

PLANNING COMMITTEE MEETING – 7th November 2018

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/1884/FUL

Location: St Mary's School Playing Field, Long Road

Target Date: 17.01.2017

To Note: The appendices referred to in the report were unfortunately omitted from the agenda pack. They are attached to this amendment sheet. Appendix 1 is the proposed community use statement. Appendix 2 contains the statements of very special circumstances from both St Mary's school and Homerton College.

Amendments To Text:

Additional condition:

Prior to the first use of the pavilion building, hereby permitted, visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 70m, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

Additional informative:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Pre-Committee Amendments to Recommendation: On the advice of the Legal Officer, the recommendation is changed to: **'approval subject to a S106 to secure the community use and subject to referral to the Secretary of State'**.

If Members are minded to approve the application it would be referred to the SoS for his determination in accordance with the Town and Country Planning (Consultation) (England) Direction 2009. If the SoS directs that he does not wish to determine the application it would be approved in accordance with the committee's resolution. If, however, the SoS calls-in the application, the decision will be taken by the SoS. If Members are minded to refuse the application it would not need to be referred.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0002/FUL

Location: Romsey Labour Club, Mill Road

Target Date: 06.03.2018

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/1815/FUL

Location: 143 – 147 Newmarket Road and 149 Newmarket Road

Target Date: 31.01.18

To Note:

On 29 October the applicant submitted an appeal to the Planning Inspector against non-determination of the planning application. As a result, it is no longer possible to issue a decision on the application. The application remains on the agenda so that members can ensure they are satisfied that the reasons put forward in the addendum report should form the basis of the Council's Statement of Case.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: A decision can no longer be issued so agreement on the basis for the Statement of Case is required.

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 17/1484/OUT

Location: Land Adjacent To Barnwell Lake, Newmarket Road

Target Date: 17.10.2017

To Note:

Sustrans commented in support of the amended application:

- The proposal provides an encouragement for cyclists along the new corridor.
- The lake will be an attractive stopping off point.

Amendments To Text:

Paragraph 2.5 (and 8.75) – The number of car parking spaces now proposed is **24**, reduced further from 27. Two are suitable for disabled drivers.

Paragraph 2.6 – Minor changes to originally submitted and amended proposals comparison table:

Uses	As submitted (outline but with indicative scheme)	Application as amended (fixed)
Overall comparison (with terraces)	678	480
Café	250	236
Kitchen	80	64 (including store)
Retail	57	0
Cycle repair	36	6
WC	49	32
Terrace	245	142
<i>Car parking</i>	<i>32 spaces</i>	<i>24 spaces</i>
<i>Cycle parking</i>	<i>100 spaces</i>	<i>100 spaces</i>

Paragraph 2.7 (and 8.27) – **For context** - there is a small area of existing hard

standing on the site from the fishing club car park.

Paragraph 8.13 – To include Allen Pyke response to Landscape Officer memo.

Paragraph 8.24 – **For context - 138 cover café/restaurant** – The application proposal has the potential to operate as such, but the internal layout of the café is not fixed.

Pre-Committee Amendments to Recommendation: N/A.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/1414/FUL

Location: Colville Road Garages, Colville Road

Target Date: 02.11.2018

To Note:

Comments received from The Sustainable Drainage Engineer:

- No objection to the proposal subject to a surface water drainage condition and all new or altered external surfaces within the site boundary should be of permeable construction.

Amendments To Text:

Paragraph 8.24 amended to read:

A flood risk assessment was submitted with the application. The Drainage Team has advised that a surface water drainage strategy can be secured by condition in this case. A surface water drainage scheme condition alongside a permeable construction condition is therefore recommended. In my opinion, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2018).

The following conditions are therefore recommended:

28. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the

National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

29. All new or altered external areas within the site boundary must be of permeable construction.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 Policy 31).

Paragraph 8.18 amended to read:

Camcycle has commented that the access driveway narrows to 3.5m for a significant length, which is insufficient to have a separate footway. The access driveway is an existing situation and is bound by neighbouring properties boundaries. The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety but has raised the issue that the proposal could impose additional parking demands upon the on-street parking on the surrounding streets, this is addressed in the below section regarding car parking. The Highway Authority has recommended various conditions which are considered necessary.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/1309/S73

Location: 2 Barrow Road

Target Date: 11.10.2018

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 18/0861/FUL

Location: 7 Durnford Way

Target Date: 30.07.2018

To Note: Revised plans have been requested to ensure the proposal meets with policy 51; details of the requested amendments are outlined in paragraph 8.8 of the committee report. The applicant has not yet provided the revised plans so delegated powers are requested to issue a decision subject to receiving plans to comply with part M4(2) of Building Regs.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: Delegated powers is requested to issue a decision subject to receiving plans to address policy 51 of the Cambridge Local Plan (2018).

