



D&A WITH PLANNING STATEMENT  
ST AUSTELL CAMPUS  
POLYMERIC PLAYZONE

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**D&A WITH PLANNING STATEMENT – ST AUSTELL CAMPUS – POYMERIC PLAYZONE**

<b>LOCAL PLANNING AUTHORITY</b>	Cornwall Council
<b>SITE ADDRESS</b>	St Austell Campus Cornwall College Tregonissey Road Saint Austell PL25 4DJ
<b>CLIENT CONTACT</b>	Bob Harris (Estates Manager)

<b>DOCUMENT NUMBER</b>	LSUK.23-0083_DAS	
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<b>APPROVED BY</b>	[REDACTED]	David James Managing Director

<b>SUMMARY OF PROJECT</b>	Labosport Ltd have been commissioned by The Football Foundation & Cornwall College to act as the planning agent for the construction of a proposed PlayZone at St Austell Campus.
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Section 1 – Non-Technical Summary

General Information	
GENERAL INFORMATION ON PLAYZONE SCHEME	<p>Through consultation, St Austell Campus was chosen as a site that would benefit from the construction of a PlayZone facility.</p> <p>The PlayZone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces. The purpose of the PlayZone Scheme is to invest in areas with the greatest need, with the aim of encouraging specific priority groups to be more active.</p> <p>The specific priority groups that The Football Foundation wished to prioritise as part of this scheme are: Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities.</p> <p>Further information about The Football Foundation – PlayZone Programme can be found at: <a href="https://footballfoundation.org.uk/playzones-programme">https://footballfoundation.org.uk/playzones-programme</a></p>
SUMMARY OF PLANNING APPLICATION	<p>This Design and Access Statement wishes to provide an overview for the proposed plans for creation of a PlayZone at this site.</p> <p>The PlayZone will include the following core features:</p> <ul style="list-style-type: none"> <li>Polymeric Surfaced Area</li> <li>Perimeter Fencing</li> <li>LED Floodlighting</li> <li>Sports Equipment</li> <li>Spectator Area and Ancillary Equipment</li> </ul> <p>This planning proposal should not be relied upon in isolation to the other documents provided within the planning pack and additional documents / drawings related to this planning application are detailed in the Planning Register (LSUK.23-0083_REG).</p>

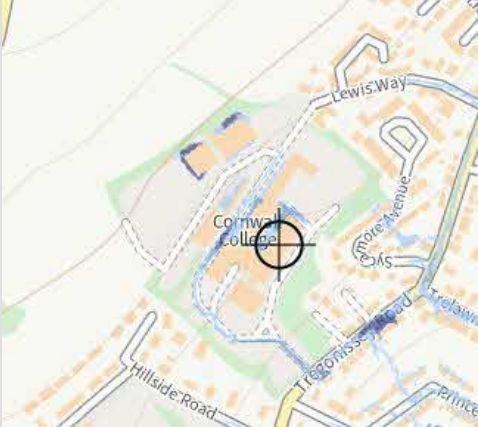
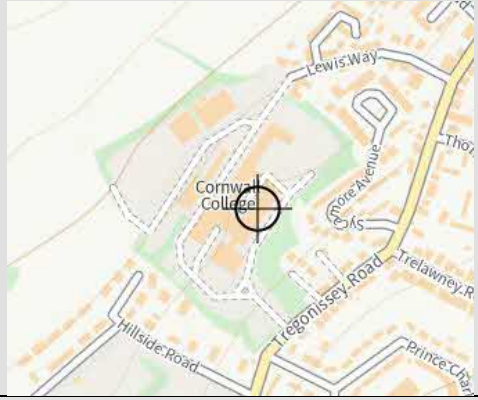
Section 2 – Introduction

