at London Zoo.
- I do not agree that "the proposal's exceptional design would help offset any perceived negative impact."
- The building has a roof clad in coated sheet steel; the colour chosen attempts to match red pantiles but whatever colour is chosen this it is obtrusive in the landscape. This is an industrial cladding.
- The new Watersport building is extensive, still with a double ridge, very prominent from the north, however constructed in elements to reduce impact.

Location

- Throughout the UK no other conservation areas have a climbing wall - they are mostly sited in industrial areas.
- An alternative site should be sought.
- The development should be located in one of the main fields near the visitors centre to avoid restriction to disabled access/loss of view of the lake.
- Locate it near the top car park where there is a large car park and coach parking.
- Build it where the overflow car park is beyond the trees at the Watersports Centre.
- A position away from the lake would be better.
- It is suggested to relocate to the field area but the fields are so important for the many regular dog walkers.
- A better location is the camping field where there is considerable mature tree screening.
- There is an area to the north of the Nene Valley railway line, to the west of the bridge that goes across the line to Lynch Farm Livery Stables.
- The park has many less prime locations which would minimise disruption to wildlife.
- There is no demonstrable reason why a climbing wall needs to be located by the lakeside.
- It should be located in a more accessible site not at the furthest point from the entrance to the park.
- The Embankment would be ideal with Fletton Quays/new university/sports village!
- A striking architectural building for the hub, next to the river, alongside the established sports facilities of the regional pool and athletics track. It also benefits from good access via the Frank Perkins Parkway
- A climbing centre would be suited for one of the many industrial units i.e. Alwalton Hill.
- Major climbing walls are in city centres or urban environments i.e. St. Benedict's Presbytery Baptistery in Manchester.
- There are plenty of urban sites more suited that would benefit from investment/regeneration.

- The facility should be put close to the city centre on unused land/Brownfield land with access, parking and public transport.
- Orton Mere would be ideal as it accessible, has good parking and is close to the river. Could be in place of the old toilet block.
- The rowing club is an established sports venue. Climbing and rowing are ideal partners for sharing facilities and location.
- There are plenty of other existing retail/industrial sites.
- There is lots of land at Hampton.
- The showground could have been an ideal venue for great activities on a national scale.
- Woodlands, Splash Lane, Castor is also owned by NPT and has been empty for years.
- The Flour Mill site at Fletton Quays is available and would fulfil NPT's future plans to develop the park to run from the Embankment area to Wansford.
- The Flour Mill site has land available for car parking and close to the city centre and University and it would be in keeping with its surroundings. No flood, drainage, wildlife, historic issues or felling of trees.
- The Sequential Test should be ignored as there are many sites available but not to NPT.
- The Sequential test was written some 5/7 months after NPT had took the decision to build on Gunwade Lake. There is no evidence that alternative sites were considered.
- NPT should be required to genuinely and honestly consider alternative site including Splash Lane.

Flood Risk

- The proposed building lies within Flood Zones 2 and 3 - advice is no building in zone 3.
- The existing car park is often under water.
- The car park set below flood level and has flooded many times including 2009, 2012.
- The building will degrade the Park's ability to store flood water – one of its most important functions, so increasing flood risk to residential areas.
- The waters need to be able to flow and spread out and be able to soak into soft ground.
- Flood meadows are designed to act as emergency reservoirs when the rivers cannot cope with flood. If buildings and hard-surfaced areas diminish the flood meadows then river levels will be a little higher.
- The building will contribute more water to the floodplain; more water will end up in Gunwade Lake exacerbating floodwaters.
- Properties will be at risk of flooding again, after 40 years of peace of mind.
- Photos of flooding in 2012 demonstrate how important these flood meadows are - never mind Climate Change – this was 7 years ago!
- The proposal does not address the flooding issues.
- The building will be liable to flooding and it will be inaccessible at certain times.
- The sequential test is a desktop exercise with little evidence of alternative sites at a lesser risk of flooding.
- As they haven't satisfied the Sequential Test the Exception Test cannot be applied.
- The Watersports Centre was set on a platform and pillars at the same level of the flood plain which is 6.0mOD. On 6th April 1998 the area was flooded to a level of 5.85mOD.
- The existing stand alone toilet building to the rear of the car park was designed to flood.
- The Water sport Centre was rebuilt in 2011 – the rear section is set below this 6.0.OD level and in 2018 it avoided by being flooded by only 25mm. Adjacent Sailability buildings flooded in 2018 to a maximum 450mm and had to be vacated.
- The Environment Agency considers the Flood Risk Assessment to be inadequate as it has not considered displacement or the need for floodplain compensation.

Highways

- 15% more visitors predicted by CE of Trust.....2018 there were 1,853, 000 visitors and rising without the Wall.
- The new activity will attract significantly more traffic and will cause gridlock at peak times.
- There is also a major concern about the increase of traffic (cars and climber & spectator coaches) on the Oundle Road leading to Ham Lane in both directions.
- The infrastructure will not cope.
- There has been a significant omission in the 'major trip generators' in the area. It does not the Caravan & Motorhome Club Site. The only access/exit is via Ham Lane. The amount of traffic and size of vehicles should be considered as part of any traffic survey/assessment.
- The threshold for testing on the local highway network is a flow 30, 2-way trips – they are over this threshold.
- The entrance to on Ham Lane has a crumbling and poor surface. NPT should improve what's there already.
- Question the conclusion of the Transport Statement – anyone living or working in Peterborough would be well aware of the traffic, congestion on Oundle Road.
- The Transport Statement states there would be no impact on the existing highway.
- The development should require improvements to traffic conditions during peak hours on Oundle Road. The Transport Statement says nothing about this.
- The Park has increasing problems with a growing population without encouraging new traffic.
- The Park should be trying to decrease traffic in that zone not encourage more.
- The Council should be working towards decreasing traffic, not increasing it.
- A significant number of trips will be made from outside of the immediate vicinity.
- Ferry Meadows is not directly served by any Passenger Transport and is not convenient for anyone relying on public transport, and would be a particular deterrent during the winter months.
- The D+A Statement wrongly states that Ham Lane has a bus service. The nearest stops are on Oundle Road, and not immediately adjacent to Ham Lane.
- The site is a 30 minute walk (approximately 2.5k) from the nearest bus stop on a route that only operates every thirty minutes.
- Competitions could attract thousands of competitors; this has not been accounted for.
- The current climbing wall at Bretton Gate is served by 3 bus routes from the city centre.
- Question why the applicant was advised that only a Transport Statement would be required – why not a full transport Assessment and a travel plan?
- No information has been submitted to justify traffic and parking issues relating to the development.
- Policy PP13 specifies the quantity and type of cycle parking for developments, and should be the minimum required – 44 spaces.
- No additional cycle parking spaces are proposed, only to relocate existing spaces close to the facility's entrance, but not close enough to encourage people to cycle.
- Existing walking/cycling routes should be improved (e.g. widen and improve the surface and install lighting) as the opening hours are until 10pm daily.
- Routes from South Bretton, Thorpe Wood, the Ortons and from the city centre via Orton Mere must be improved to cater for the additional capacity. They are largely owned by NPT.
- Despite NPT's expressed mission to "encourage a healthy, active lifestyle" there are no improvements to access by walking, cycling or public transport, while proposing an additional 106 car parking spaces and 6 minibus spaces on site.

- The sustainability claims refer only to the construction of the facility, entirely ignoring the need to make transport and access more sustainable and healthy.
- Does not comply with transport policy – reducing the need to travel by car it is envisaged most visitors will travel by car.
- The park could not cope with 700 cars at the end of January 2019 for the Parkrun and was closed to traffic twice in the summer of 2018.
- Recent problems with barriers not coping and cars queueing, particularly at peak times and recently in February Half Term.
- Ham Lane is the only access and can be blocked by traffic; Emergency Services access may be required.
- The Fireworks were moved to The Showground as Fire Brigade access was not adequate.
- The transport statement does not take in to account the increased traffic on Ham Lane and it's junctions at times when events take place in Ferry Meadows.
- Ham lane will not be able to support extra traffic as it cannot be widened.
- It is difficult during park runs and weekends to drive out from Cherryfields onto Ham Lane.
- Visitors park in Cherryfields opposite number 21 making it dangerous to turn towards our home.
- There are accidents waiting to happen with traffic driving in excess of 30mph and people not paying attention whilst crossing Cherryfields footpath entrance.
- There is a lack of pedestrian/cycle crossing points on Ham Lane.
- There is no right of way given to walkers and cyclists at the path that crosses Ham Lane near to the rail crossing.
- The footpath that crosses the railway line is particularly narrow at that point; increase in cars sharing this pedestrian route is a cause for concern.
- There should be a second entrance to the site along Thorpe wood or from the Castor.
- The increased volume of traffic within the country park poses far greater risk to animals, wildlife, families and particularly the vulnerable (young children, the disabled and elderly).
- All construction traffic would have to use this access; the barrier system at the car park entrance is temperamental and this will cause congestion and delay.

Access road to Lakeside

- The access has not been included in the application - this is crucial to whether this project should go ahead and whether it is adequate or requires improvement.
- The access road is a former haul road from construction of the lakes, it has no kerbs, is not to adopted standard and has deteriorated.
- Most vehicles drive in the centre of the road.
- I am told NPT intend widening the access road – no information has been provided.
- The access road to Lakeside is not suitable for the predicted massive uplift of visitors.
- The road would need widening and the verges better maintained so a better view of traffic could be had.
- This road is also beside one of the main access points for local walkers and cyclists and there is risk to public safety with heavy traffic in this area.
- If competitions are to take place, there will no doubt be coaches – the access road is unsuitable.

Car Parking

- It will mean disruption to existing car park users, particularly during construction.
- The large structure will cut down on the parking area.
- In the summer parking is already quite difficult and I don't believe there is space without damaging some of the natural area.
- The parking/disabled parking will be further away from the lakeside and cafeteria facilities.

- Visitors will park on Wistow Way/neighbouring residential areas. How would the authorities prevent parking on the residential streets – perhaps resident parking only.
- There is already a major and growing issues of parental school dropoff and collection on Wistow Way and Dogwalkers/visitors to the park.
- The parking and supporting infrastructure can't cope – on busy days cars were being parked ad hoc anywhere and Ham Lane was grid-locked.
- The car parking area on the Oak Meadow is bare earth and not suitable for intensive use; only capable of being used in dry weather.
- The new Watersport Centre/Sailability facility has increased the volume of traffic.
- Often the parking is at full capacity and on occasions the access to the park by vehicles restricted.
- Clearly the new car parking area would have to be created first before the existing car park can be vacated.
- Was planning permission granted for the existing overflow car park? If not, then its legality is surely in doubt?

Landscape Implications

- The proposal will result in the loss of a significant amount of trees.
- The carefully planned tree line will be disrupted.
- New trees will take a long time to grow ... Thomas Cook Building is still not properly hidden.
- This is frankly sacrilege and would inevitably involve cutting down beautiful trees.
- New trees would take a considerable time to mature, perhaps twenty years.
- Requests made for Tree Protection Order on Trees.
- The report does not identify the number of trees within each group to be lost.
- The public green space should be conserved and protected for future generations.
- With the rising population of Peterborough and rapid residential development, green spaces will be practically non-existent. More reason to retain green space.
- Planting of hedging would be out of character in the landscape.
- It is claimed that the building will be hidden by the trees. Trees in the area are deciduous.
- Trees combat climate change – absorbing carbon dioxide and releasing oxygen into the air and absorb pollutants.
- Trees cool the street of our cities by providing shading, breaking up heat islands and producing vapour, reducing energy demand.
- Trees slows water evaporation, prevent water pollution/soil erosion.
- Trees shield children from ultra violet rays.
- Trees provide food for birds and wildlife; Sycamore and Oak provide urban homes for birds, bees, squirrels and bats, etc.
- Studies show that patient with views of trees heal faster and children with ADHD show fewer symptoms when they have access to nature.
- Trees reduce violence and have provided spaces for human retreat throughout the ages.
- Planting trees provide opportunity for community involvement.
- Trees as landmarks can give a neighbourhood a new identity and encourage civic pride.
- Trees screen walls, car parks and muffle sound.
- The car parking on Oak Meadow will impact on the roots of trees.
- There is nothing in the plan that warrants the losses we will endure for little in return.

Wildlife Implications

- Impact of nature and wildlife in the area - one of the park's main reasons for existing.
- It should not be built in a public open space which is a supporter of wildlife.

- The Park is supposed to preserve and protect Wildlife not destroy habitats.
- Oak Meadow is precious, not merely a field but the food supermarket for the wildlife and source of our crop pollinators and should remain pristine, not a car park.
- To disregard wildlife for a few athletes is wholly unacceptable.
- The Trust claims “our surveys have shown that there are no priority species in the area which will be affected.”
- The building will lead to reduction if not displacement of bat colonies in Ferry Meadows.
- Bats are a protected species.
- The access road has been completely ignored. It is part of an extremely important wildlife corridor between Oak Meadow, the tree belts and many residents` gardens. protected hedgehogs use this route. An EIA should be carried out.
- Bird and bat flight paths will be affected.
- Cambridge Bat Trust have e-mailed information showing significant Bat Activity and sightings of a rarer pipistrelle bat in the Lakeside Area.
- Oak Meadow needs protecting from extra pollution; mature ancient native trees support an abundance of insects, essential to Bat survival along with the linear tree lines as commuting routes.
- The park currently closes to traffic at dusk; night traffic on the access road will affect all the nocturnal wildlife.
- The access road has no lighting; it will need lighting to stop accidents.
- It needs to be proven that the structure will not affect resident wildlife – bats and nesting birds.
- The building will be open and night and lit - consideration should be given to bats.
- Damage to wildlife in existence below and above ground level (flora fauna).
- It will encourage bird nesting at height where cleaning will be almost impossible; pigeon infestation known to have effect on human health (zoonosis).
- There is a danger of swans, geese, birds and bats striking this building bad weather.
- Construction work will cause major disruption to wildlife for at least 18 months.
- The Ecology Report has severe omissions; fails to consider the wider area and bats are overlooked.
- Peterborough city council need to refer back' to their own policies on doubling diversity rather than their constant destruction
- Dr R Stebbing who was involved in the part 1970`s has information that will be of interest to PCC Wildlife Officer.
- Dr Stebbings points out there are 9 species of bats in the area. Through lighting, disruption and heavy traffic flows, pollution there will be a significant impact on bats.
- A private function room is included so night activity will increase significantly.
- The cafe area with glass facing Gunwade Lake will be lit so the impact of reflection will need to be taken into account.

Environment and Pollution

- The proposal would fall under Schedule 2 of the EIA regs – leisure uses. Developments should be considered which have the potential for significant environmental effects even if the threshold is not met.
- Request that an Environmental Impact Assessment is undertaken.
- An EIA screening opinion is essential prior to determining the application and should have been undertaken prior to the applicant being submitted to inform everyone of the environmental consequences.

- An EIA is needed to assess the impact on flora and fauna, loss of flood plain and consideration of alternative sites with less impact on the environment.
- The EIA should include a study on the reversibility of the project. To remove the building would be extremely costly, and therefore not reversible.
- The applicant should undertake a rigorous EIA because of the strength of objection and concerns raised by official consultees and by the public at large.
- Red Kite comments state the development is likely to have a significant environmental effect by virtue of its characteristics, location, the nature of the potential impact and high traffic flow.
- Red Kite state the project will have a significant urbanising effect on the landscape setting.
- Encouraging more traffic into the Park is working negatively against PCC Environmental Action Plan for 90% Zero Carbon Emissions and making Peterborough First Environmental Capital.
- The Trust will be working against their Environmental Policy May 2018 regarding “to reduce pollution both locally and in the wider environment” as this is a new and very permanent activity.
- The continued transformation of Oak Meadows into a car park has huge environmental cost.
- The proposal does not meet NPT objectives for example, Investors in the Environment (iiE) Green accreditation.
- Vehicle pollution is damaging to human health and animals and creatures that have no natural defence to such higher levels of airborne pollutants and will suffer.
- Cities have invoked Carbon and emission reductions!
- Damaging non environmental products brought into the site and installed (concrete/tarmac/COSHH Substances to seal building).
- We are warned about the irreversible damage we are inflicting on our planet.
- The 10 storey structure will require substantial construction below surface and the supply utility services.
- Removal of material by huge plant lorries to extract and remove from site substrate materials and deliver concrete for piling footings.
- Our main responsibility is to address our mistakes and abuses on the environment for generations to come.
- This would question the environmental credentials – are we a green city?
- "Parks help reduce pollution", says the NPT. The proposed facility would increase both light and air pollution, at a time when responsible, environmentally-aware organisations and authorities are seeking to reduce pollution.
- Air pollution is already at a high from the existing main road systems of the A1, A605, A47.
- Pollution can cause brain damage to young lives as well as damage to lungs.
- The location of the car park on Oak meadow will increase pollution.
- More traffic going into ferry meadows increases pollution it's a place to breath fresh air.
- Pollution/noise from increased traffic affecting Residents, Caravaners, wildlife and ancient oak trees of Oak Meadows.