DECISION:

Tree Report

CIRCULATION: First

ITEM: APPLICATION REF: TPO 2018

Location: Selwyn College

Target Date:

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

General Item

CIRCULATION: First

ITEM: Affordable Housing Threshold

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments: None

DECISION:

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Homerton College

Statement of the Special Circumstances arising in respect of the application by St Mary's School Cambridge in respect of the improvement and continued use of the School's existing sports fields on Long Road, Cambridge

Background

Homerton College has been seeking sports fields for its students for at least the past 8 years. A report dated 2009 identified a number of options including St Marys School land on Long Road, Worts Causeway and Hills Road Sixth Form land. None of these options could be further developed at the time mainly due to ownership issues. Subsequently the current Bursar has continued to seek opportunities and had had discussions with Clare College, Cambridge University Press, Emmanuel College (who own land on Long Road) and Hills Road Sixth Form.

Two years ago, we were re-introduced to St Marys School who had now resolved the ownership issues on the land they owned on Long Road and it was decided that the two institutions had complementary requirements for sports facilities.

Rationale

Homerton College has nearly 600 undergraduates and 400 full-time postgraduates and is the largest College in Cambridge. From 2000 it started offering the full Tripos of the University and in 2010 received its Royal Charter as a full College of the University.

The primary reason for Homerton College pursuing additional sports facilities (it has one grass football pitch) is to provide facilities for its students to partake in sports to relieve the undoubted intensity of a Cambridge University education. There are increasing levels of anxiety and mental health issues in the student body across the University which the College is seeking to address. We employ two Counsellors in addition to using the University Counselling service, we provide pastoral tutors for all students, run a number of programmes which seek to address anxiety and seek opportunities to provide students with "chill-out" spaces and time. However the high achieving nature of the students and the intensity of 3 short terms of 8 weeks means this will be an enduring issue.

There is no doubt in the Academic staffs' minds that the ability to train, compete in a team or "just kick a ball around" will provide welcome diversion from intense study and foster supportive relationships as well as hopefully improve the mental and physical health of the student body. The College Officers – Principal, Senior Tutor, Admissions Tutors, Graduate Tutor, Dean – whilst not sporty themselves are very supportive of the development of facilities for the benefits it will bring to the students and the College.

Challenges to providing sports facilities for Homerton Students

It is important that to reap the benefits of developing sports facilities for the Colleges students that the facilities are within walking distance of the College, reducing the time spent on activities and away from studies. New facilities provided by the University in North-West Cambridge are some distance away and not well used by Homerton students as a consequence. Undergraduates are not permitted cars in Cambridge. If we are unable to provide suitable facilities at St Marys on Long

Road, as our research over many years has confirmed, we are unlikely to find any other suitable land within 10 minutes walk of the College.

Cambridge University does not have a sports afternoon like other Institutions and lectures and teaching are undertaken from 9am to 8pm at night and in a number of subjects on Saturday morning. As students have had to achieve very high grades to get into Cambridge and all are paying significant fees, they are quite rightly reluctant to miss lectures or lab sessions unlike perhaps 20 or 30 years ago. Most inter-Collegiate competitions have shifted to evenings and weekends where facilities allow. As an example, college rugby matches for the first time in 2017/18 will be played at weekends rather than Tuesday/Wednesday afternoons due to the difficulty of Colleges being able to put out a full squad of players during the week.

The College Student Union HUS has the following affiliated clubs/teams which require outdoor sports facilities/fields:

- Football – 4 mens and 1 womens team;
- Rugby – 1 mens but in the past they have run a womens team
- Lacrosse – mens, womens, and mixed lacrosse
- Hockey – mens, womens and mixed
- Ultimate Frisbee
- Tennis
- Netball
- Cricket

The College currently uses its one grass football pitch, hires rugby pitches, tennis courts and indoor cricket nets from Hills Road Sixth Form. Rugby pitches will not be available in 2017-18 on Saturdays as they will be in use by the school and Cantabrians RFC. All other teams plays games away and training is challenging without nearby facilities. Training can only take place on the Colleges pitch during the winter in early mornings.