Introduction	
INTRODUCTION	<p>Labosport have been commissioned by The Football Foundation to act as the planning agent for the PlayZone Pilot Scheme, a new capital investment programme which aims to create outstanding sports and activity spaces and tackle inequalities in participation around the country.</p> <p>This document describes the project aspirations and the illustrates the proposal for: The Construction of a Football &amp; Basketball PlayZone at St Austell Campus.</p> <p>This document has been produced within a recognised and structured format, to allow the Local Planning Authority to consider and grant full planning permission for the development.</p>
DEVELOPMENT LOCATION	<p>St Austell Campus Cornwall College Tregonissey Road Saint Austell PL25 4DJ</p>
APPLICANT	<p>Cornwall College Tregonissey Road Saint Austell PL25 4DJ</p>
PLANNING AGENT	<p>Louis Keeley – Senior Consultant Labosport Ltd Unit 3, Aerial Way Hucknall Nottingham NG15 6DW</p>
PROPOSAL DESCRIPTION	<p>The construction of a Football &amp; Basketball PlayZone at St Austell Campus, including polymeric surface, fencing, retention / adjustment of existing LED floodlighting, and ancillary equipment.</p>


Section 3 – Design and Access Statement

Design and Access Statement	
DESIGN AND ACCESS STATEMENT REQUIREMENTS	<p>This design and access statement (DAS) presents a concise explanation of the appropriate design principles applied to this particular project; demonstrating the merits of this proposal in context and describing relevant design influences that have underpinned decision making to ensure quality, sustainability, and inclusiveness within the existing site context.</p> <p>Having followed planning policy recommendations and published technical guidance, we believe this proposal is based upon best design practices for the type of facility / use.</p>
SITE SETTING	<p>The application site is situated within Cornwall College, PL25 4DJ and is centred approximately at National Grid Reference: Easting: 201834 Northing: 053388</p> <div style="text-align: center;">  </div> <p>Vehicular access to the facility is principally gained via an access road to the west, with onsite vehicular parking located to the West of the proposed PlayZone location.</p> <p>It is noted that the creation of PlayZone at this site is in an area that is currently used for parking, although there are excess parking spaces noted on the site and the inclusion of a PlayZone has not been deemed detrimental to parking from the client’s current occupancy levels.</p>
PROPOSED LOCATION	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>

Flood Risk Assessment



FLOOD RISK ASSESSMENT GENERAL	A desktop flood risk assessment has been carried out on the area of the proposed development by Labosport, using web services located at <a href="https://check-long-term-flood-risk.service.gov.uk/risk">https://check-long-term-flood-risk.service.gov.uk/risk</a>
SURFACE WATER FLOOD RISK	<p>Low risk identified on the site.</p> 
RIVERS AND SEA FLOOD RISK	<p>Very low risk identified.</p> 
RESERVOIRS FLOOD RISK	Flooding from reservoirs is unlikely in this area.
GROUNDWATER FLOOD RISK	Flooding from groundwater is unlikely in this area.

Development Proposals

<p>PROPOSED PLAYZONE</p>	
<p>DIMENSIONS AND GRADIENTS</p>	<p>The proposed PlayZones will be:                  Fence-to-fence dimensions will be 30.0 x 20.0m with additional 3.66 x 1.0m goal recess areas at each end.                  Additional 2m wide macadam respect area along one side (to provide safe standing area for people not inside the facility)                  Access will be a 2m wide macadam pathway, linked to the existing access for the facility                  Proposed gradients of the site are matching the existing area in the proposed location, with marrying in of the PlayZone to the existing hardstanding surround.</p> <p>The proposals include what the Football Foundation consider to be a ‘standard size’ PlayZone, with all ancillary features and sporting equipment as standard to produce a facility that has sufficient and appropriate accessibility.</p>
<p>CONSTRUCTION MAKE UP</p>	<p>The proposed construction layers of the PlayZone is:                  13-15mm Polymeric Surface                  25mm Porous Asphalt Macadam Surface Layer                  40mm Porous Asphalt Macadam Base Layer                  50mm new sub base (in replace of 50mm of the existing sub base)                  Existing sub base (&gt; 200mm of sub base)</p> <p>The proposed construction layers of the Spectator Area / Access is:                  50mm Porous Asphalt Macadam to spectator area and path                  50mm new sub base (in replace of 50mm of the existing sub base)                  Existing sub base (&gt; 200mm of sub base)</p> <p>The construction layers have been determined following intrusive surveys of the existing construction make-up of the area, to dictate what levels of works were required to produce a suitable base for the PlayZone facility. The proposals and quantities above have been suggested to ensure that the facility is built in line with relevant construction technical data for these types of facility, to ensure the PlayZone is built to a high standard at the outset and will remain a high-class facility for years to come.</p>
<p>SURFACE LAYER</p>	<p>The proposed surface layer is a Polymeric surface. The facility will be tested upon completion, with the surface required to meet EN 14877 requirements for a multi-use facility.</p> <p>The surface will have markings for recreational Football &amp; Basketball specific applications.</p>

