

Overarching Construction and Environmental Management Plan (CEMP)		

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1 INTRODUCTION

1.1 Context

- 1.1.1 David Bullen Limited has been appointed to consider and develop an application for full planning permission for a set of new amenity buildings and activity spaces to replace the existing facilities, with new fencing, hard standing pathways, on behalf of Great & Little Plumstead Parish Council.
- 1.1.2 In order to assist the approval of full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations, illustrates the process that has led to the development proposal and provides a proposal justification within a structured format.
- 1.1.3 This statement discusses design and access issues regarding the use, amount, layout, scale, landscaping, appearance and context of the scheme. In addition, access implications concerning the proposal are addressed.
- 1.1.4 The proposed development is located off Church Road on the recreation ground, sited to the west of the bowling green.
- 1.1.5 The planning agent is: David Bullen Limited, Evolution House, Delft Way, Norwich, NR6 6BB.

2 DESIGN AND ACCESS STATEMENT

2.1 Proposals Description

2.1.1 Planning permission is sought to create new facilities as outlined below:

- Demolition of existing bowls club building
- Demolition of existing Scouts equipment storage building
- Construction of new building which comprises of three parts:
 - A new building to facilitate a home for the bowls club, along with space for maintenance equipment.
 - A new activity building to create space for various uses around indoor activity (including Scouts) and the storage of equipment.
 - A new building to provide changing facilities for teams using the pitches and for those using the Activity Building and Bowls Club.
- Installation of new fencing
- Installation of new self-draining/porous hard standing areas and pathways around the perimeter of the new building
- Installation of security features (CCTV & lighting) surrounding the new building(s)

2.2 Site Description

2.2.1 The application site is situated off Church Road. OS Grid Reference is approximately TG300100. The site plan on the next page outlines the recreation field in blue, and the specific site area of the project in red.



Fig 1: Site plan (not to scale)

2.2.2 The site (red boundary) comprises of the buildings that are to be demolished to make way for the new facilities.

2.2.3 The site is bordered to the North and East by residential houses, and to the West and South by fields.

2.3 Purpose and Use

2.3.1 This application seeks planning permission to create new facilities in order to contribute to the improvement of sporting facilities in the parish of Great & Little Plumstead, as well as improving facilities to improve active lifestyles and improving facilities for both the long-established organisations.

2.3.2 The site will be operated by the Parish Council and used by local clubs, schools and the wider community.

2.3.3 The proposed position of the changing facilities will result in loss of a small part of usable grassed playing field.

2.3.4 The provision of the new changing facilities will provide increased usage in comparison to the existing facilities, for benefit of the clubs and organisations and community groups in the surrounding Plumsteads area, including local junior and youth football clubs to gain the maximum football developmental outcomes; both during the day and during evenings and at weekends via pre-arranged and structured community access. A statement from the football club can be found in the appendices to this document.

2.3.5 The design of the changing room facility has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England) pertinent to changing facility requirements.

2.3.6 The provision of the new facilities for the bowls club will not only support their continued investment in promoting the sport, but will also allow for more social events of which all the local community participate in. It is also likely that the new space provided will provide a viable opportunity to be hired out to the wider community for other events. A statement from the bowls club can be found in the appendices to this document.

2.3.7 The provision of a new activity and storage building will provide a much improved facility for existing users, as well as also providing another viable indoor activity space that could be used by the wider community. A statement of support from the Scouts can be found in the appendices to this document.

2.4 Layout

2.4.1 The proposed buildings will replace that of the existing buildings in the area marks on Fig 1. Whilst the new proposals are larger in footprint to that of the existing, it has been accepted and agreed by all interested parties following extensive consultations.

2.4.2 Because the new buildings are located on the footprint of the existing, very little impact is being made on the wider area. However, consideration has still been made to all other buildings (including the playing field) whilst putting together the scheme.

Considerations included:

- Convenient proximity between changing facilities and playing fields
- Convenient proximity to welfare accommodation
- Convenient proximity to the existing bowling green
- Convenient proximity to the existing Scout hut
- Convenient proximity of vehicular parking areas
- Avoidance of unacceptable impact to residential neighbours (noise, visual and artificial lighting)
- Maintenance access to buildings

It was considered the proposed location of the new buildings provides the best solution for all the above considerations.