It is therefore imperative that the sports pitches provided are artificial to provide for usage every evening and at weekends by different sports for training and games and that these are flood-lit. As far as we are aware there is no artificial pitch with flood-lights available for football, lacrosse and rugby to our students in Cambridge.

Management and Bio-diversity

Homerton College is here for the long-term. In 2018 we celebrate 250 years since foundation in Homerton, London and the year after 125 years at the site in Cambridge we now occupy. When we build, we build conscientiously mindful that the building needs to stand for at least 100 years, represent good architecture and be sustainable and cost effective to maintain and run. The existing “pavilion” is not only an ugly building but is not fit for purpose having only sub-standard 2 changing rooms only. We believe that the Pavillion as designed fulfils this brief and importantly provides an attractive visual introduction to Cambridge from the trains and guided buses.

We have one of the largest and leafiest campuses of the Cambridge Colleges much of which is managed naturally. We have an old orchard from which we are producing our own apple juice, a meadow that is reputedly 300 years old with over 60 varieties of wildflowers and many trees which

we manage for the long-term with continuous planting to ensure that the landscape and trees remain as attractive in 100 years time.

As responsible long-term neighbours and residents of Cambridge, we fully intend to ensure that the land at Long Road is equally well managed with meadow planting and an increase in biodiversity. Furthermore, as the Colleges use of the facilities will be largely over the 24 weeks of term we want to make these facilities available to the community including local schools.

Summary

The need to provide sports facilities to improve the welfare of our students given the intensive nature of a Cambridge University course means that the minimum requirements of sports facilities from the perspective of College are summarised as:

- Within easy walking distance of the College;
- Allows multiple sports to be played intensively during 24 weeks of the year;
- Have flood lights to allow training and games during the evenings (from 4pm during winter);
- Changing facilities for men and women;
- Changing facilities for officials and the ability to provide “tea” to officials and visiting teams

The facilities designed in conjunction with St Marys on a relatively small 9 acre site manage to fulfil these needs. There are no alternatives for the College.

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Statement of the Special Circumstances arising in respect of the application by St Mary's School Cambridge in respect of the improvement and continued use of the School's existing sports fields on Long Road, Cambridge

Mindful of the premise that development of greenbelt land is automatically deemed inappropriate, we respectfully state that we are not seeking change of use in relation to the School's sports fields on Long Road. These have, for many decades, been in use as sports fields, and our application is intended to ensure that these remain fit for this purpose for many decades to come. That said, we do recognise that such development must be limited to the agreed purpose and that the proposals must ensure minimal impact in accommodating the intended outcomes. With that in mind, we set out below the circumstances in which this proposal may be deemed as acceptable.

Context:

Government policy: sports participation (<https://www.gov.uk/government/publications/2010-to-2015-government-policy-sports-participation/2010-to-2015-government-policy-sports-participation>) states;

"Playing sport helps to keep people healthy and is good for communities. Playing sport at school or in a local club is also the first step to [competition at the highest level](#), which helps improve our reputation as a sporting nation, and contributes to economic growth.

But when people leave school they often stop playing sports, which means people can't fulfil their sporting potential, and can lead to a less healthy lifestyle. We want to get more people playing sport safely from a young age, and help them keep playing sport throughout their life, no matter what their economic or social background."

Officers will be aware of the above imperative stated by national government in terms of sports participation. The government website (Gov.uk) <https://www.gov.uk/government/policies/sports-participation> provides evidence of numerous strategies in pursuance of this aim and, of course, the Department for Education directs schools to ensure that physical activity is provided to children through the curriculum.

St Mary's School is committed to development of the whole child whilst in our care. This includes the physical wellbeing achieved through active engagement in sport. Latterly, the benefit of sport in terms of mental health and wellbeing has been proven and is an area that St Mary's School continues to successfully promote amongst our girls.

Challenges:

St Mary's School has been established in Cambridge City Centre for 120 years. The main school buildings are on Bateman Street on the northern boundary of the Botanic Gardens, with our junior school and boarding house located on the east and south side of the gardens. This privileged location gives outstanding access to this beautiful amenity and to the historic city beyond. In common with most city centre sites, however, space for organised sport is extremely limited, and so the sports fields on Long Road are a prized facility.