	<p>The Football Association and England Basketball have suggested that for a Football &amp; Netball PlayZone a sand dressed synthetic turf layer would be the preferred surface type. The Community Engagement feedback received has therefore been used to dictate the design of the construction for this site.</p>
<p>SURFACE WATER DRAINAGE</p>	<p>Labosport propose that as the existing macadam / gravel will be removed, 50mm of the existing sub base should also be removed. Installation of new 50mm Type 3 sub base should then be undertaken to provide a suitable base (with sufficient void space) that will allow some attenuation space prior to the installation of the new macadam and surface layers.</p> <p>Therefore, the proposed drainage has been designed in line with industry best practice for the refurbishment of existing hard-court areas.</p>
<p>PERIMETER FENCING</p>	<p>This PlayZone has been designed to include 3.0m high twin bar panelled fencing (4.0m at goal areas) around the synthetic footprint of the PlayZone, with double rebound mesh to the bottom 1.2m of fencing.</p> <p>The PlayZone has been designed to include 2Nr user entrance / exits, including 1Nr double gate entrance and 1Nr single gate (with additional gates for storage container). These gates are proposed to work on an electronic access system, which will provide access (and floodlighting) to users that have booked the use of the facility via a code.</p> <p>The fencing is designed to be 'RAL 6005 – Moss Green' colour around the perimeter of the PlayZone, with a 'RAL 9016 – White' colour to the goal area.</p> <p>The PlayZone will include 1Nr overhead netting to protect balls from leaving the PlayZone.</p> <p>Labosport have provided associated drawing showing the scale and location of the proposed fencing.</p> <p>Fence heights have been designed as per the Football &amp; Basketball fencing requirements for a PlayZone.</p> <p>The gates are as per relevant access guidance for facilities of this nature. The proposed electronic access system is in line with PlayZone facility requirements. Fencing colour scheme has been designed to minimise the visual impact of the PlayZone on the local surroundings where possible.</p> <p>Labosport have included an indicative photo below of the proposed fencing system. (please note this is a visual aid, and its inclusion is to provide an image of the general appearance of the proposed fencing system, and therefore should not be taken as 'scaled')</p>



	
<p>LED FLOODLIGHTING SYSTEM</p>	<p>PlayZone standard lighting design include 8.0m high fence fixed LED Floodlighting System, consisting of 1Nr fence fixed luminaire in each corner of the PlayZone (4Nr luminaires total).</p> <p>The lighting will be designed to meet the following performance requirements: Average Lux = 120Lux Uniformity = 0.65</p> <p>Labosport have provided associated drawing showing the scale and location of the proposed floodlighting system (if retention of existing floodlighting system is not possible).</p> <p>A lighting design also accompanies this planning application.</p> <p>The floodlighting has been designed as per the Football &amp; Netball lighting requirements for a PlayZone.</p> <p>Labosport have included an indicative photo below of the proposed fence fixed floodlighting system. (please note this is a visual aid, and its inclusion is to provide an image of the general appearance of the proposed fencing system, and therefore should not be taken as 'scaled')</p> 
<p>EQUIPMENT</p>	<p><u>Goals</u> This PlayZone has been designed with 1Nr fence incorporated goals at each end of the site.</p> <p><u>Basketball Hoop Systems</u> Incorporated in the existing fencing design is 2Nr basketball post systems, central to the PlayZone. Labosport have included a cost for introduction of 4Nr additional post systems along the sides of the PlayZone (to encourage cross play).</p> <p><u>Benches</u></p>

This PlayZone has been designed with 2Nr benches incorporated within the spectator area for people who are not inside of the fenced footprint of the facility.

Waste Bins

This PlayZone has been designed with 2Nr waste bins incorporated within the spectator area for people who are not inside of the fenced footprint of the facility.