Users of Park

- Gunwade Lake is great location for those of us who enjoying walking in the park.
- The building will have a detrimental effect on those people who use the lake for sailing due to wind shadow caused by blocking the prevailing winds. This is confirmed by Rutland Sailing and Tallington

- There should be an independent investigation into the effects on sailing/watersports.
- Sailing on the lake will be nigh on impossible for Sailability sailors who get a great deal of pleasure of being a normal person instead of being classed as disabled.
- The very popular and educational Watersports Activities should not be compromised, especially after there were mistakes with the Lakeside Cafe and Watersports Centre that have affected and stopped some sailing activities.
- Carers of users of the Sailability Centre remain parked and view those in their care sailing, particularly in inclement weather. It is the only parking area with views of the lake.
- The building will severely restrict access to the disabled fishing pegs, something NPT has refused to even mention.
- The disabled fishing bays will be in shade.
- Insufficient consideration has been given to people with disabilities.
- Disabled park users have a longer walk to the water's edge - disabled access should be maintained.
- Although disabled parking is shown there are no available views across the lake from cars.
- The environment will no longer be dog friendly.
- The height will spoil a beautiful area where families meet for bbqs, football etc.
- This proposal will be at the expense of hundreds of Orton pedestrians, young families with toddlers, dog walkers, horse riders and disabled people entering at Lynch Farm.
- People wanting to enjoy the views, walk the dogs, feed the ducks, have access to the fields and small woods in the area etc need to be in this location.
- The east elevation of the building will shadow the children's play area and barbeque area as it is 15m. high (at least five storeys). It will be unattractive on cooler days and in the afternoons and early evening.
- The building will cast a considerable shadow in a potential outside seating area from which to view the lake. This situation of only being able to sit in the shade already exists at the Lakeside cafe.
- It will block Lake/sky views for users of the café.
- The climbing tower would take morning light from its closest neighbour, casting a disagreeable shadow over the Lakeside cafe seating area and affect their trade.
- Southern banks of Gunwade Lake will be permanently in shade.
- Noise is a worry for those who use the park for quieter pastimes such as fishing.
- Elderly persons may no longer feel as comfortable with the large modern building.
- The Archery club that meets at Oak Meadow will be displaced.
- Impact of night traffic on the caravan park. Night traffic on some weekends has been tolerated for weddings and conferences at Lakeside but 7 days a week is totally unacceptable!
- The increase in cars exiting the annoyingly noisy, one way barriers, will be increased into the night.
- There will be disruption for pedestrians, cyclists and public vehicles and wildlife during the construction period.
- Should we also expect film crews covering the events, causing yet further disruption?

Impact on health and well-being

- Disabled /elderly car owners can look out at the water....don't underestimate the importance of this on Mental Health.
- The Wall will provide activity and mental well-being but only for those who can pay.

- The wonderful natural, open and quiet view for pedestrians entering the Park by Lynch Farm Bridge will be lost - do not underestimate its importance on peoples Mental Health and Well Being.
- People enjoy that quiet zone around Oak Meadow, Lakeside Cafe & open lake views and benefit daily from better mental health & well-being.
- Ferry Meadows is a place for me to keep my mental health in check. I frequently run the perimeter of Gunwade lake or walk with my dog across Oak Meadow.
- It is well researched that being in an open space in nature reduces stress and can help with many mental health issues therefore people need to see the water & greenery.
- Access to quiet open space is essential to unwind. This jeopardises that.
- We hope PCC recognises the importance and benefits of open spaces and landscapes for both physical and mental wellbeing for future generations.

Neighbouring Amenity

- Stationary queuing traffic will produce emissions which are harmful to the local residents.
- The noise expected from the building, given the 34m height, would disturb adjacent residential properties. This is already the case when individual events are hosted in the park.
- Residents of Orton Wistow have no wish to be subjected to the inevitable increase in traffic (both noise and pollution) and further loud noise from events etc.
- I will be able to see the structure from my bedroom window - not a pleasant thought.
- The proposal will have a huge impact on local residents, who are the ones who visit the park all-year-round, pick up the litter and care for the natural environment they all hold so dear.
- There will be a significant impact on the residents of Cherryfields and those in Farleigh Fields due to additional traffic.

Security

- It will cause problems of managing access to the park for late evening use, and increased liability of unauthorised access by illegal encampments etc.
- What is there to stop anybody after hours using the climbing wall (for fun)?
- Very little has been said about crime, apart from increased CCTV being in place. May I remind Nene Park committee the problems they had with crime just a couple of years back.
- There are no staff to monitor or clear the site after dark at present. This has led to cars coming into and leaving the park very late into the night, fires being left in the wooded areas, litter, vandalism and groups of drivers meeting and playing music at an anti social level.

Precedent

- If the proposal is approved it will be an invitation for further structures/buildings and further loss of open space, increase in traffic and further erosion of the existing qualities of the park.
- This would also establish a worrying precedent for potential future development in Ferry Meadows.
- An indoor adventure space, as well as a play area, at the lakeside has already been mooted. What next? A hotel, snow dome, or how about a dry ski slope?

- Urbanising the Park will destroy it and set a green light to other urban projects like skate parks, mountain bike tracks, perhaps a speedway to replace the one that will probably go in the showground.

Public consultation

- A Leaflet drop in October 2018 was made along a narrow corridor of residential dwellings. A wider consultation should have been undertaken.
- Only 290 of the 1.8 m visitors in 2018 completed a biased questionnaire with leading questions in favour of the development.
- From this small sample consultation response NPT deduced that the public want an Olympic Standard Climbing Wall. Useful but hardly robust market research.
- The majority of the Supporters' statements are substantially one-liners supporting a good-fun idea with little consideration of the broader issues. The majority of the Objectors' statements do support their argument with some deeper consideration/explanation of their views.
- The Trust issued a 30 year plan but this did not have significant public consultation.
- In late 2017 or early 2018 the Trust decided that they wished to create a climbing centre in the park. There was no public consultation.
- With only one week's notice the Trust announced on Facebook that they were providing a display of the proposal for the Climbing Tower on Saturday 3rd November 2018 between 10.00 and 15.00, a five hour period, the Saturday of many firework displays. The exhibition was merely a set of images with little detail.
- There has been little information of the structure in the park – display boards. The Trust uses Facebook to inform the public.
- As a result of pressure from objectors the Trust has agreed to hold an exhibition but only for a three hour period at the Watersport Centre on Tuesday 26th March 2019.
- Consultation stated a building of 30m which is now 35m – this may have influenced views.
- NPT are doing the bare minimum to inform local residents and users of the park, which isn't just devious but unfair.
- Consultation has been wholly inadequate, under the public radar and very limited.
- Can it be right that NPT who manage the country park on our behalf appear to believe that people cannot have their say on this huge planning proposal.
- We question is this what the people of Peterborough and visitors want in their country park?
- We would refer you to the number of online objections and petition?
- Those pathetic pink signs around the park detailing the proposal are just as futile and deceptive as the artist mock-ups.

Viability

- The idea of a Climbing Wall is excellent in principal if it were financially viable.
- Costly to build £5m for Wall /£8m for full project if it does not go over budget as often happens.
- There is no business plan provided but even with grants the amount required it is difficult to believe that this facility is economically viable.
- It is irresponsible for the Trust to commit to the building, while its stated financial goal in its most recently published annual review is 'the return to a sustainable financial break even'.

- I believe that an operational deficit of £40000 that is inflated by a voluntary income of £148000 proves it to be financially irresponsible of the Trust to further burden itself until a route to operational profit is secured.
- It has not been proven that this project is financially viable as a profitable venture in the long term – there are no figures to suggest its projected income or operational profit.
- The Olympic standard internal climbing wall would certainly be a great attraction to Peterborough provided it was conceived on a commercial basis with the expected users paying for its costs and overheads and not being an additional burden on either the current users of Nene Park or the rate payers of Peterborough.
- A large amount of this project will rely on outside funding but this does not cover the ongoing operating and labour costs on an ongoing basis.
- The wall will rely very much on national /university users to generate enough income to make it viable.
- There are other ways the Trust can raise money e.g. projects more in keeping such as Holkham Hall and the Look Out, corporate funding, waiting for the many rents they have to accrue after their recent big spend.
- Costly to use (others with Clip and Climb and Bouldering cost £10 -£15 per half hour) Niche market.
- How many local residents will be able to afford to participate – it will not be free and will not be for everyone.
- Can Peterborough people afford the facility - activities like Lakeside Bowling, Lido, Westwood Climbing Wall etc are closed or with problems?
- I do not see how this climbing centre can possibly recoup the cost of installation.
- Capital funding could be raised by Nene Park and third parties such as Lottery Funding. However that is different from commercial viability on an on-going operational basis.
- No information is provided on the forecasted revenue split between general activities and the Olympic Climbing facilities. I fear the risk of a 'white rhinoceros'.
- The park has far more pressing things to spend money - the footpaths around the lakes are badly in need of improvement.
- Changing the nature to an Activity Hub is too risky.
- The building is so reliant on a single activity. Is long-term interest in climbing proven?
- If it is not popular in the long-term the park would be stuck with a building that was inappropriate for other uses. (Similar to the Pearl Assurance Sports Club building in Castor.)
- This sport, at present, has a small percentage of interest and could be a passing phase.
- It is suggested that the university would benefit the climbing wall. Unfortunately, the difficult financial climate facing existing universities, and the falling numbers of potential university students does not support this.
- There is little to no chance of national comps being held at this venue, and no chance of an international comp.
- This proposal is not able to cater for completion spectators. This dramatically reduces potential income.
- Walls housed in projects such as this tend not make a profit. Provided the Council (or other body) is prepared to bear ongoing funding, then it does look like a beautiful centre.
- An "Olympic" sized climbing wall is not required and a 15% increase in visitors is wildly overstated.
- These climbing walls are not viable and are nationally supported by local authorities. Our local budgets are being slaughtered and the City Council is struggling to maintain basic services.

- The Trust will have expended an estimated sum of between £75,000 and £100,000 to produce this scheme. This should not influence a final decision.

Conflict of interest

- NPT's Chief Executive has a conflicting interest with at least one other group in the climbing sector which should be investigated.
- I also feel that the Chief Executive of NPT holding the position of 'Independent Director' of BMC (working for climbers, hill walkers and mountaineers) represents a significant conflict of interest, with the stated core goals of Nene Park perhaps being a secondary consideration to his current goals for BMC.

Misc

- The building will be hazard to small aircraft and helicopters – Sibson Aerodrome and Milton Hall landing strip closeby - it will need to be lit to warn air craft of its presence
- The planning application was delayed in appearing on the Council website. It contained a mountain of material.
- The design of the web site is such that all comments from those objecting or approving appear first making it difficult to search the application.
- There appears to be no detail of sequence of work or consideration provided of Health and Safety considerations.
- All materials to create the car park would have to be imported but there is also no detail of how materials displaced will be removed.
- Although it has not been passed NPT are already started to prepare for this – events on oak meadow.
- I submitted a formal request to NPT to access Nene Park Archives – there has been no reply. I suspect these archives are likely to contain significant legal and planning issues both past and present. I believe this is a deliberate withholding of legal information and against the spirit of the Development Corporation's gift to the people of Peterborough.

Comments in Support:

- This will enhance the area providing an excellent facility for Peterborough.
- It would be a great asset for the city.
- I think this is absolutely fantastic! Peterborough needs more activities like this!
- This is what Peterborough needs to bring more people in from surrounding areas!
- Not only good for the locals but will increase Peterborough's profile.
- This will help the trust to generate much needed income to be reinvested locally into the park and Peterborough as a whole.
- It will bring people from across the country for something very unique and may breed a future Olympic champion!
- Exactly the sort of thing Peterborough and Nene Park deserves.
- This is a very positive thing for Peterborough. There needs to be more activities for our children and for adults too.
- The benefits a scheme like this will bring to climbing in the region are un-measurable.
- Climbing is accessible to the full age spectrum, with kids as young as 4-5 years and adults in their 80's - maximising fitness and mobility.
- To access similar facilities means driving to Milton Keynes, Nottingham, Northampton or Sheffield.
- A climbing wall of the size proposed is not available within probably a 100 mile radius.

- With climbing being in both the 2020 & 2024 Olympics, an Olympic class climbing facility could positively influence and contribute to Britain's Olympic legacy.
- Milton Keynes - a city with a similar population and demographics to Peterborough - has a well regarded (though not top end) climbing wall. Within a couple of years it was so popular that a second site had to be opened.
- Visitors would be investing in the local economy.
- Groups will come to Peterborough and spend time using the centre and then venture into the city centre in the evening and use bars and restaurants.
- I will provide new jobs.
- Easy access to Ferry Meadows makes it the perfect location.
- I cannot wait for this facility and will be definitely be using it.
- It will also give people new opportunities to try something new to get fit and healthy.
- Will be a great addition and I would definitely like to try it out!!
- An opportunity for my children to have local amenities close to home.
- Any additions to ferry meadows to improve it for my kids is a win.
- The city is expanding at a fast rate and needs to keep up with other cities. It would bring younger people to the city and money for local businesses.
- Learning the younger generation to climb and do something more than play computer games.
- It's about time this city got with the times and catered for active people!
- With Peterborough wanting to be a university city this will encourage younger people to the park.
- It will encourage new hobbies for our younger generation.
- This climbing centre would be fantastic for the current climbing club in Peterborough and give them a new home and let that expand.
- I look forward to this being approved.
- Would you be able to add a small council vivacity gym in the same area? Would be a great area for meditation/yoga.
- Peterborough needs to expand its recreational activities and attract the best talent and money.
- The structure will not have any adverse impact on the park. Facilities like this are very common and are built with great care to their surroundings.
- Personally I hope this is the start of many exiting things to come to Nene Park...I truly hope that PCC will be a part of the journey and not a road block to refusing a worthy charity of much needed income and innovation.
- Ferry Meadows is most definitely a jewel in Peterborough's crown and this will make that jewel more valuable.
- This will make Ferry Meadows an all year round attraction for families and youth groups.
- It will make an excellent addition to the recreational facilities at Ferry Meadows.
- Lifelong health benefits - There is increasing evidence of the physical and mental health benefits of being active especially activities which are normally outdoors.
- Whilst the centre itself is an indoor facility there is recent strong evidence undertaken on behalf of Sport England (Getting Active Outdoors) that highlighted that children and young people who experience outdoor activities continue to participate in them through their life.
- The facility will complement the increasing number of climbing facilities in Schools for example locally Peterborough School, Thomas Deacon Academy.
- An increasing number of Schools are installing climbing walls as they develop their facilities and this will generate interest which needs a follow on opportunity.

- It would be an ideal next stage for the young person who enjoys this sport and wants to continue with it, especially with the impending loss of the Peterborough Climbing Club.
- It is a timely development with climbing included in the next Olympics.
- It will generate a massive interest as all televised sport does, especially new sports benefiting from their Olympic inclusion and coverage - eg the impact of London 2012 on the sports of Handball and Goalball locally here in Cambridgeshire and Peterborough.
- It is a sport that can have recreational and competitive participation - for Living Sport it would be an ideal activity for the Cambridgeshire & Peterborough Public Health Active Families programme, funded by Sport England as it is one in which families can participate together.
- This has the full support of Living Sport, the Cambridgeshire & Peterborough sports and physical activity partnership.
- The Nene Park mobile climbing walls have clearly demonstrated the level of interest in the activity and the queues for this activity are obvious wherever they are available at events.
- The development of this facility will be a real opportunity to put Peterborough on the map.
- It will be the only facility of its kind in the country (England) which provides an opportunity to bring people to the city to enjoy the enhanced fantastic recreational and participatory offer of the Nene Park, or to compete in competition, be that national and international.
- The thought and care given to create this activity has been done with great effort to blend into the environment with natural materials.
- From Castor the view will blend into the landscape and will not be an eyesore.
- It is a great activity for young and old to challenge themselves physically and mentally.
- I attend the Climbing Wall in Bretton weekly, this would allow me to attend more frequently.
- It would be a great asset and open up opportunities for our community.
- I am excited about new facility accessible to all people in Peterborough.
- I attended the public open day held at the park and the public exhibition of the submitted scheme. I have been impressed with the staff's passion and enthusiasm.
- 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 local people clearly care about their park.
- 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.
- I am impressed with the ambition shown by NPT in commissioning a piece of 'architecture'.
- 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 emotive and subjective, however the importance of creating quality buildings is clearly set out in the NPPF (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.
- 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.