Over the many years that these fields have been in use, the standards required by the various sports governing bodies have (rightly) been raised and, in order that the school may continue to participate in these activities, the facilities require upgrading – not least to overcome the drainage issues on site.

Surfaces:

The variety of sports now offered across the curriculum has also grown over time, which dictates that the fields must be put to multiple uses, hence the need to develop the use of appropriate artificial pitches. Indeed, Sport England dictate that some sports, such as hockey, must only be played on artificial pitches.

Changing Facilities:

In addition to the current requirements relating to the playing surfaces, changing facilities for participants are required and, in the context of the use of the land for sport, ought to be deemed acceptable / appropriate development. Officers are aware that existing changing facilities are currently sited on the land, but these are inadequate in terms of size and modern standards, and are also visually unappealing. The School is, therefore, proposing to improve this amenity.

We remain mindful of the need to ensure that the impact of the changing facilities are limited to the actual requirement and not extended beyond that which is absolutely necessary. We can assure officers that the proposed facilities represent the minimum requirement for the sports facilities offered. There must, of course be facilities for teams based on gender, disability, and the requirement for separate “home and away” changing. The space designated for refreshments is the minimum required in order to support the wellbeing of sports officials and participants.

This facility will, of course, be required by the community users that are referenced in the proposal.

The current design features a pitched roof which necessarily extends the height above the current single storey structure. This is intended to improve the current poor aesthetic impact of the changing facilities and could be constructed in sympathy with the surrounding environment. The design is proposed as a traditional sports pavilion, and is thought to offer an appealing view for commuters arriving in Cambridge on the adjacent train and bus routes. In terms of usable space, there is no additional / unnecessary capacity, albeit this could be arranged on a single storey if that is deemed more acceptable to the planners.

Lighting:

We are aware of potential concern regarding flood lighting, and are committed to ensuring that this is installed and utilised sensitively. In order that our joint ambition of wider participation in sport may be fulfilled, artificial lighting is a necessity in order that these facilities may be in use throughout the winter months. Separate discussion will address the impact of such lighting in the context of the local light sources, and we trust that planners will agree that the public benefit in terms of health and amenity is proven.

Trees:

As referred to above, the school campus proudly surrounds the Botanic Gardens, and St Mary’s students highly value the benefit that this brings. This culture extends across the school, and we sensitively manage biodiversity across each of our sites. In that spirit, we respectfully ask that the

two tree protection orders that are effected by our plans are reviewed in the context of the significant increase in planting that we propose. We would welcome the opportunity to discuss the impact in greater detail, if helpful.

Summary

The attached statement from Homerton College, the School's partner in the proposal, adds further to the rationale for this mutually important application. Their requirements are in absolute synergy with those of St Mary's School and these, in turn, will ensure a significant degree of community benefit. Each of our institutions are very longstanding education charities with limited funds that we apply for the future benefit of our students and, more widely, for the community. Our track record in terms of estate management is excellent, and we look forward to responsibly managing these sports facilities with the support of the city council for many years to come.

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Proposed Community Use for St Mary's playing fields

Introduction

This paper outlines the background to the development of St Mary's Sports Field, summarises the need for development and a proposal for community use that, if accepted, could be incorporated into a Community Use Agreement.

Background

St Mary's School (SM or "the School") which owns 9 acres of grass playing pitches and a small 2-room hut (accommodating 3x WCs, 2x wash hand basins and 2x storage rooms) intend to lease the site to Homerton College (HC or "the College") for 50 years. HC will fund, develop and manage modern sports facilities for the use of the students of both the School and College. Recognising the extent of term times and that School and College usage will be limited even during term times, it is the intention to provide the opportunity for community use throughout the year.

Both St Mary's and Homerton College have a real need to develop the grounds to provide sports facilities for their students. Supporting documents have been provided and are attached as Appendices and summarised below.

Playing Pitch Strategy 2015-2031

St Mary's School playing fields at Long Road Cambridge CB2 8PT are identified in the Playing Pitch Strategy 2015-31 (June 2016) page 182 as a site for protection of playing pitches and enhancement through dialogue with the school about future suitability of provision on the site. Homerton College is also identified in the Strategy as a site for protection of playing pitches although it only has one grass/unlit football pitch. Neither St Mary's School or Homerton College were consulted during the development of the strategy regarding their current provision.