Electronic Access System

This PlayZone has been designed with electronic access system, as per design requirements of a PlayZone facility, to provide bookable access to potential users of the facility. (in line with feedback received from potential user groups detailing that bookable access provides an element of safety of use of outdoor facilities in comparison to unbookable facilities)

Labosport have provided associated drawing showing the location of all ancillary equipment. All equipment has been suggested as a means of providing a high class facility from a user and spectator point of view.

Section 4 – Planning Statement

National Planning Policies	
GENERAL	<p>The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p> <p>Labosport have highlighted what they feel to be <u>some relevant</u> National Planning Policies in regard to this particular development, and how Labosport have addressed each policy within the design stage of this facility below.</p> <p>The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.</p>
8) PROMOTING HEALTHY AND SAFE COMMUNITIES	<p>Par 92 – Planning Policies and decisions should aim to achieve health, inclusive and safe places which:</p> <ul style="list-style-type: none"> <li>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</li> <li>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and</li> <li>c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</li> </ul> <p><a href="#">The proposed development has been designed to provide sports provision to the local area. Labosport therefore feel the proposals are aligned to Paragraph 92 of the NPPF in particular the provision of sports facilities.</a></p> <p>Par 93 – To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</li> <li>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community</li> </ul> <p><a href="#">The proposed development has been designed to provide access to sporting provision including The Football Foundations core objectives of the PlayZone Scheme of identifying targeted priority groups including Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. Labosport therefore feel the proposals are aligned to Paragraph 93 of the NPPF in particular the provision of a social and recreational facility for sporting use, which would aim to improve health and social well-being for all sections of the local community.</a></p>

	<p>Par 98 – Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. <a href="#">The proposed development has been designed to provide a high-quality space for sport and physical activity to the local area. Local planning policies and community engagement show a need for this development.</a></p> <p>Par 99 – Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. <a href="#">The proposed development has been designed to have little / no impact on the existing sporting provisions on the site, as shown by the associated drawings.</a></p>
<p>12) ACHIEVING WELL-DESIGNED PLACES</p>	<p>Par 126 – The creation of high-quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. <a href="#">For every aspect of the design, materials have been suggested that are in keeping with usual typical build construction / appearance / formats for sporting applications. Labosport therefore feel the proposals align with Paragraph 126 of the NPPF in regard to the creation of high-quality sustainable facilities.</a></p> <p>Par 130 – Planning policies and decisions should ensure that developments: a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users <a href="#">The design will produce a high-quality facility, with suitable construction make up for the lifetime of the development. Labosport therefore feel that the area has been designed to be visually attractive in keeping with usual design appearances, and creates a facility that is safe, inclusive and accessible to the public.</a></p>
<p>14) MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE</p>	<p>Par 153 – Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure. <a href="#">The proposed development of a PlayZone facility is to provide an area for the public to undertake healthy activity, with a minimum impact on the environment now and into the</a></p>

future. Consideration of flood risk has been duly accounted for in the design (and if required location.)

Par 167 – When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate

d) any residual risk can be safely managed

The proposed development and its design offers a suitable solution to minimising any flood risk to either the facility or the surrounding environment. A desktop Flood Risk Assessment has been undertaken to assure the facilities location is appropriate, and to influence the design.

Par 168 – Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments (explained in italics below):

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 & 3. In Flood Zone 1, an assessment should accompany all proposals involving:

Sites of 1 hectare or more (10,000m<sup>2</sup>)

Land which has been identified by the Environment Agency as having critical drainage problems

Land identified in a strategic flood risk assessment as being at increased flood risk in future

Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

If the desktop Flood Risk Assessment showed that the proposed facility was located in a Flood Zone 2 or 3, then a site-specific Flood Risk Assessment has been undertaken and included in this planning pack. As the development is under 1000m<sup>2</sup>, a Flood Risk Assessment for a facility in Flood Zone 1 is not required.