2.5 Landscaping

- 2.5.1 New hard landscaping treatment around the new buildings are restricted to porous resin bound surfacing for pedestrian access, goals storage and spectator viewing space. The existing carpark area will not change and retain its current surface finish of compacted asphalt chippings. It will be the Principal Contractor's responsibility to make good any damaged areas prior to the project being completed.
- 2.5.2 Soil shall be reinstated to grass (soft landscaping) in accordance with BS 4428 Code of Practice for General Landscape Operations.
- 2.5.3 There are two hedges and one tree in the vicinity of the site and these will be retained and protected during the construction period.

2.6 Appearance

- 2.6.1 The intention with the design of the new buildings is to redevelop the site with minimal visual impact when viewed from any adjacent properties looking into the site, which is necessary to satisfy local policies which seek to ensure that proposals are sympathetic to its surroundings and should not impact on the visual amenity of the area and the amenity of neighbouring residents.
- 2.6.2 Keeping the new development as low as possible in terms of overall height was seen to be a crucial aspect in achieving minimal impact. A low pitch centralised between the buildings achieves this whilst maintaining a pleasing aesthetic.
- 2.6.3 A mixture of "soft colour pallet" material finishes have been selected to help reduce the overall feel of size as well as giving the building a more contemporary feel. All materials have been chosen to be as maintenance free as possible and all have a suitably long design to match the building structure.

- 2.6.4 New hard standing areas surrounding the building are all to be porous, helping with mitigation of surface water runoff.

2.7 Sustainability and Energy Efficiency

- 2.7.1 When producing the design brief for this project, there were clear requests to make the new buildings as energy efficient as possible, using ecologically sustainable materials, and also incorporating environmentally friendly technology.
- 2.7.2 The construction method adopted for this project is to predominantly use products such as ICF (Insulated Concrete Formwork) blocks for the walls, a highly insulated slab foundation for the floor, and insulated panel systems for the roof. The primary function of using highly insulating materials for the principle envelope of the buildings is to provide a thermally efficient shell that requires little energy input to heat. This is especially important on a project such as this where the internal spaces are being used on a non-regular basis. The ICF provides almost "PassivHaus" standards of insulation which means that we can utilise a minimal "on-demand" style heating system which can be controlled remotely and set up to heat the individual buildings accordingly in a matter of minutes. Rather than require either a heating system to be left on "tick over" every day throughout cold weather or for a system that takes hours to warm the buildings up. Showers in the changing rooms will be heated using an instant hot water system rather than need the requirement of hot water storage tanks. Each shower will have it's own in-line heating system so if only one shower is being used, you are only heating the water for that shower rather than all the showers at any one time. This also saves on huge amounts of energy and keeps running costs to a minimum.
- 2.7.3 With regards to ventilation, this is an important factor to consider, especially for the changing room facilities which, with its warm moist air, allows such things as mildew to form on the walls. The buildings will all benefit from a mechanical ventilation system that will cycle fresh air throughout the spaces at regular intervals. Thus keeping all areas fresh and clean.
- 2.7.4 One of the larger environmental schemes associated with the new buildings will be rainwater harvesting. The design has resulted in a large area of roof which will produce a significant amount of rainwater runoff. If a standard soakaway crate system was to be installed for the building, it would need to be capable of holding at least 10,000L of water. The intention is to collect this water in a pair of 8,000L underground holding tanks. The first tank is to have a pump fitted which feeds into the bowls club for irrigation of their bowling green. The second tank is to have a pump system fitted which feeds into a tap for the allotment users to access so they can use the water to irrigate their crops. There will be a requirement for a small soakaway system to act as an overflow should the tanks become full in the event of an extreme weather period.
- 2.7.5 The final element to support the electrical usage requirement of the buildings are the installation of solar panels on the roof. As already mentioned, the roof is large and adding solar panels is a logical approach to mitigate the power consumption. It is anticipated that the solar panel array on the building as shown in the design is far more than what the building itself would use. It is anticipated that any energy that isn't used can be fed back into the grid thus offsetting the energy usage of the buildings even further.

2.8 Pedestrian and Vehicular Access

- 2.8.1 The proposed development should not be prejudicial to the satisfactory functioning of the highway. Any additional traffic movements are expected to be outside peak hours so will not result in unacceptable impacts on the highway network.

Description of Existing Networks:

The application site is situated within an area that is already well serviced for both pedestrian and vehicular traffic in the heart of the village. For pedestrians, there are safe footways to and from the site entrance off Church Road, as well as another existing pedestrian access from the corner of Church Road and Low Road. For vehicles, there is a large car park with spaces for approximately 55 cars. The surface is made up of well compacted asphalt chippings and is well maintained by the Parish Council.