- 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)
- 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.
- I believe the building has the potential to enhance the setting of Nene Park.
- 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. 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.
- The building has the potential to provide the city with enhanced leisure opportunities and set a new benchmark for quality architecture in the city.
- I live nearby in Castor and wholeheartedly support the application.
- The sooner this happens the better.
- Climbing is currently one of the fastest growing sports in the UK, and the number of competition grade walls surprisingly few, given the popularity of the sport.
- Peterborough currently doesn't have a suitable climbing facility. There is a 30 year old community run project, but the facilities are lacking and it suffers for being both too small (in both height and in terms of the number of climbers it can accommodate) and for being inaccessible for newer climbers
- The same arguments are levelled against every significant project, be they care homes, hospitals, swimming pools or schools; they should not prevent the construction of a facility which will be of great benefit to the wider community.
- Do not allow a vocal minority to dictate the direction of what would be a superb step forward for Peterborough and the surrounding towns and villages.
- It will give the youth of the area another activity and facility to use.
- As a local parent of 2 I welcome this addition, and can't wait to be able to use it
- A wall of this sort, with professional route setters, offers a place for skilled climbers to train; but more importantly it offers a place for new climbers to get into the sport.
- The revised designs with its tapered spire aping the spire of our cathedral, would not be an unattractive addition to the park.
- I fully support this and feel there is no negative impact on the area. The choices of materials compliment the location.

Second Round of Consultation – December 2019

Following submission of revised information including Flood Risk and Drainage, Transport Assessment, Travel Plan, Archaeology Report, External lighting, Tree Reports, LVIA and Sequential Test.

Comments objecting:

The Principle of Development

- This is against the principles of what the park was intended for i.e. as a country park for the recreation and pleasure of local citizens of Peterborough and surrounds.
- Nene Park is predominantly an outside pursuits area – the building would be at odds with encouraging the love of outdoor life.
- The indoor facility has no relationship with the informal recreation opportunities at Ferry Meadows.
- The building is not in keeping with the Country Park.
- It is not a leisure/amusement/adventure park.
- This an urban sport divorced from the outdoors.
- It is essentially an enormous indoor gym/sports centre - we have numerous leisure centres around the city.
- Nene Park is one of the few nature areas left in Peterborough.
- Our only escape from an urban environment will be lost.
- Keep the park undeveloped.
- People were given this park as a country park, not a sports venue.
- NPT should concentrate on the provision of a park and not create a monster that will end up pleasing no one.
- Is it really going to benefit the residents of Peterborough or is another cash cow for NPT?
- The development appears to be commercially driven rather than helping to enhance the original objectives of the Nene Park Trust.
- Does Peterborough need another climbing wall?
- We already have 2 cafes within Ferry Meadow so do we really need another one?
- Development and provision of this should not be through NPT but by PCC.
- Ferry Meadows was created for the benefit of the people of Peterborough and not for the benefit of huge numbers of outsiders.
- The park is heaving and has enough visitors.
- How can so many visitors be accommodated without the destruction of our green park land.
- Wyndham Thomas's amazing vision will be absolutely disregarded by the people who were handed over that responsibility.
- Wyndham Thomas gave us a Country Park not a Park for a 34 metre monstrosity - he would be furious with the proposal to destroy the atmosphere of tranquillity in Nene Park.
- NPT's amazing work for the past 40 years has been exemplary as protectors of wildlife and nature carrying out what Wyndham Thomas and all the others set out to achieve.
- The park was gifted to the people of Peterborough by the PDC as an open, green, quiet place away from the urban frenzy of the ever growing city. So this is OUR Country Park.
- How lucky we to have access to such a green and nature rich gem.
- Wyndham Thomas designed Sports in the centre of each Township.
- The legacy of Wyndham Thomas is not to urbanise and the Covenant is being ignored for commercial gain and to serve the few!
- There is no place in Ferry Meadows for any commercial building of this magnitude.
- I do not accept the development will be beneficial to the NPT or the City of Peterborough.
- Its only recently with a change of trustees things have changed with much commercialism causing anger towards the trustees.

- The Trust is letting the people of Peterborough, spending Trust money promoting a 34m tower that has no right to be in this park.
- Looking at NPT accounts, if the park keeps to its original ethos along with grants and charity donations it should be able to maintain itself financially.
- Don't get obsessed with making money, Ferry Meadows/Nene Park is priceless, let's keep it that way.
- With more emphasis on recreation activities, like the Park Runs and other events have significantly altered the original intentions.
- To those who say this proposal will "put Peterborough on the map", it's already been on the map for a very, very, very long time!
- Violating one of the very few remaining green spaces for wildlife and for the area's lungs is misguided and goes against our civic duty to protect nature for the next generation.
- Every regular visitor to the park I have spoken to has been opposed to the building/tower.
- The climbing wall will be for the few and the paraphernalia of indoor play area and cafe merely a sweetener to make this building more acceptable to the public.
- The climbing tower will be for a handful of people as access is so limited.
- The climbers will be conducting their sport inside a building, oblivious to their surroundings.
- Climbing is a minority sport and of little interest to the vast majority of local people.
- Minor benefits to the community are massively outweighed by all of the negatives.
- It would be an act of vandalism to destroy even part of it purely for financial benefit.
- Our descendants should be able to enjoy the rich natural diversity of nature as our generation has been able to do. We should not rob them of these experiences.
- Should be repurposing, renewing and regenerating areas that need it.
- The city is far too happy to smother the area in housing and huge warehouses, in an over-expanding city population, build another park perhaps?
- People clearly want to walk, run, cycle and see the sky. Not an incongruous, red wood and glass fronted super barn dominating everything else around.
- The proposed development is not in step with many of the national and local policies.
- The proposal is contrary to policy LP11, where development should avoid harm to the countryside.
- The proposal is contrary to policy LP24 Nene Valley Policy – the proposal does not safeguard, enhance landscape, nature conservation, heritage, cultural and amenity benefits it damages and destroys them.
- NPT comments to the media claiming losing the car park is nothing when they have all this land is shall we say 'misinformation', clouding the issue.
- NPT say there is a void in the area for this type of activity; there are climbing walls in Milton Keynes, Rushden, Cambridge, Harlow all within an hour of Cambridge.
- If we have another lockdown with Covid then this project will take away a big important area and Oak Meadow carpark will mean less green space.
- Ferry Meadows has proved to be too small an area during Covid and Social distancing.

Character and Visual Amenity

- What a sad day when a few people can make decisions that such an eyesight can be built in the middle of a nature reserve which will alter the space forever.
- This activity centre is completely out of character for the peaceful tranquillity of this park and the wildlife.
- The very tall obtrusive structure would have a very detrimental visual and aesthetic impact on one of the most attractive and popular areas of the park.
- The climbing wall would have a massive presence and would dominate the area.

- The revisions do not adequately address the adverse visual impact.
- The wall would spoil our wonderful park – the ‘Jewel in the crown’ of Peterborough’.
- Covering the meadow with tarmac, an environmental disaster on its own.
- It is an inappropriate overdevelopment of the area.
- This building would dwarf the surrounding trees and the tower is a comparable height to Apex House and Peterborough Cathedral.
- I would ask anyone to stand at the top of the field, next to the Oak tree and imagine the view looking down towards the proposed site.
- The 34m high tower will significantly reduce and impact on the aesthetic and ambience of the surrounding lakeside area.
- The views - particularly from Bluebell woods will be blighted.
- It would encourage persons from outside of the area so the character of Ferry Meadows would change from countryside destination to an urban arena.
- The images are incorrectly scaled, they do not show a true comparison.
- NPT have permission for the huge play area to join on to the climbing tower, which means we lose a much bigger part of the park.
- Oak Meadow was painted by Repton late 1700s early 1800s which shows it today much the same as it was then including the group of trees between Oak Meadow and Gunwade Lake – they have historic provenance.
- The proposal is contrary to policy LP16 – development should respect the context of the site and surrounding area.

Landscape Visual Impact

- Will ruin the pleasing views within the valley and the surrounding city and towns for many miles.
- It will totally ruin the landscape for miles because of its height and presence.
- The building of a 34.25m Tower (the third tallest building in Peterborough) would be an eyesore on the landscape/beautiful natural park.
- This building will be visible from a significant distance and will not blend in well with the setting of the park and surroundings.
- Views from the Castor side and Lynch Wood have virtually no man-made structures except the Lakeside café, which sits below the treeline.
- It will still drastically impact on the view of the lake and totally change the nature of the area.
- At 34.25 m (approx. 112ft) high it will stand out like a sore thumb from all directions, ruining the country park's appearance.
- Its size will dominate and change forever the views and skyline.
- It would be visually intrusive in such a wide and flat landscape
- No changes have been made to the Landscape Visual Impact Assessment.
- The LVIA does not give an informative or unbiased impression of the impact of the building that visitors will experience.
- It will be like standing next to a similar building to the Cathedral at the lakeside.
- The landscape impact has largely been considered in relation to its visibility from outside the Park not in relation to the imposing nature of the building for visitors to the park or walkers in the valley.
- Photos are provided of the site from the north and the new Watersport Centre the position of the new building is not even shown in outline. This is essential.
- A recent objection provides details showing how the Climbing Tower dwarfs the Watersport building.

- The tower is taller than the west towers of the cathedral and will be visible from many miles.
- Reference to single storey/two storey is misleading as the main bulk of the building is 16m high and the tower 34.5m.
- The evaluation in the LVIA in respect of Users of Ferry Meadows Country Park (sections 8.3 to 8.7) of both the Magnitude of Change (judged to be Low) and the adverse impact (Moderate/Minor significance) is extremely difficult to reconcile.
- The impact from anywhere near Gunwade Lake is overwhelming - it would be hard to choose a more conspicuous or flatter location. The visual impact is definitely severe.
- The justification that .."the development is to substantially reinforce the recreational offer of Ferry Meadows Country Park..." is extremely unpersuasive in terms of the visual impact.
- Policy LP27 identifies the Nene Valley as one of the 6 areas in Peterborough having valuable landscape character. Given that the building is 11 stories high so violating views and skylines, mature trees will be lost it is clear that this does not comply.
- The building will be taller than the mature height of most of the surrounding trees and will be visible for miles.

Heritage Asset

- The loss of trees and shrub between Gunwade Lake and Oak meadow will allow clear view of Lynch Farm – a scheduled monument to Milton Hall.
- The proposal is contrary to policy LP19 – Oak Meadow is a scheduled monument the proposal will damage and destroy what has been preserved for centuries.

Design/Appearance

- So an updated plan but the same monstrous building. The small amendments cannot remove the central feature.
- The scale, colour and massing of the building is inappropriate for the location, doing nothing to enhance its setting.
- I am all for innovative design however, believe that a building should be both sympathetic to and respectful of its surroundings and not just showcase a designers abilities.
- One only has to view the old Pearl building in Castor to appreciate how detrimental the impact of inappropriate height and bulk can be on a rural landscape.
- Consideration should be given to reducing the height of the highest element.
- The sheer size of this proposed development it does not fit the natural landscape and environment.
- The artist impression provided is ugly and a monstrosity.
- The architecture is devoid of any aesthetic quality. There is no style, beauty, detailing or decoration, leaving this structure incongruous to the setting and any local architecture.
- The artist's impression shows a large brown lump by the side of the lake, and with its tower it resembles a dark satanic mill.
- The residents of Castor and Ailsworth were promised no building would breach the tree line during the development of the Ortons and to date, the promise has been kept.
- I know Olympic climbing walls are 12.5 metres.
- Thomas Cook building is about the height of the attached shed to get a perspective.
- All buildings in the Park are single storey to the perimeter except Watersport which itself was single storey, with mono pitched tiled roofs and natural timber cladding.

Flood risk

- The proposed building lies within Flood Zones 2 and 3.

- Only “Essential Infrastructure” should be built in Flood Zone 3b “Functional Floodplain”.
- Just because we can doesn’t mean we should build a non-essential building on a level 3 flood plain.
- We are all aware of the consequences of building in the flood plain – Guardian articles 12/11/19 and 2/1/13.
- In the Flood Risk Assessment the “probability of flooding” was hardly considered.
- It is for the LPA to determine if the sequential test has to be applied in accordance with para 158 of NPPF – Is the LPA happy to just accept the conclusions of the sequential test?
- Many more possible sites could be considered on land already owned by NPT.
- There are many more alternative sites within a short distance of the proposed site.
- Sequential test is not robust – Will you be insisting on an unbiased test?
- Land ownership is not a reason to ignore the sequential test.
- Other sites were discarded on the basis that “Nene Park Trust, a charitable organisation, would be unable to justify the purchase of the required site area.
- If the application had been for a different location and the Alternative Site test had considered Lakeside then it would have been dismissed as being not suitable due to having a high probability of flooding.
- Exception test – there are no sustainability benefits from an Environmental point of view - Government provides guidance in the NPPF for achieving sustainable development.
- Disappointed at Environment Agency response - we should be rapidly changing our attitude towards unnecessary developments in flood plains.
- Why have the organisations done a U-turn on protection for Flood Risk and the Environment? Ferry Meadows plays an important part in its capacity to store additional water.
- Do they think that in the last 7 years the threats from Climate Change etc. have diminished?
- Incorrect guidance may have been used for climate change allowances?
- FRA and it does not take into account the future mapping to 2050 which shows the extent of flooding only getting worse hence a higher risk.
- The lake also acts as a flood plain and it will destroy its usefulness.
- Within a few decades, flood plains will need to store more water temporarily, otherwise there will be more flooding pressure onto areas of the city downstream.
- Given the damp nature and flood risk, the site is not appropriate for 34m tower which requires a sturdy foundation.
- The loss of porous ground and increased obstruction to flow is not justified for a building that does not need to be built in that exact location.
- The need to build on stilts, adding to the height, would be unnecessary in a zone of lesser flood risk, where the building would only need to be 20m tall.
- The site flooded in 2013.
- On a number of occasions the car park has flooded.
- From October onwards the park has been subject to high water levels and flooding.
- This winter most of the paths surrounding Gunwade lake and beyond were impassable.
- The Waterside Centre may soon need to be raised or require a raised walkway for access.
- Disagree with the stated level of the flood plain. It has previously been confirmed that the flood plain was at 6.0m OD.
- The flood of 6th April 1998 came to 5.85m OD. The level of the existing asphalt car park is 5.45 with level of the steps at the entrance to Watersport 5.58m.
- The 6.0m contour actually includes half of the proposed new parking area and 5.75 contour over three quarters of the new car park.
- At times the area around the new building would be flooded but the proposed new car park will have a subbase that is waterlogged.
- The consultant in his report agrees that there will be a minimum of 20% uplift in river volume in the next 30 years alone and more up to the year 2100.

- The latest EA reports state unless drastic action is taken then Peterborough will be by the sea in 2050 and a considerable amount of the park subject to flooding.
- Our rainfall has increased by 17% in the last 10 years. The plan must be viewed for the next 50 years and it would be wholly irresponsible for it be dismissed as not being of concern.
- The original Environment Agency advice recommended a Capture-fence to restrain any vehicles in the event of flooding. This is not shown.
- The longstanding sewer stench in the park adjacent to the pillar box and along Ham Lane would appear to be beyond being solved, without adding another source.

Location

- The concept of an "Olympic standard climbing facility" within Peterborough is a brilliant idea but this is the wrong location.
- Fully support the building in an already industrialised area – there are plenty of sites.
- It may be better sited at a secondary school or sports facility, where oversight and safety can be organised.
- There are 3 alternative locations within the park – area adjacent to the Nene Valley Railway line (150m WNW) of Lynch Farm road bridge, at Orton Mere on secondary car park and land to the NE of Thorpe Meadows pay and display car park.
- The Woodlands, Castor would be an alternative site - leased by the NPT. The site is already designated for sporting and recreational activity and has good access to Peterborough and major roads A1 and A47.
- How has the council/trust allowed the sale of Woodlands and proposed residential development of the disused sports centre at Castor for non leisure purposes?
- The Embankment site and potential location for the new Peterborough University Campus would be appropriate and would fit in well with the Sports Village.
- The Embankment, near the swimming pool and running track that could be viewed with pride while traveling on the parkways.
- The Embankment sites also marry with NPT long term plan for the park run from the Embankment through to Wansford. Neither site has flooding, wildlife or local traffic issues.
- The South Bank where other tall buildings are going up, and not in a place of relaxation and enjoyment.
- The East of England Showground would see less environmental impact and better cope with increased traffic movement.
- Alwalton Hill distribution centre - other climbing walls have been sited in similar locations.
- In other cities these are in urban brownfield sites not in rural country park settings.
- The vast majority of the UK's indoor climbing walls are in converted churches, pumping stations, former military facilities, industrial estates, etc where its exterior aesthetics are unimportant.
- Edinburgh International Climbing Area is within a disused quarry and has a height ranging from 6m-28m.
- Sites that were dismissed because of finances - the submission doesn't include a cost implication.
- It should be built near to the town's transport links, to ensure accessibility.
- Note the recent criticism by UNESCO of the Lake District, being solely accessed by an insufficiently diverse mix of the population.
- The revisions do not address the location - the main objection from people.
- There must be more appropriate built-up sites to construct this building.
- The reasons given for this being the wrong location far outweighs the fact that it will be good for Peterborough.