Local Planning Policies

<p>GENERAL</p>	<p>Labosport have highlighted what they feel to be the <u>most relevant</u> Local Planning Policies in regard to this particular development, and how Labosport have addressed each policy within the design stage of this facility below.</p> <p>The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.</p>
<p>APPLICATION CONSIDERATIONS</p>	<p>Policy 12: Design e. engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme <a href="#">This has been undertaken as part of the funding application process.</a></p> <p>Policy 16: Health and Wellbeing 3. maximise the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling 6. Provide flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction. <a href="#">We feel both targets of Policy 16 are met by the design and concept of a PlayZone facility.</a></p>

Sport England Playing Field Policy

THE PLAYING FIELDS POLICY

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field

Unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exemptions detailed below:

Exception 1 (E1): A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport

Exception 2 (E2): The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3 (E3): The proposed development affects only land incapable of forming part of a playing pitch and does not:

- Reduce the size of any playing pitch, or
- Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas), or
- Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality, or
- Result in the loss of other sporting provision or ancillary facilities on the site, or
- Prejudice the use of any part of a playing field and any of its playing pitches

Exception 4 (E4): The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- Of equivalent or better quality, and
- Of equivalent or greater quantity, and
- In a suitable location, and
- Subject to equivalent or better accessibility and management arrangements

Exception 5 (E5): The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field

Labosport have designed the proposed PlayZone facility with the above policy in mind. We feel the proposed development particularly meets E2, E3 and E5 requirements. The proposed location is in an area not currently used / proposed to be used for sporting application and is sufficiently distanced from existing playing pitch provisions on the site to not have an adverse effect on sporting provision on the site.

Community Engagement

COMMUNITY ENGAGEMENT

There is a desire to create a PlayZone facility at St Austell Campus due to local data and insight to identify neighborhoods of high need with regards to target groups.

St Austell Campus wish to create a PlayZone on an area of car park that is not currently used. The area is seen as being surplus to requirements currently, and the introduction of a PlayZone would be seen as bringing a use back to the site. The client expressed a desire to see how the first PlayZone develops, with the potential to request to add further PlayZone's in the future if successful.



## Section 5 – Travel Plan

### Travel Plan

#### Usability of the PlayZone

The maximum potential users of the facility at one time would be 16, although it is noted this would be absolute maximum given the context of the site size (smaller than a Sport England 5v5 pitch allowing 10Nr users). It is more likely <12 users would access the facility at any one time. The concept of the PlayZone Scheme is that the areas are designed around providing informal recreation facilities, than a sporting programme offering, encouraging local residents to exercise, as opposed to a fully structured sporting provision with teams / leagues etc.

#### Public Transport Access

The nearest train station to the facility would be St Austell train station, located 2km from the site to the South. There are also local bus facilities as noted in below diagram (from Firstbus.co.uk) which suggests a large amount of potential public transport links to the facility.



#### Vehicular Access

Although the facility does not have existing marked parking, it has historically been used as a car park. Given that there are not official markings, it is difficult to provide an exact number of parking provision, but using previous appearance of parking provision (from October 2009 Google Earth Historic Imagery) and general designated parking sizes (4.8 x 2.4m), we have predicted the current total amount of spaces (222), spaces that would be lost by the installation of the new PlayZone (43), and have also suggested some areas whereby further parking could be added (4). We therefore propose the PlayZone would reduce the number of spots by 39 total spots, resulting in a reduction in parking provision from 222 spots to 183. Labosport have documented this in an additional drawing '06 Parking Plan'.

#### Other Modes of Transport (Walking / Cycling)

The proposal is located within a suitable walking distance to local transport links, but the premise of the PlayZone is to provide a facility that could be accessed by local residents for recreation / sporting access. The facility is small sided, and the aim of the PlayZone Programme Initiative is to provide facilities for the local community (as opposed to providing large facilities designed to bring customers from further afield to the site).

#### Conclusion

Given the context of the site, the facility size, the locality of nearby public transport links, and the designation that the facility is due to target the immediate local community as opposed to further afield clientele, we feel the facility would not cause adverse levels of disruption in relation to highways / travel in the local area.

## Section 6 – Conclusions

### Conclusions

Labosport believe the development of a PlayZone in the proposed location will provide a high-quality sporting and activity space. The development aims to tackle inequalities in participation in sport and activity in the area.

The proposal would be of considerable benefit to the local community groups, through the provision of a new facility in a previously unused area.

The new facility has been designed with the aim of minimising impact to local residents / environment where possible, with drainage / fencing / floodlighting / access all designed with construction best practices in mind.