It is quite clear that the existing playing fields are unsuitable for current use by the school except for very basic use. Standards for pitches required by the various sports governing bodies have been raised and indeed Sport England dictate that some sports, such as hockey, must only be played on artificial pitches. The playing fields suffer from drainage issues and the changing facilities are inadequate and sub-standard. Grass pitches have limited hours of use and there is a real need to develop the use of appropriate artificial pitches. For people to be able to participate in outdoor sports from October through to March in the evening after studies and work requires pitches to be flood-lit. Young people have a high expectation of sports facilities. There are no changing facilities, showers or provision for disabilities.

Whilst the Strategy focuses on 4 sports – football, cricket, rugby and hockey –SM and HC envisage far more sports being accommodated on the developed facilities which aligns with the desire of young people to participate in less traditional sports often of shorter duration. Sports such as netball, lacrosse, American football, ultimate Frisbee will also be able to be played year-round and with floodlighting after studies and work during the winter months.

The strategy takes into account the population growth and planned facilities. The area around St Mary's playing fields is seeing some of the most intense residential expansion. As the Strategy points out, these are generally affluent areas with communities more likely to participate in sport and physical activity which results in high demand for provision of facilities. We also see a need to service those working in the area of the Bioscience Campus. Addenbrookes, Papworth Hospital, Astra Zeneca and the many other organisations and companies are/will be significant employers and the ability to walk to the facilities after work will encourage participation and reduce congestion on the roads.

The Strategy includes the provision of new 3G pitch facilities at Trumpington Academy. These appear to be accessible to individual members only at £29.99 per month not to Sports clubs or groups for booking. We believe we can help meet a number of the aims of the Strategy in creating active communities and supporting local sports clubs and community groups through providing the provision of high quality, fit for purpose and accessible facilities on their door-step for training and matches.

Special Circumstances

St Mary's School has been established in Cambridge City Centre for 120 years. The main school buildings are on Bateman Street on the northern boundary of the Botanic Gardens, with junior school and boarding house located on the east and south side of the gardens. This privileged location gives outstanding access to this beautiful amenity and to the historic city beyond. In common with most city centre sites, however, space for organised sport is extremely limited, and so the sports fields on Long Road are a prized facility.

Over the many years that these fields have been in use, the standards required by the various sports governing bodies have (rightly) been raised and, in order that the school may continue to participate in these activities, the facilities require upgrading – not least to overcome the drainage issues on site.

The variety of sports now offered across the curriculum has also grown over time, which dictates that the fields must be put to multiple uses, hence the need to develop the use of appropriate artificial pitches. Hockey is one of the main sports of the school played by all year groups and Sport England dictate it must only be played on artificial pitches which the school does not have.

There are no changing facilities within the "box" currently sited on the land (toilets, washbasins and storage). This is clearly inadequate in terms of size and modern standards, and are also visually unappealing. There must, of course be facilities for teams based on gender, disability, and the requirement for separate "home and away" changing. The space designated for refreshments is the minimum required in order to support the wellbeing of sports officials and participants.

Homerton College has nearly 600 undergraduates and 400 full-time postgraduates and is the largest College in Cambridge. The primary reason for Homerton College pursuing additional sports facilities (it has one grass football pitch, a gym and fitness studio) is to provide facilities for its students to

partake in sports to relieve the undoubted intensity of a Cambridge University education. There are increasing levels of anxiety and mental health issues in the student body across the University which the College is seeking to address.

It is important that to reap the benefits of developing sports facilities for the College's students that the facilities are within walking distance of the College, reducing the time spent on activities and away from studies. Cambridge University does not have a sports afternoon like other Institutions and lectures and teaching are undertaken from 9am to 8pm at night and in a number of subjects on Saturday morning. Most inter-Collegiate competitions have shifted to evenings and weekends where facilities allow and training is difficult if not impossible to arrange during the winter months.

It is therefore imperative that the sports pitches provided are artificial to provide for usage every evening and at weekends by different sports for training and games and that these are flood-lit. As far as we are aware there is no artificial pitch with flood-lights available for football, lacrosse and rugby available to our students in collegiate Cambridge.