- Rail World has a large area.
- It should be located at the top part of the park/entrance on Ham Lane to lessen congestion on the narrow road and remove the need to relocate a carpark.
- The development would be better suited to the new township of Hampton.
- Better locations would be the cattle market car park, Dickens Street car park, Northgate development would be the obvious choice.
- Perhaps the council's strategic property section could assist with an appropriate site?
- The Toys are Us site is accessible by public transport, brownfield, and could entice visitors to the city centre.
- Why not build it in the Nene Park Chairman's garden, if he truly believes it is acceptable.
- The opposite end, off Thorpe Road, near the rowing club, where a youth hostel was once proposed.
- It could be accommodated within an existing large retail building - TKMAX building is suitable for conversion.
- The climbing wall at Rushden Lakes is within a section of the cinema with the building 16m. high.
- IKEA adjacent land and the lake next to it, ripe for improvement. On a linked parkway.
- Land to the NE of the Thorpe Meadows Play and Display car park.
- It could be attached to the proposed £14million leisure centre in Werrington?
- One of the commercial areas at Hampton good road access.
- The sequential test dismissed alternative sites, due to finances – negotiations could be undertaken with landowners.
- There appears to be enough space on a yard that seems to be just used for dumping trees, gravel etc? Presumably this land is owned by NPT? It is located just yards north of the level crossing on the east side of Ham Lane, next to the existing main access road, the main car park, the caravan and campsites, the NVR railway station, NPT offices, information centre, shop, café, warden's office – in fact all the main facilities in the Park!
- The Sequential Test document does not consider possible redevelopment such as ageing industrial areas.
- It would also arguably benefit Peterborough's other businesses to a greater degree than if situated out-of-town, in our primary country park.
- The overflow car park would be a better location.
- I am surprised that no other part of the Country Park was identified by the Sequential Test as feasible alternatives.
- The sequential test is an entirely biased report – PCC should commission a fully independent assessment.
- Planning Applications should not be approved purely on the basis of the Applicant not being able to afford to build anywhere but on his own land.
- The Sequential Test incorrectly states that a number of Alternative Sites are not suitable when in fact they are because an invalid test factor was used?
- Another reason in the Sequential Test for dismissing other potential sites is that the building would "...cause harm to setting or character..." to those other sites. The same factors do not seem to be considered for the application site.
- Within the Sequential Test, it repeatedly states that the minimum height for such a facility is 25m, yet the plans submitted are for a 34m high building.
- The Addendum to the Sequential Test refers to consideration of land within the "ownership" of NPT. The land is managed by NPT not owned by them – leased to them.
- The Sequential Test is totally against the NPPF and Planning requirements.
- Why did they not even consider land next to their main offices and buildings on Ham Lane?

- The proposal is contrary to policy LP12 as no impact assessment has been submitted.
- The climbing community advise that brownfield sites in more built-up areas would be far more suitable for such a construction.
- A venue like the Depot (across the country including in Nottingham): these provide very challenging climbs, overhangs etc. in relatively low buildings.

Highways

- The proposal is contrary to policy LP13.
- If the £2 million/pa contribution to the local economy is to be realised then most users will need to come from outside of Peterborough.
- The recent amendments do not address the fundamental issue of accessibility to all sectors of society.
- The application still fails to adequately address the transport and traffic issues.
- Increase in traffic on Oundle Road.
- How can 275,000 car movements per annum not result in a residual, cumulative, severe impact on an already congested area?
- The TA is a desk top study, is flawed, insufficient in scope and fails to model current observed conditions.
- There are plans (approved or in the pipeline) for further residential/commercial development – Great Haddon, Lynch Wood, Alwalton, Showground. These ought to be put into the baseline before allowing for nebulous growth rates.
- Oundle Road is a nightmare, parkways closed with daily accidents and we encourage more traffic.
- The report contains no "What if?" scenarios or tests of the robustness of the figures, e.g. if the actual growth in traffic was a mere 1% more for each of the next 20 years. The RFC factors quoted in Table 5.7 would be 70-100.
- The conclusion drawn cannot be relied on as any actual realistic forecast of future traffic conditions on Oundle Road.
- Residents in Orton Wistow, Sunningdale and Chisenhale already have difficulty accessing Oundle Road – the traffic study downplays these issues by basing statistics on low flow periods.
- The TA traffic flow information does not reflect the actual traffic usage on Oundle Road particularly from the Ferry Meadows roundabout to the Nene Parkway and Lynch Wood Business Park.
- The sets of three traffic lights to the east on Oundle Road have a particular effect on traffic flow because of the Business Park, traffic from Orton Waterville the Nene Academy School.
- In weekday mornings from before 8.00 until 9.15 the road is congested then again in the afternoon from 14.45 up until 17.45 due firstly to school traffic and after 16.00 until 17.45. Traffic does not flow it is stationary.
- Traffic jams along Oundle Road at peak times have consequences for emergency vehicles.
- When events are held at the Showground, traffic problems are intensified.
- Traffic plans are not legally enforceable and not worth the paper they are written on.
- A containment of the growth of future traffic is required, not unnecessary development in inappropriate areas.
- We have undertaken our own Traffic volume count at a junction a few hundred yard's away from the Skanska junction - recorded over a 10hr period , over 2 days . 26,052 in a 10 hr window.

- Oundle Road should very importantly become part of Skanskas lacking Traffic Report!
- BBC news related item on 21/1/20 online! 'New UK Housing dominated by roads' Planners & Engineers have been rapped for allowing new Housing Developments to be dominated by roads'
- The application fails to acknowledge/address the wider transport implications when national climbing competitions are held. Could attract up to 700 spectators.
- Comparison with the site at Milton Keynes – here the 2 walls are 11m and 11m, both located within an industrial estate. The only other comparison is Edinburgh.
- Will increase traffic on Ham Lane, which is used by pedestrians and young children on bikes and scooters – potential increase in accidents.
- Ham Lane is often grid locked and the car parks so full that half of one of the meadows has been allocated for parking.
- Increased volume of traffic is dangerous to wildlife, dog walkers and children.
- Whilst there will be little impact on the local road network, there will be an impact on Ham Lane and on the roads within the park.
- The existing lack of pedestrian/cycle crossing points already renders the Ham Lane and park roads hazardous to non-vehicular users at busy times.
- Drivers ignore pedestrians either crossing or waiting to cross the road.
- Traffic exceeds the capacity threshold of the park and the local infrastructure frequently with the current level of visitors.
- Ferry Meadows is not effectively served by public transport. This means that most climbing wall users will travel to the site by car.
- Due to the weight of the climbing equipment it is unlikely they will arrive by public transport or other means.
- The Travel plan is misleading in its statement regarding walking distances. The walking route from the Citi 1 Linnet bus stop to the location of the new facility is not "within 900m". It is over 1.5km.
- The nearest stop for the X4 service is 2.0km from the proposed facility.
- The nearest bus stop in Orton Wistow is a 15 minute walk to Lakeside and takes 40 minutes minimum to travel from Queensgate Bus station – who will use this in reality?
- In the Development Corporation Master Plan there was a maximum distance from all new development to a bus route of 500m.
- From this bus stop the quickest route to enter the Park is walking along Wistow Way, take the lit footpath between the Rookery and Lynch Farm then walk in complete darkness to Lakeside.
- Access by bus at night after 18.00 is impossible.
- The TA shows a photo of a lady on a bike between a bus stop and pavement – where is the road/bus stop? It is not on Oundle Road/ not part of any obvious access road to the Park and is therefore misleading!
- What can be done to reduce traffic?
- Can alternative access options to park be prioritised? Park and ride and cycle hire?
- Vehicles should be reduced by initiatives i.e. electric buggies, trams etc for visitors to rent?
- Surely it would be better to restrict numbers and types of vehicles that are allowed to enter the clean-air zones in the centre of the Park?
- Can the total number of visitors to the activity centre be restricted to a maximum?
- There is too much traffic with restricted access & egress.
- There is always a high volume of traffic to the park on a Saturday morning for Parkrun, even in the winter (629 runners on 25th January 2020) that fills the main car park.

- Although access is relatively easy exit is tortuous. The ticketing system for those paying is inefficient and there are also queues at the machines where coaches park.
- Although the barriers to exit the park are supposed to be automatic every Saturday there seem to be problems and cars cannot exit.

Access road to Lakeside

- The revised application does not address the access road within Ferry Meadows.
- The road is narrow and winds around Oak Meadow with several pedestrian/cycle crossing places with poor visibility.
- Any increase in road traffic will present an increased risk to non-vehicle users of Ferry Meadows, especially as the road will be open well into the evening.
- The road is not suitable for two way traffic. No passing bays.
- The access road is barely adequate for large vehicles, such as buses.
- There will be a dramatic increase in car and coach traffic – access via a narrow lane.
- Access road is not lit and has speed bumps that will be dangerous in winter.
- The site is unlikely to be used by cyclists the evening in winter - Footpaths are unlit
- Few use these routes after sunset.
- There is a 15mph speed limit in the park, which most drivers ignore.
- There is no evidence of any attempt by the Trust to monitor the speeds nor do anything about those who do exceed those speeds.
- I am disappointed that the application does not propose any improvement to this road.
- The amount of traffic going round the access road will be a nightmare especially in the summer when it is already much too busy.
- Cycling on the access roads will be more hazardous.
- Cars park along the access road - it is often impossible to get emergency services vehicles down the road. We have elderly neighbours who have required the assistance of the ambulance services which have been impeded by inappropriate parking.
- Concern that the access road would be widened and consequently lead to increase speed on this quiet approach road.
- The inevitable vastly increased traffic will harm the peaceful enjoyment of hundreds of pedestrians entering the Park safely at Lynch Farm Bridge.

Car parking

- Since Nene Park have increased their parking charges more cars are parking in the nearby streets to avoid the charges. This will increase.
- Cars park on Wistow Way, in housing estate cul-de-sac roads such as Whitewater and on Ham Lane and nearby lanes.
- Cars parked in the streets create hazards/in some cases cars are parked very near junctions making manoeuvring very hazardous.
- Perhaps the local streets need to be made resident parking only or the new parking restrictions need to be extended to The Rookery.
- Insufficient car parking.
- Although additional 90 spaces provided - concern with the ability of the system to cope with traffic.
- When the park was first designed it was agreed that the main routes in the main car park would be asphalt with some parking areas gravel.
- The grass overflow car park on the higher section of Oak Meadow was positioned because land closer to the Watersport Centre was waterlogged in wet weather.
- In winter it is not possible to use this temporary carpark without damage to the subsoil and archaeology.

- The car park would be Grass block – the term is deceiving. These are visually obtrusive - grass not the predominant material, it is concrete and grass does not grow easily in these units.
- The report suggests that the trust should accept settlement, this would definitely be the case given the subsoil and that Historic England will have to approve.
- The car park is visually unacceptable, it is too far from the facility.
- It is detrimental to the commercial undertaking of the restaurant/cafeteria and even Nene Outdoors.
- Can parking for disabled visitors be prioritised and 'green levy' applied to others as a disincentive to driving to this location.

Landscape Implications

- The car park will result in felling 15 mature healthy trees and a sizeable area of vegetation that acts as habitat.
- Will destroy ancient trees – they work so hard to clean our toxic air.
- The world is in a climate crisis and cutting trees down to make room for the development we don't need doesn't make any sense.
- We need to use this area to be planting woodlands.
- Trees should only be felled if they are dangerous and research to treat and prevent disease should be applied.
- A giant new car park will cause permanent loss of loss of Oak Meadow with its ancient oaks.
- Cars driving over the roots of the old oaks will lead to compaction of the soil and will kill them.
- We have noticed the demise of the carpet of cowslips in spring, will the Trust now care for the meadow as its the beginning of the food chain for us and the wildlife.
- We need to preserve our natural places
- Wildlife corridors are constantly being disrupted, valuable trees removed and habitats threatened and pressured.
- I've seen numerous beautiful Oaks and Ash cut down here in the last couple of years; I do not believe this action was at all necessary.
- Removal of trees that cool the air, prevent flooding, encourage biodiversity, provide foraging and habitat, filter toxins from the air – they are the lungs of the city.
- Urban forests make cities more resilient to climate change.
- The newly planted trees will be saplings that will need between 30 to 50 years to mature. In the meantime, invasive species will move in and become established and rare/endangered species will no longer be seen in Ferry Meadows.
- The proposal is contrary to policy LP22 – if approved the development will not be maintaining or improving existing green infrastructure but destroying it.
- The population in Peterborough is now huge, please, please don't take anyway anymore green space.
- The problem is that country and quiet areas are being eroded fast on a U.K.
- Wide open spaces are becoming a scarce resource

Wildlife Implications

- Would the building and car park not destroy some existing wildlife habitat?
- Removal of trees/additional parking and floodlighting will do unimaginable damage to the fauna and flora of the park.
- How can anyone interested in wildlife welfare condone this in such an environmentally sensitive area.

- How can this do anything other than potentially harm wildlife welfare.
- As a former employee this development is contrary to everything I learned/was taught about being respectful of the park as a 'country park', not as theme park.
- This is a country park teeming with nature, and many different species will suffer, including rare species of bats.
- This is a nature reserve of significance and should be protected.
- In a world in which global warming is becoming of ever more acute concern, I am worried about disappearing wildlife habitats.
- A slight change in my garden's dynamic can cause such an increase in wildlife visiting my garden, what detrimental affect will building this climbing wall and associated infrastructure have on the wildlife at Ferry Meadows?
- There will be significant damage to nocturnal creatures such as the bats that are prominent in the area. Hence Chris Packham's support.
- The access road which is the Wildlife Corridor has been totally ignored.
- Light emitted from the building/car headlights along the access road after dusk, will impact on bats, foxes and smaller animals crossing the road. The road is only open occasionally for weddings.
- Lighting will impact on nocturnal wildlife that use this rich quality habitat area as part of the Wildlife Corridor between Oak Meadow, tree belts and residents gardens.
- Oak Meadow has a long standing Owl resident in one of the large Oak trees
- The Wildlife Officer's report should be removed from the Portal as new information by Bat Expert, Dr Robert Stebbings has been submitted which challenges statements made about impact.
- Complete disregard for Dr Stebbings report.
- Lighting needs to be 100 times less than NPT propose to ensure Bat protection.
- The recent wildlife officer report is surprisingly complacent and accepting of the proposal and ignores the disturbance and development of roads and the impact on wildlife.
- The wild life recommendations of extra bat boxes seems pointless considering other views.
- There is a small enclosed area of shrubs, which is one of the best places in the Park for viewing birds. It is particularly a haven for over-wintering and winter visitor songbirds. This will be destroyed by the development.
- Adjoining the western side of this habitat is an overgrown "tunnel" of shrubs and trees – bats and hirundines/swifts feed in that area – it is one of a handful of important places for these species within the Park. Please don't let this small but important piece of habitat be overlooked and destroyed.
- There is a petition by Chris Packham – how can PCC agree to an application objected to by such a well-known naturalist.
- Chris Packham has not changed his letter of objection despite some discussion with NPT linked to Radio Cambs Interview. No...Chris Packham sees the bigger picture.
- NPT's Ecology Survey ignored Bats; only concentrating on the car park. The access road has not been included.
- The area supports and provides important habitats for birds, foxes, badgers, deer, fish, otters, bats and fast disappearing insects. The removal of the grassland is a real negative.
- The Wildlife Officer's report is flawed; it does not consider high traffic flows, increased human activity away from normal visitor hours etc. permanent loss of the meadow habit or bats that come into the park to feed on the variety of insects inhabiting mixed water and meadow environment from other nearby roosts.
- The high structure risks a high number of bird-strike incidents during cloudy or foggy weather conditions.
- During the Covid crisis 2020 the wildlife and nature in the Park has flourished – Ospreys sighted over Gunwade Lake, swans showing off their cygnets, goslings and ducklings, 2

rare Nightingales in the actual trees and hedgerows due to be demolished for the Wall, Red Kites nesting, Bats flying over the area foraging and feeding.

- Future generations have been able to see some of these wonderful creatures.
- UK Climbing have stated nature must not be comprised.
- After attending NPT Bat Walks; this site is vital to bats feeding and foraging....nightly opening would have huge impact on nocturnal wildlife.
- This access road has been closed by design at night to vehicles for over 40 years in order to preserve the wildlife corridor.

