

**Re:- St Peters School Birstall, Planning Application ref 2023/91092**

Our interest in this application is 2-fold. Firstly, \_\_\_\_\_ and our \_\_\_\_\_ at St Peters. Secondly, and of more relevance to the planning application given that \_\_\_\_\_ St Peters by the time the development is proposed to be complete, we are residents of Kings Drive, with the rear of our property bordering the school grounds. The position of our property, which is adjacent to the current school playing field, means that the new school building will be immediately adjacent to our house and garden.

We understand the desire and need for the redevelopment of the school, and also that the proposed solution will provide the least disruption to the provision of education to the students of St Peters. In general, we are supportive of the redevelopment of the school, and whilst we would obviously prefer that our current outlook across the green space of the school field were unaltered, the building of a new school building on the current school field is undeniably preferable to a potential sale of the school land and development as housing.

There are a number of design elements for the new building and its surrounds that we believe will have a detrimental effect to us as residents if they are not carefully considered and properly addressed prior to commencing the development works:

1. The need for improved screening.

As confirmed by the design plans, the school field, and hence the proposed new school building, is at a higher level than the ground floor level of the adjoining properties on Kings Drive. The below picture shows the view from a first floor bedroom window, and it can be seen that the new school building will significantly overlook even our first floor rooms (bedrooms and bathrooms) at the rear of the house:



We note from the detailed location plans on the planning portal that there is a plan to provide screening by way of planting (item 29 on landscape proposed masterplan) between

the school building and the “woodland walk” area which lies between the school field and the boundary with the properties on Kings Drive, but that according to the Landscape Strategy Plan none of the species detailed on the planting list are evergreen species. The above picture, which was taken in the middle of March 2023 shows how little screening the current crop of deciduous planting provides, so **we would ask that due consideration be given to the use of evergreen species to provide a year round screening effect, rather than one that provides screening only through the middle of the year**, a period during which the school is empty for a large number of weeks.

2. External lighting of the school.

There will obviously be a need to provide sufficient external lighting to ensure that the school is safe at all times, but looking at the current provisions of external lighting at the school it is clear that there are some issues. External lighting in some areas is provided by floodlighting mounted on the exterior wall of the school, which means that the light is directed away from the school buildings and towards the adjacent properties. As the proposed new building will be closer to the adjacent properties than is currently the case, and taking into consideration the previously mentioned point regarding the elevation of the school building above the neighbouring properties, any floodlights mounted in this manner could present an issue. The current proposal for external lighting of the school building suggests that all of the lighting will be mounted on the building itself, but **we would ask that due consideration be given to the design of the external lighting such that any floodlighting is post-mounted and facing back towards the school building rather than facing out towards the neighbouring residential properties**. Whilst we are currently a significant distance from the school building, that of course is due to change with the new building, and the current lighting can be easily seen from the rear of our property, as seen below:



3. The final area of concern, given the replacement of the current school field with a building and surrounding hardstanding areas, is that of drainage. As residents with properties at a lower elevation than the school we are concerned that the development could lead to increased water run-off into our gardens. **We would ask that the developers ensure that adequate drainage systems are put in place to ensure that the adjacent properties are not detrimentally affected.**

To reiterate, in general we are supportive of the redevelopment of the school, but would feel more comfortable with the development if the points raised above can be sufficiently addressed.

With regards,

25 Kings Drive