The need to provide sports facilities to improve the welfare of our students given the intensive nature of a Cambridge University course means that the minimum requirements of sports facilities from the perspective of the College are summarised as:

- Within easy walking distance of the College;
- Allows multiple sports to be played intensively during 24 weeks of the year;
- Have flood lights to allow training and games during the evenings (from 4pm during winter);
- Changing facilities for men and women;
- Changing facilities for officials and the ability to provide "tea" to officials and visiting teams

Aims for Community use

St Mary's School and Homerton College agree to offer Community use with the aim of providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups. Furthermore the parties aim to provide affordable access to the facilities and to be self-financing in terms of community use.

Arrangements for Community Use

The School and College agree to make the Sports Facilities available for Community Use in accordance with the provisions of Schedule 1 to this Agreement and may also be offered during School Core Times.

Management

The School and College will be responsible for the Sports Facilities and shall:-

- (a) resource, control and routinely ensure the maintenance of the Sports Facilities in a manner that will allow achievement of the agreed aims, and
- (b) make the Sports Facilities available on the occasions and times specified in Schedule 1:
- (c) ensure provision of heat, light and water and such other amenities as required for the Sports Facilities and their intended use;
- (d) ensure that the Sports Facilities comply with all legislation and guidance in force at the time of this Agreement relating to access for disabled users;
- (e) cover the cost of gas, fuel, oil, electricity, water, rates and taxes that may be attributable to the use of the Sports Facilities.

Financial Matters

The School and College will endeavour to ensure that the costs of operating Community Use at the Sports Facilities will be fully covered by income from such use and any surplus will be utilised to contribute to a contingency or sinking fund for major maintenance, repairs and ultimately renewal of fixed life elements of the Sports Facilities.

Monitoring and Review

A Review Committee comprised of representatives of each of the Parties to the Agreement or their nominees will be established

The College shall make available to the Review Committee details of all usage, bookings, and maintenance matters relating to the Community Use of the Sports Facilities to assist with the development and improvement of community access.

The Review Committee shall undertake an assessment of the adequacy of the implementation of the Agreement in relation to:

- hours of use of the Sports Facilities;
- pricing policy;
- compliance with targets and aims of this Agreement;
- marketing; and
- maintenance.

In the event any significant changes are required to the Agreement as a consequence of each or any annual review prior written approval of each of the Parties to the Agreement shall be required.

The School and College shall not materially reduce the level of community access to the Sports Facilities required by Condition [insert number] of the Planning Permission without the prior written approval of the local planning authority following consultation with Sport England.

Schedule 1 Hours of Use

Arrangements for Community Use

1. Users

1.1 The Sports Facilities shall be made available for Community Use primarily to local sports teams/clubs and social and sports clubs of local companies and organisations. There may also be the opportunity to make the facilities available to local schools such as Hills Road Sixth Form and Long Road Sixth Form.

1.2 There are 4 facilities planned to be available for Community Use:

- an artificial and flood-lit hockey pitch;
- 3 artificial and flood-lit tennis/netball courts;
- an artificial and flood-lit pitch for rugby/football/lacrosse etc;
- A grass football pitch converted to a grass running track in summer.

2. St Mary's School Use

2.1 The main sport of St Mary's is hockey and netball during the first two terms and athletics and tennis in the third term. St Mary's is very keen to expand the number of sports its students participate in including football, rugby and lacrosse.

2.2 The prime use of facilities will be during school hours up to 6pm primarily for PE lessons. There will also be matches against local schools during school hours who will arrive by mini-bus, some Saturday games and an annual Sports Day.

2.3 The school year is 35 weeks (13/9/11) . Estimated usage over those 35 weeks is 2,850 hours across all 4 facilities

3. Homerton College Use

3.1 Homerton College students run 5 football teams; 2 rugby teams; 3 lacrosse teams; 3 hockey teams, netball team and has clubs for Ultimate Frisbee, tennis, cricket and athletics.

3.2 For Homerton College, usage will primarily be after 5pm and at weekends. Homerton College sports teams will use the facilities for training during the week and inter-collegiate games at weekends. There will also be some casual use, matches against Alumni teams and a students sports day.

3.3 Undergraduate terms are 8 weeks long (24 weeks in total) and fall within the St Mary's academic year. There will be some use by Homerton's graduate community throughout the year. Estimated usage is 664 hours including 128 hours at weekends.