Environment and Pollution

- If Peterborough wants to be seen as an environmental capital then these are the kind of places they simply must maintain.
- An Environment Capital - Peterborough City Council unanimously declared a Climate Emergency. Now would be a good time for PCC to stand by it's declaration and say no to this proposal.
- If the development is permitted it send a message that PCCs aspirations are merely empty words.
- This is not going to help Peterborough's global footprint.
- PCC has a remarkable achievement in its regard for the climate, the environment and the well being of the city population, not only through the development of Ferry Meadows but the City's network of green cycle ways and footpaths and its beautifully greened roadside verges. It has punched above its weight and achieved magnificent facilities for its population, Don't risk it, don't lose it.
- Ferry Meadows is a huge carbon sink for the city. As we are now in a climate crisis we cannot afford to lose any amenity of this nature, nor to attract additional traffic.
- Given the continuing growth of the city it is even more important to protect and safeguard Ferry Meadows as the "lungs" of the city.
- The Council should listen to the needs and concerns of these residents and consider this venture in light of the climate emergency motion it passed in July.
- Is the planning application in harmony with the councils aim to meet its carbon neutral/reduction targets?
- Are building plans environmental, in keeping with surroundings and careful to incorporate important trees and habitat, not destroy them? XR Peterborough support established wildlife and habitats being prioritised over mitigation options.
- As a council with good green environmental credentials this application should be refused.
- It would be a shame if policies in place to promote our green city accomplishments were overlooked entirely.
- How can it be justified to lose a meadow for a car park, at a time when there is increasing focus on environmental issues?
- It will cause huge amounts of light-pollution deep into the Park. There are few places where slightly better dark-sky/view of stars can be experienced.
- Levels of light should be restricted.
- Encouraging young people to do sport is important but not at the expense of a fragile and endangered landscape and environment.
- Global warming threat to the planet: "Why don't you listen to the scientists"
- This is not an environmentally sustainable location for a facility to cater for national and regional sports enthusiasts.
- To what extent will the Planning Authority as part of sequential testing consider the carbon footprint of this development in Nene Park.

- Why is an Environmental Impact Assessment not being carried out?
- If the path from the end of The Rookery into the Park will be lit, there will be light pollution
- Additional car park will cause air and noise pollution.

Users of the Park

- Wind shadow extends for between 7 and 10 times the height of the thing in the wind.
- The sailing centre itself has proved enough of a hazard to safe sailing, particularly for beginners and the disabled.
- The proposed wall would create both wind and sun shadow, both Rutland and Tallington Lakes Sailing Clubs say novice and dingy sailors will struggle and capsize.
- It will take away the disabled parking – a viewing point to watch activity on lake. The only place in Ferry with viewing access from their cars. People park bring flask and snacks, because they cannot afford cafes prices.
- It will spoil the pleasure of being able to park near to the water front and café facility.
- The proposed disabled parking will be too far away for many people.
- Disabled users of Ferry Meadows rely heavily on using the car park in question for accessibility for sailability, etc.
- The park has always been a place of calm and quiet for people to walk and enjoy the outdoors.
- One of the few places to take our children to experience nature and the outdoors safely.
- The climbing wall will encroach on the green space and spoil this wonderful amenity.
- The location of car park will reduce the back field that is used for many outdoor events, relaxation and family time and an outdoor classroom.
- Fishermen will have to leave their vehicles and equipment tens of metres further away.
- It does not fit with the idea of getting children to play outside whatever the weather.
- The latest children's play areas are very poor value for money.
- Is it fair to the two million visitors to deprive them of this wonderful natural area?
- We are regular visitors to Ferry Meadows, staying at the caravan park. If it goes ahead we will stop coming.
- Thousands currently come whether elderly, disabled, recovering from illness and it was designed for this purpose by PDC.
- Everyone can currently come to that area and decide on a whole range of options. Their choices do no impede on others unlike this project.
- You will distress a lot of disabled people and everyday walkers and park users.
- This superb open space which is visited by many throughout the year by walkers, dog walkers, nature lovers and peace seekers.
- Wheelchairs and Pushchairs will struggle when this area is full of vehicles after a period of wet weather.

Impact on health and well-being

- It is a hugely important resource for tranquillity, exercise and well-being and most importantly the air is clean.
- The level of benefit to the health and wellbeing of Peterborough remains overstated.
- Ferry Meadows is vital for the mental health of Peterborough.
- We know the benefits to both mental and physical health of getting out in the fresh air and enjoying nature - why take some of this away, by putting an activity centre in one of the most important parts of the park.
- Ferry Meadows is a very special place which offers residents of all abilities and socio economic groups an escape from the stresses of normal life.

- During the covid crisis 2020 Ferry Meadows has been a physical, emotional and mental haven for the people of Peterborough.
- Red Kite state that passive recreation and mental health value must not be ignored.
- Research suggests spending 20mins in a park can improve your happiness whether exercising or relaxing - it's the natural environment that matters.
- As study found that people who spent time in a local park benefited from stress reduction and managed to kick mental fatigue after soaking up some park life.

Neighbouring Amenity

- Additional lighting will impact on residents backing on to the Park, people who enjoy the fantastic Star studded sky still seen in this area.
- Residents abutting the park will be impacted upon by vehicle noise, air and light pollution
- It will be utter chaos during the building of this structure.
- There has been an increase in events which impacts on surrounding roads as well as noisy PA systems and loud music.
- The proposal is contrary to policy LP17 – there is clearly going to be a loss of green space and amenity enjoyed by 1.8 million people who visit annually for the green spaces.
- Extension of opening hours will impact on the amenity of residents abutting the park.
- The building will clearly be visible to those houses abutting the park, Lynch Farm, Milton Hall and Castor village properties.

Security

- The police say that lighting is not strong enough to ensure personal safety/CCTV recognition.
- The 0.05 lux lighting for Bats would be far too dim for people to feel safe and to see.
- Opening till 11pm will have major implications on what has for 40 years been a safe area.
- The area is protected at night by natural darkness.
- It would possibly entice more vandalism in the park.
- How are Nene Park Trust going to police the opening/closing times?
- What security is NPT proposing, in patrolling/monitoring criminal activity – I heard there would be a warden.
- The late opening will attract undesirables and bring anti-social behaviour, bearing in mind the catchment area of the Ortons and the problems experienced there, including youngsters on bikes supplying drugs for County Lines.
- All the paths in Ferry Meadows will need to be lit at night for people walking, cycling and gaining access by bus as it is pitch dark from just before Lynch Farm bridge.
- The facility will change our safe park - currently young people stop at Lynch Bridge with their cans as it is pitch black in autumn/winter – there will be an incentive to go into the park.
- This newly lit but isolated site is going to provide an ideal location for drug dealing, etc.
- More police presence will be needed
- No consultation has taken place with the local community about security issues.

Precedent

- Setting a precedent for further building within the park.
- It won't be long before they look to build holiday chalets in the park too.
- Slowly and surely we will lose areas of Ferry Meadows to commercial ventures.

Public consultation

- I criticised the Consultation exercise by NPT in a previous submission. This criticism still stands.
- Talking to members of the public, residents and visitors it is clear that the majority of people knew little to nothing about the plans.
- There has been very poor consultation.
- There seems to have been almost no consultation or communication with the wider general public and users of the Park.
- There have been no leaflets, posters displaying plans at the Information centre.
- No information on the noticeboards scattered around the Country Park.
- How can members of the public make an informed opinion without relevant information?
- It is reassuring that many hundreds/thousands of residents and visitors alike have expressed their views on the NPT plans on this planning portal, on various petitions and petition web sites eg.change.org & climbing uk.
- There have been no proper displays at the site itself, so visitors from the city, the wider region and the country have almost no idea what will have changed when they next visit.
- Leafletting restricted to properties butting up to the Trust land off Wistow Way.
- Refused to hold a Public Meeting stating as a Trust they were not obliged to.
- Even now after 15 months, the plans are not well known.
- There is a black folder kept under the counter but I was advised the info. may be a little out of date?

Viability

- It is a White Elephant that Nene Park will be the poorer for.
- The scheme will never pay for itself, money should go to more worthwhile causes.
- NPT have not indicated the source of the funding – this would have an impact on whether the public would support or object to this project.
- The calculations for income spin off for both NPT and the City are no longer sound.
- Are there really that many potential users interested in what is a fairly minor sport/activity?
- Will thousands of climbers be interested in travelling from all over the region and negotiating the long, slow drive down Ham Lane and then on deep into the Park?
- What about in a few years' time when another Climbing Centre is built in a more-convenient location?
- What happens when it becomes unviable to operate, due to commercial, flooding or other issues? Who will have to pay for cleaning-up the problem? We are left with a hideous building.
- Once built it would be hard and very time consuming, not to mention costly, to back-track.
- Ill-conceived attempt to train Olympic climbers for the nation is misguided and unlikely to succeed.
- A climbing enthusiast believes the tower badly designed, not appropriate for National competition and not economic.
- The building is custom built; any correction/design modifications/maintenance, are all costly.
- If not viable the development cannot be feasibly adapted for another use (Similar to the Pearl Assurance Sports Cub building in Castor).
- Local councils often have to top up their operating shortfall from already stretched municipal resources.
- There are currently one or two portable climbing walls on site, I doubt if they're used more than 5% of the year.

- The indoor climbing fraternity are not impressed with the design and the facilities needed to make it a "go to" climbing facility when described as an Olympic wall.
- There are objections from climbing enthusiasts (Mr Walton) stating that the design of the wall will limit its attraction.
- UK Climbing have recently added their objection - their view should be recognised.
- We should not be over optimistic about local schools and groups using this facility.
- NPT have changed the status from an Olympic Climbing Centre, Regional Centre to an Activity Centre with some climbing.
- £8m is a very worrying sum to spend on a local centre especially with the comments from UK Climbing – if this project fails then our awarding winning Park will be lost.
- To use valuable charity monies of over 8 million to build this, is an abuse. UK climbing will tell you those up and running are supported by Local Authorities. Peterborough City Council is in no position to assist, it has its own financial crisis.
- So many negative reports from experts in many fields and risks that NPT do not mention or deal with that makes this a White Elephant project.
- NPT have still to complete the outstanding issues for the Lakeside building; leaking roof, decking and exterior cladding. There is no money to do this work. This does not bode well for future projects.
- Every project has to be financially viable, this clearly is not!
- NPTs claim that the development will bring in an extra £2million per year is insupportable and fanciful.
- What if this sport declines and is left out of Olympic sports.
- UK Climbing's statement: Ian Walton stated the inside is not big enough to house the hundreds of climbers and spectators for National level (quoted 700 as typical).
- Edinburgh Centre has closed, Corby closed after 18 months.....We need to be careful.
- It would still be nothing like a 'national competition / Olympic climbing wall as used in IFSC comps.
- It looks more like a pretty concept picture by an architect rather than something thought through as a climbing wall.

Conflict of Interest

- The purpose seems to be the objective of one person. The CEO of NPT is associated with British Mountaineering.
- Are there any vested interests with members of the NPT and climbing wall Associations?
- As a clear conflict of interest exists the application should have been submitted in some form of independent way.

Consultation

- Other than the PCC notices there are no images/displays of this building in the park, the staff will not discuss the project.
- There seems to have been almost no consultation or communication with the wider general public and users of the Park.
- The majority of visitors to the park are totally unaware of the proposal and when told find it appalling.
- Having spoken to residents of Peterborough and outlying areas many knew nothing about the proposal.
- A model showing the Watersport Centre and Climbing Tower would have been good publicity.
- NPT are just not answering the public questions.
- 97% of people we spoke to were against it.

- Over 1,000 people signed a petition against the proposal and most comments on the Portal are against this proposal.
- The planning department should review the majorly negative responses on NPT's own site - public opinion on this very public facility should surely be taken into account.
- Although 9 site notices were erected around the park and an advert placed in the ET the consultation should have been much wider.
- In November 2018 NPT conducted an online consultation - the form was totally skewed towards forcing the user to accept the proposal – despite complaining I had no response.
- Now NPT have repeated their railroading tactics with yet another one-sided sham of a survey.
- There is no proper, unbiased consultation or communication by NPT.
- NPT should be considering everyone's views and wishes on a much more objective and less-biased basis.

Misc

- I hope the councillors voted in by the local public take on board the 100's of objections; would be good to hear their views.
- I hope our duly elected councillors/politicians do the ethical thing and stop this.
- Peterborough Council please do your duty and protect Ferry Meadows as a wildlife park.
- There are so many issues still not addressed.
- Total disregard by NPT from the thousands of current Park Users.
- Refuse this application on this site. It may bring a new facility for some families and climbers but it will ruin the healing benefits of that open beautiful area for thousands of local people who use it regularly now...and incidentally volunteer and buy items to help the Parks revenue.
- Do not ignore these people...NPT did....please PCC do not do that too.
- I urge the council to reject this application for the benefit of the people of Peterborough and our visitors.
- We would like to see those people who are "For the Wall" come up with answers to the problems themselves and knowledge of the area to counter our arguments and reassure us.
- If passed this will be judged in the future as a poor planning decision.
- Why is the existing climbing wall at Bretton not being developed? PCC need a joined up planning strategy
- I hope the planning committee are taking notice of all the people of the Park.
- The 2000 people who have signed petition. Just want to Save Our Park and the Trees .
- Will there need to be an Aircraft warning light on the top of the tower.
- We have concerns about the way that NPT is being run.
- It seems inconceivable that such a plainly ridiculous proposal could be give planning consent by councillors elected by the people of Peterborough to serve our best interests.
- Why would anyone, unless they have vested interests in the financial aspects, support this proposal.
- The new opening times are on NPT website yet no decision has been made.
- We have all seen the Peterborough Plan with grand plans being forced through despite residents voicing serious concerns. All because the misguided at PCC wants to be remembered.
- NPT (applicant) sent cards signed by 14 Contributors - this is a biased exercise – an interference in the due process of planning regulations?
- A short time of 3 weeks to set up a petition to hand to Planning before the closing date raised 1112 names.
- Your portal times me out before I have completed my comments. Residents and visitors have resorted to change.org.

- I am amazed to learn the portal is still open.
- I thought this portal was closed months ago, even before NPT sent in postcards.
- Already the beautiful Oak Meadow has been festooned with plastic fencing and umpteen plastic traffic cones.
- The CEO of NPT is on the new Town Cttee to spend money from the Government for all the people of Peterborough not just the few – he put this monstrosity forward.
- How many families will be able to afford the expense of using the wall regularly out of their weekly budget?
- Charity monies should be used for desperately needed projects to support the fallout of the pandemic.
- The Covid-19 restrictions imposed on wall operations is reducing their earning abilities.
- What sort of backhander will the council get for letting this go ahead?
- Surely the deadline for this is past and the far reaching issues still not resolved.
- The final total on the Change.org Petition is 3,711 – it is the comments that speak volumes. I urge you to read them as many are local people and the others fly the flag for Environmental Protection.
- We disagree with those who say Ferry Meadows is not a Nature Park....the 1988 Covenant is clear that it is.

Construction

- The whole construction process will cause a great deal disruption; pollution, noise and loss of habitat for local species.
- Has consideration been given to access for construction vehicles?
- I assume the existing cafeteria/conference room and Nene Outdoors will still operate.
- I assume that it will be essential to construct the new car park before any construction work is undertaken.
- A time limit of one year from commencement of the car park to commencement of the Climbing Tower should be imposed.

Comments in Support:

- 14 postcards have been received; completed by visitors to the park sent in by NPT in support of the Activity Centre.
- Nene Valley is a prime location - it encourages those who come to climb that there is a great outdoors.
- Ferry meadows is a wonderful, well-loved place and this would be a world class facility and a marvellous addition to a great public amenity.
- Nene Park already encourages an active lifestyle and a climbing wall will complement what the park already has to offer.
- The new centre will bring a new lease of life to Ferry Meadows.
- Ferry Meadows is a leisure facility and the new facility will increase the enjoyment of the younger generation.
- It will raise awareness of the site and encourage more people to appreciate Ferry Meadows; raising awareness of the local wildlife protection measures and biodiversity.
- Will encourage new visitors to view the park as a sport and outdoor recreational destination, which is there to be enjoyed.
- This should definitely go ahead! Climbing is now an Olympic sport. The fastest growing sport. It's only going to grow in popularity.
- Many towns and cities of a similar size to Peterborough have a climbing gym or wall.
- My family and I are excited about prospect of an Olympic standard climbing wall.
- Peterborough has a thriving climbing community.
- I think this will be a great facility and a huge attraction for Peterborough.