4. Hours of Access

- 4.1 It is assumed that flood lights will be allowed to 10pm Monday to Saturday and 6pm on Sunday except during the period April to September when the flood-lights will only extend to 9pm. Community use during midweek is assumed to take place after 5.30pm (and mostly after 6.30pm) although there may be the opportunity for school use during the day. It is envisaged that Community Use will be available by pitch as follows:

Hockey pitch

TERM-TIME

Mon - Fri : Average of 1.5 hours per midweek night after 6pm primarily for training

Sat - Sun : Average of 3 hours per day

SCHOOL HOLIDAYS

Mon - Fri : Average of 4 hours per midweek night primarily for training

Sat - Sun : Average of 6 hours per day

Netball/Tennis courts (3)

TERM-TIME

Mon - Fri : Average of 1.5 hours per midweek night after 6pm each court

Sat - Sun : Average of 3 hours per day each court

SCHOOL HOLIDAYS

Mon - Fri : Average of 4 hours per midweek night each court

Sat - Sun : Average of 6 hours per day each court

Football/Rugby pitch

TERM-TIME

Mon - Fri : Average of 2 hours per midweek night after 6pm primarily for training

Sat - Sun : Average of 3 hours per day

SCHOOL HOLIDAYS

Mon - Fri : Average of 4 hours per midweek night primarily for training

Sat - Sun : Average of 6 hours per day

Grass Football (junior)/ Athletics track

TERM-TIME

Mon - Fri : Average of 2 hours per midweek night after 6pm April to June for Athletics

Sat - Sun : Average of 2 hours per day for football September to March

SCHOOL HOLIDAYS

Mon - Fri : Average of 2 hours per midweek night after 6pm April to June for Athletics

Sat - Sun : Average of 2 hours per day for football September to March

The parties may restrict the use of grassed sports areas to protect them to fit in with the school/college requirements

4.1 A pattern of booking across weekdays and weekends by week by the two institutions and community use might therefore look as follows:

Typical usage		St Marys		Homerton		Community		Total				
		Week days	Weekends	Week days	Weekends	Week days	Weekends	Week days	Weekends			
Week commencing Monday		ACROSS 3 ARTIFICIAL PITCHES plus one grass pitch								Total		
1	Jan-01					New Year		CLOSED				
2	Jan-08	76	6			30	30	106	36	142		
3	Jan-16	76	8	21	4	30	30	127	42	169		
4	Jan-23	76	8	21	8	34	30	131	46	177		
5	Jan-29	76	8	21	10	30	30	127	48	175		
6	Feb-05	76		21	10	40	30	137	40	177		
7	Feb-12			21	12	60	30	81	42	123		
8	Feb-19	76	8	21	16	30	30	127	54	181		
9	Feb-26	76	8	21	8	30	30	127	46	173		
10	Mar-05	76	8	21	8	30	30	127	46	173		
11	Mar-12	76	8	20	0	40	30	136	38	174		
12	Mar-19	76		12		50	30	138	30	168		
13	Mar-26					Easter		CLOSED				
14	Apr-02							CLOSED				
15	Apr-09			12		60	30	72	30	102		
16	Apr-16	76	4	12		50	30	138	34	172		
17	Apr-23	76	6	14		40	30	130	36	166		
18	Apr-30	76	6	14		40	40	130	46	176		
19	May-07	76	6	14		40	40	130	46	176		
20	May-14	76	4	14		40	40	130	44	174		
21	May-21	76		14		40	40	130	40	170		
22	May-28			14		60	40	74	40	114		
23	Jun-04	76	4	14		40	30	130	34	164		
24	Jun-11	76	4	14		40	30	130	34	164		
25	Jun-18	76	4			35	30	111	34	145		
26	Jun-05	76	4			35	30	111	34	145		
27	Jul-02	76				35	30	111	30	141		
28	Jul-09					30	40	30	40	70		
29	Jul-16					30	40	30	40	70		
30	Jul-23									0		
31	Jul-30									0		
32	Aug-06					Summer holidays		Summer holidays		0		
33	Aug-13									0		
34	Aug-20									0		
35	Aug-27									0		
36	Sep-03	76				50	30	126	30	156		
37	Sep-10	76	8	4		50	30	130	38	168		
38	Sep-17	76	8	6		50	30	132	38	170		
39	Sep-24	76	8	6		50	30	132	38	170		
40	Oct-01	76	8	10		40	30	126	38	164		
41	Oct-08	76	8	21	0	40	30	137	38	175		
42	Oct-15	76		21	8	40	30	137	38	175		
43	Oct-22			21	10	50	30	71	40	111		
44	Oct-29	76	8	21	10	40	30	137	48	185		
45	Nov-05	76	8	21	10	36	30	133	48	181		
46	Nov-12	76	8	21	8	35	30	132	46	178		
47	Nov-19	76	8	21	6	35	30	132	44	176		
48	Nov-26	76	8	19	0	40	30	135	38	173		
49	Dec-03	76	8	8		40	30	124	38	162		
50	Dec-10	74		8		40	28	122	28	150		
51	Dec-17					Christmas		CLOSED		0		
52	Dec-24									0		
		2658	192	544	128	1655	1298	4857	1618	6475		

- 4.2 In this scenario week 44 has a total of 185 hours. A typical timetable across the 4 facilities by the three users and during the weekday, evenings and weekends is as follows:

		Hockey		Football/ Rugby		3 tennis/ Netball courts		Athletics/ rounders/football	
		user	hours	user		user		user	
Monday	9 to 6pm	St Marys	6	9 to 5pm	St Marys	3	St Marys	6	St Marys
				5.30 to 6.30pm	Community	1			
	6pm to 8pm	Community	2	6.30 to 8.30pm	Community	1.5	Homerton	2	
	8pm to 10pm	Homerton	2	8.30 to 10pm	Community	1.5	Homerton	2	
Tuesday	9 to 6pm	St Marys	6	9 to 5pm	Community	3	St Marys	6	St Marys
				5.30 to 6.30pm	Homerton	1			
	6pm to 8pm	Community	2	6.30 to 8.30pm	Homerton	1.5	Community	2	
	8pm to 10pm	Community	2	8.30 to 10pm	Community	1.5	Community	2	
Wednesday	9 to 6pm	St Marys	6	9 to 5pm	Community	2	St Marys	6	SM/Commun
				5.30 to 6.30pm	Community	1			
	6pm to 8pm	Homerton	2	6.30 to 8.30pm	Community	1.5	Community	2	
	8pm to 10pm			8.30 to 10pm	Community	1.5	Community	2	
Thursday	9 to 6pm	St Marys	6	9 to 5pm	St Marys	3	St Marys	6	SM/Commun
				5.30 to 6.30pm					
	6pm to 8pm	Community	2	6.30 to 8.30pm	Homerton	1.5	Homerton	2	
	8pm to 10pm	Community	2	8.30 to 10pm	Homerton	1.5			
Friday	9 to 6pm	St Marys	6	9 to 5pm			St Marys	6	St Marys
				5.30 to 6.30pm	Homerton	1			
	6pm to 8pm	Homerton	2	6.30 to 8.30pm	Homerton	1.5	Community	2	
	8pm to 10pm			8.30 to 10pm	Homerton	1.5	Community	2	
Saturday	9 to 11am				St Marys	2	St Marys	2	
	11 am to 1pm	St Marys	2		Community	2	Homerton	2	St Marys
	1pm to 3pm	Community	2		Community	2			
	3 to 5pm	Community	2		Homerton	2	Community	2	Homerton
	5 to 7pm	Community	2		Community	2	Community	2	
	7 to 9pm								
Sunday	9 to 11am				Community	2	Community	2	Community
	11 am to 1pm	Homerton	2		Community	2	Community	2	
	1pm to 3pm				Homerton	2	Community	2	
	3 to 5pm					Community	2		
	5 to 7pm								
	7 to 9pm								
TOTAL	186		56			46		64	20

4.3

5. Pricing

- 5.1 A policy of affordable pricing shall apply to maximise Community Use and in accordance with the aims of this Agreement. Prices shall be no greater than for similar local authority run facilities in Cambridge.

Typical pricing excluding VAT (if applicable) per hour for hire with lights and no lights might be:

Football or Rugby or Hockey: £60/£40

Netball per court: £50/30

Tennis per court: £20/£15

6. Booking arrangements

- 6.1 An easy and accessible advance booking arrangement for block bookings shall be established for hire of the Sports Facilities using a standard booking form. Casual use may be introduced at a later stage.

6.2 The agreed booking arrangements shall operate as follows:-

7. Parking Arrangements

7.1 Limited car parking spaces are available to park for community users. Users will be encouraged from local area and the Bio-medical campus and discouraged from using cars.

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