- This centre would be a fantastic resource for the city, providing much needed high quality leisure and health benefits for all who visit.
- There is a complete lack of sports facilities for the local community and visitors to the city; the climbing wall would be a great addition to the Peterborough's sporting facilities.
- It will put Peterborough in a much more positive light following recent bad press re. lack of opportunities.
- Peterborough is in need of more wholesome family and outdoor activities.
- It would be one of the best indoor climbing facilities in the country.
- It would add to the overall attractiveness of the park for visitors to the city and residents.
- It will be a fantastic boost to the community - providing activities for a huge age range, not just 'young active' people.
- More visitors to Peterborough is great for the city, bringing money into the local economy.
- People who visit the climbing centre will also do other activities at the park,
- Parents will be able to use the parks surroundings while their children climb.
- Creating jobs and income and extra security to help the Trust to continue to improve the site for people and wildlife.
- This proposal will be extremely beneficial to health and participation and boost the economy.
- It will encourage physical exercise and promote the park as a whole.
- It will also give the public something new and exciting to do in all weather.
- It would encourage me to spend more time there - especially throughout the winter, as I'm sure it would for others.
- We would be lucky to have this on our doorstep.
- It will offer a new, exciting activity - I am looking forward to it opening.
- If a high standard wall is built in Peterborough I will be one of the first buying a membership.
- For general all round fitness the climbing wall in Peterborough is such great alternative to the usual gyms and much cheaper to take part.
- I think this centre will be an asset to the city. I really hope it goes ahead.
- It will add considerably to the range of sporting and leisure facilities in the area and it will appeal to a wide range of ages and climbing abilities.
- The climbing wall would enable younger generations to learn the great skill of climbing and be active at the same time.
- Climbing is an amazing sport that is great for conditions and strengthening, and also the social aspect of it.
- It is a great way to stay active and fit and families can participate as well as people climbing solo.
- It is also an activity that can encompass the whole family.
- Climbing promotes outdoor living and a fitter and healthier society and keeps youth off the streets.
- More activities to inspire young people in Peterborough can only be a good thing.
- Great let's get more people enjoying climbing and the environment around them!
- Climbing is a very inclusive sport, and a fun sport that aids overall fitness.
- Climbing is an extremely beneficial activity - it works your mind and body and can be undertaken on an individual or group basis.
- It's a great social space for people to meet, climb and have fun.
- The health benefits, both physical and mental for all ages are wide ranging.
- Climbing is a fun and fantastic sport which allows people to improve their strength and balance while developing qualities like teamwork, trust and an interest in the natural world
- Climbing teaches discipline, resilience and strategy.
- Climbing trains creativity and problem solving.

- Climbing celebrates an individual's achievements, boosts self confidence, team work and leadership skills, communication skills, trust and confidence in self and others.
- Climbing can open up opportunities for new friendships and the opportunity to travel to other destinations to continue progressing within the sport.
- Communities and activities like this are essential for combating loneliness.
- There is nothing of its kind within a 50 mile radius and it will attract serious and recreational climbers from miles around.
- We make weekly trips to Milton Keynes since there are no closer facilities.
- A climbing wall of this grade, in this sort of location, would attract all sorts of outgoing people from miles around.
- The facility at Northampton is busy with kids clubs, scout clubs all climbing, this can only be a good thing for getting kids active.
- Other quality centres are too far away to visit in the evenings after work.
- Having to travel by car to other cities with climbing facilities adds to pollution that so many of us are trying to reduce.
- There is already an established climbing community in Peterborough so the centre would be well used and would attract new climbers.
- We have been waiting for a decent climbing wall in the area and I feel it can only be a good thing to get more people active!
- Peterborough is long overdue a good sized climbing wall to bring a sport which is so great for overall mental and physical health.
- Indoor climbing walls are now present in most major towns. Peterborough needs to have a climbing wall.
- Peterborough is seriously lacking compared to many similar or smaller sized places in terms of climbing facilities.
- The climbing wall at the Town Sports Club has now closed and the health, fitness and fun benefits will be lost.
- If this doesn't go ahead then Peterborough will be left without any kind of facility for this sport which would be regressive and a total loss.
- My Cub Scout Pack to try out climbing as part of the Scouting programme; soon there will be no purpose built climbing facilities within Peterborough.
- Local Scout groups would still have somewhere to try out climbing without having to travel.
- I am the leader of the local Guide unit; we would definitely use this new one, closer to home.
- I frequently work at a school specialising in helping autistic students. I have seen the significant benefits of challenging but safely supervised activities to many students.
- The climbing wall will provide challenges at a level beyond that easily experienced in Peterborough. I fully support the development.
- As an instructor in the army cadet force I feel that Peterborough needs a class A climbing facility to ensure people can practice safety before transgressing to the outdoors.
- The local brownies currently have very few activities available at this end of Peterborough – this would provide more choice.
- Although the aesthetic issues are understandable, the benefits outweigh these.
- The staff at Nene Park care deeply about the environment and will make every effort to ensure that the building does not impact negatively on the wildlife and surrounding beauty of the country park.
- The exterior/cladding of the building should blend with its surroundings.
- Perhaps there is an opportunity to use natural materials to create nesting areas for birds and the ability to grow moss/ plants?
- There should be a toilet in the baby changing area.

- Mr Packhams objection, and the vitriolic and untrue remarks on the portal has compelled me to formally lodge my support for the development.
- I have faith that there will be a net environmental benefit.
- Whilst they may be flaws in the proposal, they can be mitigated through planning conditions.
- Helicoptering Packham and his acolytes in to object on masse based on hyperbole and falsehoods is distorting the true feeling of local residents.
- The vast majority of people I talk to are supportive of the climbing centre.
- I don't believe it will be an eye sore, especially not as much as the old Thomas Cook building.
- Nene Park is the perfect location; especially as it'll be built on an existing tarmac car park.
- The proposed area is ideal with the least impact of the surrounding countryside and wildlife.
- Ferry Meadows is not a nature reserve; it is a leisure park and always has been.
- The structure is visually and architecturally appealing and not detrimental to the area.
- Nene Park Trust has consulted various agencies to ensure minimal impact on the wildlife; they do an excellent job and would not jeopardise their hard work.
- Objectors suggest the development would 'urbanise' the park, especially at night; the park is regularly used at night, especially in the spring and summer months.
- The Lakeside centre is already visible from places in the park.
- The park is surrounded by major roads so this addition is hardly ruining a countryside vista.
- The benefits really do outweigh the concerns from what I have seen of the plans and speaking to other members of the public.
- NPT has addressed the environmental impact.
- The experts have looked over all of the wildlife impact data and found it to be negligible.
- Very sad to see so much negativity towards a development that has the community's best interests at heart.
- I believe due diligence has been done, and we are ready for this change.
- Concerns have been raised on the impact on nature, however climbers do care about nature.
- I do not think it would be out of place in Ferry meadows,
- The sport is popular with young people - a group that is under-represented in terms of visits to Ferry Meadows.
- The park is easily accessible from the city centre and would be an addition to the leisure options for young people in the city.
- It would be fantastic to see this travel reduced, by local residents climbing more locally.
- This type of development and investment in the city is much needed.
- I feel the plans have sensitively taken into account all local wildlife and ecological sensitivity as best as possible.
- The design of the building is sympathetic to the local surroundings and works well with the existing architecture.
- I feel that Nene Parks responses to the opposing comments will not be registered or acknowledged by some people.
- Ferry Meadows is not a nature reserve as it keeps getting titled. It was only a by-product of housing being built in the 70's and was created for the community. Many people were against these houses being built and therefore against Ferry Meadows being created.
- Many people were against the new café/visitor centre; but now use them and praise them.
- Ferry Meadows is a reclaimed quarry that has been regenerated for the health and leisure of the local community.
- Exercise facilities are for the benefit of all in terms of well-being.

- The proposal would prove far more beneficial than detrimental.
- The fact that the Centre would also have a place for children to play will only add to the appeal of it, especially for families.
- The proposed venue encourages physical activity therefore increasing both physical and mental well being of its users.
There is plenty of space at the proposed site for this build and currently the space being proposed for a new carpark, is used as an overflow anyway.
- Peterborough is crying out for more outdoor activities for all, especially children.
- Many in the community would be able to try climbing for the first time and it could also inspire a future Olympic climber from Peterborough.
- The site is not a pristine wildlife location, it is man-made and this building will be next to the existing leisure facilities.
- Climbers should breathe clean air so the wall should not be in the city, the river/meadows and lake setting is perfect for this.
- As a child I sailed at the site and would have really appreciated a climbing facility.
- Those offended this building have the entire "Nene Way" to enjoy, those who enjoy more adventurous pursuits like climbing, canoeing or skydiving should also be given facilities here.
- Those complaining about the building ruining the view would to be actively looking for it.
- An excellent opportunity to get more people out of their homes, children interacting with other children rather than on their phones and tablets.
- It's an excellent way to help sustain the park from loss and likely having to sell land for development in order to raise funds.
- This wall would have unique qualities in this settings, and is really hard to find other sport than climbing that is so strongly woven into nature fabric.
- So many climbers start from the safety of the walls to venture in to wildest environments on this planet,
- Ferry Meadows should use their open spaces for activities such as zip wires, assault courses, inflatable water parks.
- Fully support the work at ferry meadows, our favourite place to be on our doorstep, keep up the good work.
- Being so close to the A1 will no doubt attract climbers from far and wide.

Third round of consultation – January 2021

Comments objecting:

The Principle of development

- Ferry Meadows was gifted to the residents of Peterborough – christened the green lungs of the City – providing outdoor space and nature.
- Please respect our gift from the previously wise and long sighted Council.
- The 1988 Covenant from the PDC required NPT to maintain existing Flora and Fauna. The building and car park in the meadow does not comply.
- The Covenant 1988 does not state anything about all year round recreation.
- This temptation to maximise the value of an asset will be to the detriment of the original intention of the PDC.
- This proposal is not in keeping with the idea of a Country Park (1966 White Paper) & government money to PDC to create one is being disregarded.
- This is our only Nature park built with government money to create Country Parks as escapes from urban life i.e. buildings.
- The park was bequeathed to the people of Peterborough not nationwide.
- It was never meant to draw in hordes of outsiders. The park is simply too small for this.
- A few years ago, the then chief exec submitted plans to turn it into an outdoor events venue. Thankfully, this was rejected.
- Disappointed at the NPT for putting money before welfare of citizens of Peterborough.
- It is not a theme park/sports centre.
- This is not something the park is lacking.
- NPT are going to build their new playground so effectively that whole part of the park will be gone.
- NPT have already allowed inappropriate development there as stated by Lockhart Garretts findings.
- The logs, signs, flood lit pay machines, light pollution can one day be reversed, but a 35m tall building cannot.
- NPT raison d'etre was clear to them when they wrote their plan for the next 33 years. Unfortunately, within just a year or two, they had forgotten their ideals.
- No one with a heart for the great green outdoors/wildlife would agree to it being built here.
- This monstrous building must not be approved for development anywhere in Nene Park let alone near Gunwade Lake, probably the most beautiful area in the City.
- It would destroy the heart and glorious much loved area everyone enjoys for a building for indoor use.
- The proposal to build a monstrosity of a building within an open green space is utter madness.
- This is a gym with meeting/entertainment rooms and café. It has nothing to do with nature, de-stressing in the fresh air and relaxation.
- The usage of a few climbing enthusiasts should not outweigh the needs of a larger majority who use the park.
- It will displace users of the park in favour of elite climbers with no interest in the location.
- The café and indoor children's play area duplicate existing facilities.
- It will most likely only be used by the few who are able to afford the entrance fee.
- There should be less space for cars and more facilities for encouraging walking and cycling and enjoying this beautiful green meadow.

- Why would you actively choose to cover its central, most scenic meadow with car parking?
- Far too much development for a nature reserve forgetting the flora and fauna that will be impacted by these developments.
- The play facilities for the children are excellent. Children are more than well catered for - there's no need for a 34m high climbing wall.
- There is a climbing wall less than 30 miles away at Rushden Lakes.
- We have a climbing wall centre in Bretton and the portable ones at Ferry Meadows are ok as they can be moved.
- This is a commercial project that will have huge detrimental effect on the whole of Nene Park.
- Ferry Meadows already has enough visitors and should not be further developed commercially.
- The area is already busy with new housing estates being developed.
- Ferry Meadows is far too small to accommodate this planned monstrosity, it is no Rutland Water.
- If this is given the green light, can we have another park that will have less traffic and more space for a diverse public?
- During the current pandemic people have visited the park and it is already overcrowded – more outdoor space is needed.
- The pandemic has taught the nation to value open green spaces and the Park has played its part in providing outdoor recreation in these difficult times.
- NPT now has a new description for the park, 'The Lakeside International Activity Centre' - rings alarm bells for anyone who appreciates the tranquillity, close proximity to nature and 'countryside on your doorstep' appeal of Ferry Meadows.
- Where are the spectator facilities, or will these form part two of the plans to be submitted at a later date? Where will it end once the precedent is set?
- Peterborough's population has doubled since Ferry Meadows was opened in 1978. With 200,000+ people, Peterborough needs more attractive, accessible green spaces than is currently on offer.
- Although the popularity of indoor climbing is increasing, it remains a very niche sport.
- Has NPT sought the opinion of climbers? An article on climbing.co.uk about the plans was met with dismay.
- Why can you not build it (if necessary) behind the trees making use of the green space.
- The application is completely at odds with the Local Plan.
- A decision in favour would signal the beginning of the end for our local 'country' park - a park which is a haven holding back the urban sprawl of Peterborough.
- Peterborough will not benefit from the climbing wall.
- Peterborough City Council see no value in Ferry Meadows, other than as an opportunity for short term financial gain, at the expense of Peterborough residents enjoyment.
- This wonderful parkland should be vigorously protected for future generations of Peterborians to enjoy.
- Peterborough is a growing city and deserves better care to be taken of this precious "green lung" on behalf of all its citizens and visitors.
- Granting permission to build this incongruous white elephant would only serve to cement the city's risible 'Peter-bog-horror' status for many years to come.
- The start of the park's decent into commercialised theme park status.
- The area is appreciated by many and indicated in the twenty eight pages of comments from the public.

- This is not required and will destroy more of the park. Removing green areas for building and further car parks.
- Covid19 has brought into cold, stark reality. Unlike the outdoors, climbing walls and indoor gyms are breeding grounds for germs, with their closure being recommended before other public spaces.
- Is building a poorly-ventilated, indoor sports centre opportune and a priority when more accessible, outdoor spaces are in highest demand and of greater health benefits for everyone?
- It is shocking to read that the proposal would need to be serviced by 31 staff indicating the proposal would be create far more than the minimum level of intrusion as originally suggested.

Character and Visual Amenity

- The idea of this permanent structure is horrid as it will look horrendous.
- The proposal is totally out of keeping with its surroundings.
- It will overshadow and demean Ferry Meadows Country park it will take away the feeling of freedom that currently exists at this location.
- It will dominate the landscape similar to the Ski slope at Milton Keynes. Peterborough has spent years removing the brick and sugar beet chimneys from the skyline and is about to replace it with this monstrous obscene structure.
- It's far too tall for a country park and will distort the beauty of the site.
- It is a bulky building totally out of scale with the setting and character of the area.
- The significant introduction of tarmac is out of keeping with Ferry Meadows and incongruous.
- Additional changes/planning proposals which are significant and we would challenge that these are not just 'tweaks', but significant in there own right !
- The building will be at least 10m taller than the tallest of the surrounding trees.
- The structure would be by far the tallest structure in the local area - it's not a place for an ugly sky scraping climbing wall!
- The elevation gives a false sense of the size of the Building/Tower – show 5 people standing would be to the top of the tower in fact it is 18 people. Not in proportion.
- The access road is threatened to be “improved” creating an urban landscape and destroying the safety of the wildlife in this beautiful location.
- Why would you put a huge gym that will dominate the skyline of our only country park, dwarf and literally over-shadow its largest area of water and open space?
- It still looks like someone has upended a stealth bomber in the middle of Ferry Meadows.
- Negative impact on the natural, undeveloped look of the majority of Ferry Meadows.
- The tallest climbing tower in the world - Klimcentrum Bjreks in Gronigen – has a slim sculptural tower standing alone weighing 50 tons with a one metre thick concrete wall - Shows the scale of such a building.

Landscape Visual Impact

- The height of the structure will stand out like an eyesore and degrade the visual aspect of our park.
- The bright red illuminated trapezoid will be seen from within the park and its surroundings, along with the lighting well after dark.
- The building will be seen for miles.
- It will destroy the vistas and beauty of Nene Park
- This large building is not appropriate for a conservation area.

- The building of this monstrous tower which will blight the views across Gunwade lake will ruin the park for many visitors.
- Have they learnt nothing from the old Thomas Cook building still an eyesore after all these years?
- It will be an unwelcome distraction to our beautiful valley.
- The Excalibur climbing wall in Holland is slightly taller at 37m but does give a more realistic comparison of the impact of the NPT build in our beautiful natural valley.
- Further scaled drawings are necessary for you to evaluate fully the space lost and its true impact on our landscape.
- In a country park you expect to see countryside not a 34metre structure.
- The later opening hours will change the park after dark.
- If you haven't stood up on the 'Mound' and looked around at the views seeing very little built environment you should before it's too late.
- We are in one of the flattest parts of the country so it's out of kilter with the surroundings.
- Overall by virtue of its mass and density it will be too big for this attractive part of the Nene Valley.
- This structure will be within 30ft of the Cathedral's height and therefore be visible for miles, and overpower the local countryside views.
- No one inside will see those views. Everyone outside will see a 34 m tower, not a mountain.

Heritage Asset

- The revised Heritage Impact Statement (HIS) fails to answer criticisms by Milton Estates and the Conservation Officer.
- The HIS fails to acknowledge or preserve Ferry Meadows and surrounds as a Heritage Asset.
- The HIS states 'the tower will not be lit at night and has no glazing in its sides' – it is attached to a huge building with fully glazed windows facing the lake. There will also be night climbing outside the building.
- Lynch Farm is treated as a desk top study; there is no information regarding its position as a key entrance point by foot and bike, no photos of the wonderful vistas from the bridge. Underestimates the importance of this access point for wildlife, mental and physical health and well-being.
- The published pictures of the future build are very "soft" whereas they will be a very hard ugly object in a beautiful landscape and totally out of keeping with their surroundings.

Design and Appearance

- The climbing tower is likely to be made of tacky materials – perhaps wood would be better.
- The red material to be used is NOT in keeping with the setting.
- The tower should, if built, use materials more in keeping with the stone dominant for the area and will better blend with the surrounding villages.
- Everybody else suffers for an incongruous piece of urban design being dropped in a natural area.

Flood Risk

- Ferry Meadows has a dual purpose to provide parkland and to take excess water from the river Nene to help flood protection.

- Where is this flood water going to be diverted to...into more people's homes along the Nene?
- The flooding in Nene Park has occurred nearly annually. This will increase with climate change - warmer summers and wetter winters.
- No unnecessary building should be constructed in the flood plain.
- All the area is needed as Flood Plain highlighted by recent flooding December 2020; there is no more land available for displaced water.
- In the recent floods Ferry Meadows was absolutely sodden, Oak Meadow is unfit to support parking, the Lakeside car park was totally underwater and the undercroft of the Lakeside Cafe is submerged, the board walk built to give access during flooding was totally impossible, Ferry Bridge and others standing proud in total isolation from the surrounding thoroughfares.
- Even the areas in the Park designated to take excess flood water are no longer able to cope.
- Due to the regularity of flooding the site is not acceptable for the proposed building.
- Further development will lead to more of the ground being covered which will inhibit drainage.
- A surface membrane is to be laid over the Car Park area! The constant driving and parking on this will lead to compaction and drainage problems.
- Due to flooding access would not be available all year round.
- An element of the Waterside building sits at 5.45m to allow level access and does not meet EA criteria and has flooded. EA advised 6m.
- The building should be set at 6.70m – 700mm higher than the Watersports centre – elevations show to be the same level.
- Because flood plain is 6m then the floor construction can only be 700mm. thick to meet criteria.
- Details of the structure below platform level is essential before planning permission is granted.
- Why build a public facility in a site that is known to be subject to flooding.
- No details have been presented how access will be afforded to the wall during flood.
- It is sheer lunacy to tamper with the Flood Plain. Based on what is hoped to gain a maximum return for Investors!
- The statement made that removal of the existing tarmac car park will reduce the impermeable area is incorrect.
- The statement that there will be an 85% reduction in impermeable area is misleading.
- The proposed surface water runoff rate for the proposed development is 10 l/s, (two outfalls, each at 5 l/s) which is far in excess of the equivalent Greenfield runoff rate (estimated to be 0.33 l/s in the FRA), thereby increasing the risk of downstream flooding.
- Section 8.2.1 and Appendix E: The indicative stormwater attenuation calculations use a climate change factor of +20%. Elsewhere in the FRA, a design life of 50 years is stated. According to the current GOV .UK climate change recommendations, the applicable Upper End climate change rainfall allowance for facilities with a design live in the years 2070 to 2115 should be +40%.
- Section 8.2.1 and Appendix E: The existing ground levels under the footprint of the proposed car park show a fall of approximately 300mm across the length of the car park. No information has been provided to demonstrate that the proposed means of surface water attenuation storage under the car park is viable without impact upon the Scheduled Monument that lies under the car park.
- Section 8.2.1 and Appendix E: Consideration has not been given to the affect of submerged outfalls to the surface water drainage to the proposed building and car park.
- Ferry Meadows park manager has quoted in the ET that flooding is the worst he has seen.

Location

- This is an inappropriate location for this type of business.
- Several alternative sites have been suggested but all appeared to have been met with a silence.
- There are lots of more suitable brownfield sites that could be better utilised with better parking and service facilities.
- The Whitworth flour mill sale fell through – this could be an appropriate/viable site. Apparently there are other plans for it.
- A plot on Alwalton Hill was recommended by Milton Estates – this site would be appropriate. It is not Nene Park land, a deal could probably have been done.
- Splash Lane site which is currently part of Nene Park has always been an obvious choice.
- Why have none of the many local empty Industrial sites ever been considered?
- Most other Climbing Walls are built on industrial sites. There isn't one in a country park.
- In Edinburgh there is one in an old Quarry thus affording buildings of such height to be as discreet as possible.
- The obvious siting would be along the Embankment – parking is more accessible. There is also the University Campus developments and better access for the students.
- This is an urban sport and should be in an urban area with close access by bus, train, cycle as well as the car.
- It would be better suited in a setting such as the Showground.
- The rowing lake would be a more suitable location with superior road and public access.
- Sequential Testing which eg brought up a site near Woodhall Spa , Lincs -approx 50-60 miles away, this makes a mockery of this process.
- Why not tack a climbing wall to the side of the new swimming pool?
- This poor, lacking 2nd attempt at Sequential Testing demonstrates that NPT has always wanted this project in the heart of Ferry Meadows.
- Revised Sequential testing has given no in depth reasons why other site are not suitable and sites omitted. We would question how seriously this legal requirement has been taken by NPT.
- The sequential test states NPT is a charitable organisation, would be unable to justify the purchase of the required site... this is not a reason to justify suitability of a site.
- The conclusions of Suitability/Viability rule-out virtually all of the main city and district sites.
- Will your office be conducting their own Sequential Test or commissioning an independent one that truly gives an unbiased view regarding Alternative Sites?
- There is a site WNW of Lynch Bridge, among the conifers.
- There is an area immediate.SE of overflow car park at Orton Meadows NVR Station
- There is a site NW of Dragonfly Hotel, NE of Thorpe Meadows car park.
- One of the sequential test criteria is the site should include a "suitably attractive location" to attract a "national scale operator in the leisure sector" - I question this as a consideration.
- Clearly NPT and PCC have made statements about areas of land, owned by PCC. The intention is for NPT to look after some of these Lands on behalf of PCC. This opens up opportunities of more appropriate sites for the Climbing Wall.

Highways

- The transport statement does not take in to account the increased traffic on Ham Lane and it's junctions at times when events take place in Ferry Meadows.
- The figures for traffic entering Ham Lane took no account of traffic entering from the slip road, only from the roundabout so are incorrect.

- The audience they are seeking to attract from further afield will arrive by car or van into a venue unable to support that volume of traffic causing chaos to the surrounding area.
- Ham lane provides the only road access to the park and not fit for purpose to handle the increase in traffic.
- During events large volumes of traffic enter and leave the park on this narrow road for example the Bonfire Night fireworks display. The road is not capable of handling the volume of traffic resulting from hosting competitions.
- Ham Lane is not really big enough to take large lorries that will be used back and forth to the site.
- On a busy day in summer the park and local infrastructure cannot cope with the traffic without extra visitors/spectators.
- Trip generator information still limited. There is no inclusion of Caravan/ Motorhome site.
- TA does not take account of parking on residential streets. The impact on local roads has not been surveyed.
- Local residents will be inundated by yet more parked cars causing dangerous hazards on the local streets.
- Park users (runners, walkers, dog walkers, bird watchers) already park on the local side roads which is more of an issue since the higher parking charges were introduced.
- The issues raised by local residents of increased road traffic over extended hours has not been addressed.
- The road into Ferry Meadows itself, by the barriers, and to the proposed site is really only big enough for two cars to pass safely, but even then sometimes one has to give way.
- Restricted access due to congestion for emergency services would be a concern.
- Deterioration of the environment within the park for pedestrians.
- There is concern is for traffic in and out of Cherryfields onto Ham Lane.
- Concern for pedestrians crossing Ham Lane.
- 100 Northgate Homes to be built, 650 new homes to be built on Showground, 94 Flats to be built on Business Park all to be built along Oundle rd , the only access Road to our Country Park.
- We undertook our own traffic census on Oundle Rd which is on the Planning Portal and was accurate at the time of undertaking. This does not reflect the increased numbers from future developments.
- The photo on the front cover of the TA shows a cyclist and a Bus Stop , but not one Vehicle. This is not on Oundle Rd, it is therefore misleading and portrays a highway that is vehicle free.
- No public transport comes within a mile of the proposed location, in the middle of the park and is difficult to reach outside daylight hours.
- The distance from the nearest bus stops to the proposed development by existing footpaths is approximately 1.8km, not 900m as stated in the revised TA Travel Plan. This would be to the Visitor Centre.
- The TA does not include information or consideration of the transport implications and impact of "widening of current access track".
- The comparison with a climbing wall in Milton Keynes is not comparable in any form e g size , location etc. and is unlikely to attract the same volume of traffic /spectator numbers.

Access Road to Lakeside

- The access road to Ferry Meadows would not cope with having the extra traffic all year round, it would be chaotic.

- There is still no consideration given to the access road from the barriers at Ham Lane and the site.
- The access road should be included in the red line area.
- This is a narrow country style lane without kerbs, at dusk and into the evening it will be essential that car headlights are used.
- So more local traffic is to be expected, using the existing minor roads, creating more traffic issues and possible congestion.
- It is proposed to widen the access road presumably it will be wide enough for two cars to pass?
- The access road will need widening adding further damage to the environment.

Car Parking

- Existing car parking is already under strain at times and inadequate.
- The overflow parking area has already altered the freedom of users of the meadow.
- The overflow car park will need to be moved; it will still be needed during summer season.
- What material will be used? presumably of a tarmac nature?
- We have no doubt the rest of Oak Meadow is planned to go the same way.
- Parking in residential streets is likely to become a significant issue.
- Cars are being left parked on the grass verges along Wistow Way and in the local streets.

Landscape Implications

- The proposal will necessitate the destruction of trees.
- Planting saplings as a replacement is a joke and rare 'unkept nature' of scrub bushes much loved by the bats, a variety of small birds and nightingales who returned this year after 25 years.
- New saplings will take time to afford the properties that this established area is currently undertaking.
- Oak Wood and other areas of trees are in danger of being destroyed, habitats will be lost.
- Car parking on Oak Meadow would in time, see the death of the Oak trees by driving over the roots.
- Ancient oak trees that have already been cited as bat roosts being destroyed or disturbed!
- How long before the car park extends as far as the veteran tree in the meadow and puts that under threat?
- Oak Meadow has also been excluded from a wildlife study. Pollinators are so precious and for us to ignore is at our peril, we are being continually warned.
- Oak Meadow is waterlogged in winter and is unsustainable as a car park, even with the new surface.
- The mature, established trees/hedgerows to be removed are perfectly healthy - we are qualified to state this.
- The trees/hedgerow are valuable assets; they clean the air, provide shelter and food for wildlife with so many other properties.
- The road widening proposal will further chips away at the green space.

Wildlife Implications

- No mention of Dr Stebbings (Bat Expert) report on how crucial the lake and surrounding areas are to bats. This should be acknowledged.
- Dr Stebbings should be consulted as his expertise is crucial.
- The facility will be open at night and lit when the park has been closed at night for 40 years to protect nocturnal wildlife.
- Natural darkness has protected the wildlife and park from anti-social behaviour that sadly is rife in parts of the Ortons and spreading.
- Better parking and more function rooms will destroy nocturnal wildlife.
- I was told by NPT that there were no protected species in the area when I showed concern about the Bats.
- Bat protection in itself should stop this proposal as the evidence is clear that legally this area should be protected.
- Lockhart Garrett state that rare bats feeding and foraging by Gunwade is less than the other lakes due to existing development – by law this should not be happening and NPT are culpable.
- Bright lighting recently installed at Sailability is not appropriate for bat survival. NPT have been assigned in the Covenant as protectors of wildlife.
- The Pay Machines throughout the Park have been lit up – fails to protect nocturnal wildlife and Bats.
- Failure to protect Flora and Fauna is against the ethos and has upset the PDC Chief Architect and others who were integral in this forward thinking protection.
- Lighting has still not been addressed.
- 0.5 Lux as proposed by NPT is 100 times too bright for Bat survival as stated in Dr Stebbings report.
- Light spillage on the lake, meadow, scrub with lighting at floor level of under 0.005 Lux has still not been addressed.
- How can the car park on oak meadow operate with this conflict?
- NPT have been given more than the required time to address issues.
- The eastern elevation has a tall glazed screen to eaves. This building sits a minimum of 1.5m above the existing car park level, in the evening will cause excessive light.
- Similarly the west entrance is glazed and south elevation has considerable glazing.
- I consider that an independent accessor be appointed to monitor wildlife particularly Nocturnal wildlife and the access road should be included in the Red Zone.
- I cannot see how this will benefit the community or wildlife holistically.
- The Bat survey and other wildlife surveys are very poor (the Bat survey only being a desk top survey using remote sensors).
- Otters have been plentiful over the last 2 months with sightings of 6 individuals being regular. People doing desk bound reports won't have seen any of them for themselves.
- Another survey must be done as there are a number of very recent photographs of Otters.
- The report on Otters which states there are no otter in Gunwade Lake is a blatant untruth. The last survey was in 2014 showed only one otter in Gunwade.
- What will happen to the otters and who will be responsible for ensuring that work is suspended?
- 2019/2020 photographic evidence and NPTs own Facebook site show a family of otters, 2 rare nightingale in the trees/scrub to be removed for the proposal, osprey over Gunwade , Red Kites nesting.

- Otters will be disturbed by months or years of building work, vibrations from hammering-in of deep pilings, heavy vehicles, noise and light pollution?
- The construction phase will deter wildlife and once constructed the increased numbers of visitors and the extended opening hours will deter the otters and other wildlife from visiting the lake.
- It must show the extent of its urbanisation affecting the Wildlife Corridor between Oak Meadow, tree belts.
- The extra road and lighting at night will cause a massive number of casualties to bat, hedgehog and similar protected species.
- No wildlife/insect study on Oak Meadow has been carried out despite this being rich in insects and crucial feeding ground for bats..See Dr Stebbings report.
- Bat numbers are low - a lot of bat boxes were removed before this application was submitted. Probably just a coincidence?
- Their original Ecology report stated no protected species would be affected and there was little wildlife on the site. Claims from opposers including Dr Stebbings Bat Expert and info gained from Cambs Bat Group stated this was only true because only the site where the wall will be built was considered.
- I still do not see any reference to the protection of the wildlife and the natural beauty of this park which has been of such importance to thousands of visitors especially during the lockdown.
- It will discourage wildlife, Nene Country Park, having encouraged and promoted nature and wildlife since inception.
- This building will require piling and the disturbance will be considerable during construction – the CEO terminated Firework Fiesta because of the effect on wildlife insisting that local habitats should be preserved.
- The Lakes are crucial to bat survival especially with the effects of Global Warming of extreme wet and dry spells, becoming more pronounced.
- The Badger Play Park eliminated the scrub barrier between the Park and the Hides.
- Oak Meadow valued grasslands, the start of our food chain, has been allowed to decline - loss of swathes of cowslips.
- Sand Martins - It has taken 30 years to get Sand Martins to Ferry Meadows they frequent the lake next to the proposed structure which will affect all wildlife at the park, including butterflies and insects.
- How does this project do anything other than add to wildlife reduction, by taking out hedges and destroying a popular meadow?
- The Climbing Wall will now be lit up to 300 Lux for the safety of Climbers.
- Last year Nightingales were nesting in the scrubs adjacent to the area to be developed; they have not been reported anywhere else in Ferry Meadows. If this site is developed this rare bird will certainly not return.
- Increased traffic after dusk will lead to light pollution and a threat to the nocturnal animals who undoubtedly will be at risk of getting run over.
- The Trust are making statements about wildlife that are so wide off the mark.
- BBC news article showing how common place British wildlife is disappearing fast yet the NPT and PCC are determined to put a 34,25m high building and huge attached shed in the deep heart of our Country Park; and important area for Bats.
<https://www.bbc.co.uk/news/science-environment-56212195>

Environment and Pollution

- The environmental impact would be devastating.

- Why is an Environmental Impact Assessment not being carried out on both areas?
- Peterborough is an Environment City and declared an Climate Emergency – if permitted this stance on the Environment will be nothing more than hot air.
- If the council approve this they will signal their abandonment of any environmental qualities for the city.
- Increased traffic will add significant vehicle pollution to Ferry Meadows and also to the surrounding Residential Area.
- Increase in pollution at a time when the World is looking at reducing Carbon Emissions. NPT and PCC and Investors only look at MONEY!
- Stop increased traffic being given priority over hundreds of pedestrians entering the Park safely at Lynch Farm Bridge & keeping the carbon footprint low.
- Paths will need to be lit during the evenings causing light pollution.
- Light pollution which will adversely affect the dark skies enjoyed in Oak Meadow.
- This development is an intrusion into a valuable natural green space and is the start of its environmental destruction by stealth.
- Robert Jenrick stated that no EIA was required as NPT had provided him with relevant information but if there was a change to this then it would be re-examined. Bat/Otter reports submitted fall short and show a very different picture. Bat need and lighting have still not been addressed. Traffic reports are not at busy times and have no regard for the imminent future developments.
- Increase in vehicles will have a huge impact on health see news article <https://www.bbc.co.uk/news/science-environment-56013240>

Users of the Park

- The car park was established at this location in order to give access to all to enjoy this unique vista.
- Disabled people with both mental and physical problems will be unable to drive to sit in their cars and look at the water. Not everyone can get out to walk.
- The new parking facilities would be too far for some, for whom walking is a challenge.
- Only the fit and able would be able to relocate to other areas of the park.
- The car park next to the lake is a joy to a lot of elderly and disabled visitors. They sit overlooking the lake as there is always life.
- The disabled fishermen access will be barred.
- The proposed monstrosity will cast a wind shadow for over three hundred and forty metres, or over one thousand feet.
- We walk in the park everyday - this building will ruin what we have enjoyed for many years.
- Further urbanisation of the park will have a detrimental effect on the well-being of the communities surrounding the park and that of the existing users.
- Ferry Meadows provides a natural space for people to walk, run and cycle in the open air, why spoil it by erecting this huge monolith which will detract from the natural beauty of the park and be visible from most of the park and surrounding area.
- The field which is used a lot by dog walkers, young families etc enjoying the open space and fresh air during the summer months will be lost to a car park.
- the impact upon the local residents and visitors who use the park on a regular basis seems to have been completely ignored.
- The footpaths are not wide enough and at busy times are crowded and unsafe due to cyclists, prams, dogs, etc; further visitors will exacerbate this problem.

Health and Wellbeing

- The park is a fantastic green space allowing Peterborough residents to escape the confines of work and latterly the impact of Covid19.
- We are constantly told of the health benefits of getting out and enjoying open spaces and nature, so where is the sense in taking some of that away.
- It is important for People's Mental Health to just get away from man- made Entertainment
- To be able to get OUT and walk, run, cycle and play has been vital for our wellbeing particularly during this pandemic and continues to be so as it's not going away.

Neighbouring Amenity

- The noise pollution from people leaving late at night would not be fair on those living alongside Ham Lane.
- As a resident off Ham Lane I see no reference to how the increase of traffic is going to affect the ease of access, increased noise levels, light pollution of the local residents who are already having to deal with vehicles parked on the residential road restricting access to residents driveways and emergency services.
- During the pandemic we've seen increased numbers visiting the park and it's become a nightmare already for local residents' safety.
- It has been noticeable in recent months that visitors choose to park on Wistow Way and in adjacent roads instead of paying for parking at Ferry Meadows. It is highly likely that this will be exacerbated by these plans.
- The proposals will lead to an increase in traffic and significantly so during planned competitions/events in what is primarily a residential area.

Security

- The report fails to address security issues – conflict between 0.05Lux lighting that Cambs Police say is necessary for face identification with CCTV and Dr Stebbings report that says no light spillage.
- Who is going to police the area of an evening? Will Nene Park Staff be required to stay on duty to ensure that people leave the building?
- It will also attract the antisocial behaviour of vandalism and drugs to the heart of our Park.
- The Park would find it near impossible to keep people out.

Precedent

- The proposal would set a dangerous precedent allowing further developments at Ferry Meadows.
- To pass these proposals opens the floodgates to further radical changes likely to follow that either do not require Planning Permission so will go ahead or would be seen as a natural progression by Nene Park Trust e.g. the widening of the access road
- In years to come we will see the surrounding area dominated by living accommodation of equivalent heights.

Public Consultation

- NPT never consulted the Park Users on the climbing wall facility.
- From the outset, their communication of their plan was covert. There were no obviously visible signs around the park nor on social media, no plans or requests for feedback.

- NPT did not actively welcome or encourage its plans to be examined and debated.
- When you ask park users even now about the proposed development, the majority, know nothing of the plans and are horrified when told about them.
- Such a major development as this should not really be progressed in these difficult times. Previously we have been able to meet with neighbours and visitors to the Park to discuss the plans and now we cannot.
- I ask that you suspend this application until the major Pandemic restrictions have ended.
- If you continue with processing this application at the present time you will be in breach of Local Government Association guidance regarding handling planning matters during the COVID-19 Pandemic.
- If there is such a local and national demand for the facility in Ferry Meadows, why did the plans not receive an overwhelming chorus of approval?
- NPT should undertake a more open and extensive Public Consultation Program based on their “true” Proposal to create an International Climbing Centre in the centre of Peterborough’s Country Park.
- There are currently around the 6000 Objections on Change .org Petition
- It is evident from the public who use the park and those who live locally that we don't want it but those views will no doubt not be considered.
- This facility is not wanted by the locals who use the park on a regular basis.
- The only comments I can see in favour are from climbers who do not live nearby and so have no concept of the outrage of people who actually live here, who love this place for its unspoilt space.
- There is an online petition with 4000 name and a house to house petition with 1500 names
- All residents of the city should have been consulted.
- The Change .org figures of objection should be accepted under these circumstances as how else are we as residents able to undertake to inform people in what effectively is a Public Consultation?

Viability

- The cost of this development is estimated to be in excess of nine million pounds without the requirement to carry out work to the access road.
- Will enough people (from anywhere) actually use it to make a return sufficient to keep it running without continual financial support, to the detriment of the rest of the facilities of the park?
- Can the Trust afford to build it without risking financial ruin?
- There is not the slightest guarantee - or indication - that the development will be profitable.
- What happens when the popularity wains it will fall into disrepair, you can hardly re-purpose it.
- The building is very purpose-specific. Should the facility turn out not to be economically viable in the future, the park will be left with an empty building that could not be practically used for another purpose.
- The people of Peterborough will be left to foot bill when this White Elephant falls due to lack of patronage.
- I do not think that climbing will be a profitable long term.

- This is a niche sport and I suspect all those local families commenting positively will be unlikely to use it more than once or twice as I would be amazed if it was affordable for the majority of the Peterborough demographic.

Conflict of Interest

- The CEO for Nene Trust, Chair of new Town Planning Board and Independent director of BMC is seen by many as having a Conflict of interest and this needs investigating.
- It is our understanding that a Committee was 'picked' to put together a list of Projects for funding from the Town Fund Bid On this 'shopping list' of Projects was the International Climbing Wall.
- This goes against NPT 's own declaration "no expense to the Taxpayer"
- It would appear that NPT and PCC have pre-empted the Planning process.
- PCC Councillors are on this Board as representatives of PCC and the residents of Peterborough, however as a resident I am unaware of any information relating to NPT that I have ever been able to access. How can our Councillors represent me on this Board to which I have no access whatsoever?
- The project is being championed by a particular senior individual working for the trust who has a personal passion for this climbing activity.
- The statements are hypocritical as they are asking for funding to help create a huge building, plonked in the middle of the biggest, best green, unpolluted space in the district.
- Why would anyone give funding for a commercial business that is very likely to be closed due to flooding for several weeks every year?

Construction

- During the construction it will be noisy, dirty, dusty and an eyesore for months and months.
- The fact that the area is going to be churned up for months on end will not help anyone, especially the Lakeside Bar and Restaurant and the Watersport's Centre. They will suffer further loss of revenue (as if they haven't lost enough in the past year owing to Covid).

Misc

- Surely you have enough information and have given the Trust adequate time for consideration of the application?
- This proposal should not be passed and no further time allowance allowed due to the number and complexity of issues.
- I cannot believe a Parish Councillor has supported this...have they not seen all the objections of Local people?
- Natural England not objecting or Peterborough council does make one wonder who's pulling strings to get this monster passed.
- Also some of the councillors that are listed as contacts for this project are not interested in doing anything or listening to their constituents with one saying " nothing to do with her as she's not on that committee".
- Long standing open hours of the park were amended to be "more suitable" for this commercial activity are all indicative sadly of NPTs lack of providing real facts just so this project can go through.
- No doubt big business and forces unknown will win the day and the director will once again get his way, just as he did with the sailing centre.
- The Towns Fund will fund this project. This is an inappropriate use of funds intended for the city centre.

- I wish to draw notice of officers to the drawings that show the method of cleaning of the glazing at high level - wheeled vehicle with extending arm and platform similar to that used by street lighting engineers. Has the platform been designed for such a vehicle?
- The park needs looking after properly, we local stakeholders need to find a more-trustworthy guardian to look after the wildlife and habitats too.
- The management of this huge, far reaching project should raise concerns for the public and residents of the local area.
- We are not aware that the International and National status issues are referred are in the Planning Proposals.
- The majority of comments supporting this monstrosity are from people who do not live locally, these comments should be disregarded as the knock-on effect of this development will have little impact on these people.
- All their 'official report' responses fail to actually address the plans' fundamental flaws', which feedback from the public has highlighted.
- Towns Fund described as LAKESIDE INTERNATIONAL CLIMBING CENTRE" .A somewhat different proposition and clearly intended to attract climbers and spectators nationally and internationally.
- With all the objections - the ET has reported that the New Town Fund money is paying for this, and NPT are already looking at renaming FERRY MEADOWS.
- I have contacted numerous councillors and gotten no answers, but one who is listed as a contact on this portal said she can do nothing as she has nothing to do with the planning department.
- So not only should this proposal be considered by the Planning Dept, but also by the whole of the Peterborough City Council Councillors.
- Some of the reports submitted are desktop exercises and are lacking.
- We were surprised and quite shocked to hear £8m is being proposed for the climbing pyramid at ferry meadows. Does the council think this amount of money is substantiated under the current circumstances?
- Councillors should think long and hard about this development as it will impact the likelihood of their re-election. The council should stop Nene park from committing rural vandalism.
- My strong protests to save the park from Climbing Wall resulted in termination of my volunteering.
- Statements in the press NPT are inaccurate.
- It is very worrying that the Trustees supporting the proposal have recently stated the site was chosen so there was minimal impact on landscape and wildlife.
- I notice all the trustees have suddenly woken up, and old members of the climbing wall in Peterborough that closed, supporting the proposal.
- Most supporting the proposal do not live on door step or near our country park; climbing members not interested in the wildlife, trees meadows that are going to be lost, etc.
- If the New Town Fund are looking to pay for this then surely the Council can come up with a more appropriate site.
- Supporters state no rationale as to why they 'support' this proposal.

Comments in support:

- Peterborough really needs this incredibly important project.
- Great asset for Peterborough city and the whole Cambridgeshire area.
- This facility will put Peterborough 'on the map'.

- It will give the city another unique, iconic attraction.
- It will be a significant boost to the Peterborough leisure scene – a superb new opportunity for recreation, leisure, sport and educational activities all year round.
- This is particularly important for a rapidly growing population and will enable residents to lead more active and healthy lifestyles.
- It must be the only city in the UK without a climbing wall; important for a university city, a lot of climbers start at university.
- It will be a major enhancement to the visitor experience at our unique country park and to the wider community and heritage of Peterborough.
- We need more places where people can go and try out new activities like climbing.
- It will be of Olympic standard with a speed climbing wall; the only other centres with this offer are Sheffield and Edinburgh meaning this centre will could become a training centre for future Olympians!
- With the loss of the only wall in Peterborough there is now a greater need than ever; this has been a big loss to the climbing community and we need a new and better facility.
- The old wall at Bretton Gate was great but this will really help bring people in from all over East Anglia and further afield.
- I was the joint owner of the Peterborough Climbing Wall that had to close; at the time we had over 20,000 registered climbers and visits from schools, colleges, etc who now have nowhere local to climb; the nearest decent climbing walls being over 45+ miles away.
- Children are now denied the experience and thrill of climbing because schools do not have the time nor money to make a round trip of 90+ miles to visit another city.
- The climbing wall offered many young people from all backgrounds the opportunity to participate.
- The 200 member club is very supportive of this enhanced facility so that they can carry on their important work with young people.
- Peterborough Mountaineering Club founded in 1954 will find new home.
- A lot of climbers start off at a climbing centre.
- The increase in participation over the last few years has been fantastic, especially as women's involvement has grown.
- Our nearest options are at the peak district or indoors at Northampton, unfortunately this makes it quite inaccessible and only possible at weekends, and at a significant petrol cost.
- After being safely shut up in houses for a year, people need activities to reawaken their adventure and fitness and this would be ideal!
- With the pandemic and not being able to train and see friends, it's left me with a sport I cannot enjoy, ultimately affecting my mental health.
- When we can have a local centre to climb within again will be hugely appreciated.
- Northampton wall has kids clubs, youth groups, basically all age ranges using it, and it's great exercise for the body and mind.
- People of all ages, classes and abilities can participate. I have taught people from Sense (deaf & blind), the disabled; sometimes managing to get wheelchairs up the wall.
- Peterborough has a reasonably large BAME population and anything that encourages all children to try the outdoor life should be supported.
- People already travel from afar to Ferry Meadows.
- Whilst aware of the impact of more visitors, expansion of parking will aid the problem of vehicles parking in the surrounding streets.
- Given proper management and regulation this development should be approved.
- Climbing is an activity that can be enjoyed by a wide range of people.

- The services planned will be inclusive and cater for all levels of ability from novice to expert.
- Climbing is a great form of exercise combining strength, agility and flexibility. It also has mentally challenging and problem solving aspects which are key for a young person's growth.
- Indoor climbing is an extremely sociable and effective exercise and great fun.
- Climbing is a sport for absolutely everybody; young and not so young.
- I really hope this goes ahead.
- There are very few sport which catapult youngsters to nature like climbing.
- Teenagers and children could have a lifelong sport, exercise, and close friends.
- I have recently tried climbing again and fallen in love with the sport.
- There is something very natural and social to it of conquering fears, having something achievable for anyone, and trust in a companion.
- Bring ferry meadows back to what it once was.
- It will be of national significance and its situation by the lakeside next to other activity centres is ideal.
- By having a centre within a country park will highlight the importance of nature to more and more people.
- The climbing centre will also introduce the park to visitors who weren't otherwise aware of it's existence before visiting the climbing centre.
- Those who take up climbing because of this amazing new facility will have their eyes opened to the surroundings and possibly would have never even thought about playing a part in cleaning up other peoples' rubbish.
- It will create new jobs and add a boost to the local economy.
- This is another example of the way in which the Trust is using vision to improve the area.
- The proposed Centre is a key element to the Trust's 2050 vision and 10 year masterplan.
- We are fortunate to have an organisation like Nene Park Trust that has the money to make an investment like this.
- We trust NPT to execute the task with sensitivity to the surrounding nature.
- NPT is a registered charity and reliant of funds; it will generate much needed income which will be reinvested in the park.
- NPT have gone to great lengths to minimize impact and improve biodiversity in the area.
- Great care and attention has been given to identifying the right location to ensure the landscape and wildlife will be protected, preserved and enhanced.
- If this project does not go ahead, other commercial companies will step in and fill the obvious gap with inferior centres, catering for far fewer people and contribute nothing to the desirability of Peterborough.
- Climbers have a great respect for nature. We litter pick on our way to and from the crag, we are sensitive about how much noise we make and leave no trace.
- We support full heartedly provided there is restricted parking on Cherryfields to avoid congestion on these roads.
- As a disabled parent I would comment on the inclusive nature of the location which has fully accessible parking which can be paid for, online, once home; often such activities are located in city centres where parking is inaccessible for disabled drivers (with upper limb disabilities it is impossible to use parking meters, parking apps and negotiate automatic parking barriers).
- These venues are often in isolated areas of the city away from other activities suitable for the other children in the family.

- Ferry Meadows is accessible area and enjoyable for all age groups and abilities it will make for a very relaxing and enjoyable day out for all members of a family group whether disabled and not.
- Climbers are a very respectful bunch in general and I do not agree with the comments voicing concerns over potential loitering and abusing of the beautiful surrounding area at Nene Park.
- The council should grant planning permission as soon as possible and not delay any further.
- If it does not go ahead it will be a great shame, leaving Peterborough very much stuck in the past.
- Peterborough should be a city of development, not a city that is scared of change.
- It is not a nature reserve, it is a man-made country park.
- How many people were opposed to the plans for the park when they were first announced but have visited the park?
- How many people were opposed to the lakeside centre when they were first proposed but now use these facilities?
- How many people were opposed to the camping facilities when they were first proposed?
- I don't see why anyone would be opposed.
- Plenty of open spaces, Regents Park, Central Park, have large structures near them.
- Ferry Meadows is missing an indoor area for days out when the weather isn't so great for outdoor activities
- The site is ideal and complements the other sports enabling a school to have an 'Activities Away day' and select from an 'a la carte' menu - an hour sailing, an hour cycling, and an hour climbing.
- Being stuck out here in the Fens means there are no natural features to climb on so a decent climbing wall is important.