Access to the current bowls club is via a pedestrian gate in the corner of the car park. Access to the Scout building is via a pedestrian gate at the end of the car park. There is also a vehicular gate here which is used by both the Scouts and allotment holders. Details of these features can be found on Fig 2 on the next page.

Description of Proposed Networks:

The redevelopment of the existing building is going to have very little impact on current access arrangements for both pedestrians and vehicles. There are no plans to alter the car park as it is deemed to be large enough for both present and future usage of the site. There is also no requirement to alter the current access arrangements to both the bowls club and the Scouts hut and allotments. In order to help with planning future events, there is to be a new pedestrian access installed between the site and the playing field. This will be via a small lockable pedestrian gate for general day to day usage should the Scouts and/or any other club/society using the new facility need a more direct access to the changing room facilities. However, for larger events where better access is needed to the playing field (e.g. when the Scouts put on their annual fireworks display) a larger lockable sliding gate is available so that less pedestrian bottlenecks occur.



Fig 2 – Access Arrangements

Access for those with Mobility Problems

The current vehicular and pedestrian access from Church Road comprises of well compacted asphalt chippings surface and is accessible for persons with mobility problems. Similarly, hard standing pavements around the new buildings are all accessible for disabled persons.

Disabled access has been carefully considered throughout the whole design and applied wherever possible. The intention is to provide a smooth transition to and from areas within the sports ground, for use by people of all ages and abilities.

The site is compatible currently for disability parking and access with appropriate circulation routes.

All new pedestrian paths shall be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note 'Accessible Sports Facilities 2010'.

2.9 External Lighting and Security

- 2.9.1 Although the buildings are located in a public space and partially surrounded by residential properties, they are still deemed to be in a partially remote location and keeping the building and its users safe at night is a high priority.
- 2.9.2 CCTV cameras will be installed at all strategic points around the building. A drawing of the locations accompanies this planning application. The CCTV system will be located on site and facilities for remote access, including alarm triggering, will be available to the Parish Council should they wish to put someone in charge of monitoring.
- 2.9.3 Small scale PIR lights (50-100W) will be installed above all the main personnel doors around the building. These will be activated when approaching the doors within a 5m radius.
- 2.9.4 Some larger flood lights (250-500W) will be installed in the areas marked on the drawings accompanying this application. These are to be controlled manually and used for outside events. An example would be when the Scouts are wishing to make use of the hard standing between their current building and the new facility and the natural light is failing. It should be noted that due to the design of the buildings having a large overhang at the eaves, all the flood lights face downwards the little to no light will be broadcast in an upward direction. The eaves effectively acting as a barrier to minimise vertical light pollution.
- 2.9.5 All the windows and doors for the project will be specified as needing to adhere to the “secure by design” branding. This includes such things as laminated safety glazing and multi-point locking mechanisms.
- 2.9.6 Finally, an internal alarm system will be present in all buildings. The system will be linked remotely and, if desired, could be connected directly either to the alarm company, or to the emergency services.

3 CONCLUSIONS

3.1 Requirements

- 3.1.1 New facilities for the community are desperately overdue.
- 3.1.2 The existing buildings are beyond their useful life and maintenance is becoming an ongoing problem. This will become more and more costly in the near future.
- 3.1.3 The regeneration of the existing buildings replacing them with new facilities is the most sensible use of available space.
- 3.1.4 The concept fulfils the requirements for future use of the space for the community as a whole. The proposal would give rise to a considerable benefit to the wider community through the provision of enhanced facilities and the opportunity for more usage throughout the year. The proposed facilities would be available for use by partner organisations and community groups and private individuals.

3.2 Design and Sustainability

- 3.2.1 The design put forward in this planning application fulfils the design brief supplied.
- 3.2.2 The use of highly insulated construction will minimise energy demand.
- 3.2.3 The proposal would ensure that surface water run-off is effectively managed and rainwater is reused where possible. This minimises the risk of flooding elsewhere.
- 3.2.4 The proposal would not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise and light pollution.

3.3 Access

- 3.3.1 The proposal has been designed in accordance with all relevant DDA legislation and will be fully compliant.
- 3.3.2 Pedestrian and vehicular access to the site will not be affected by the development.
- 3.3.3 Existing car parking arrangements are deemed to be satisfactory at present and will not be affected by the development.

It is hoped that Broadland District Council will support this application and subject to the granting of planning permission, construction can commence before the end of 2024.

4 APPENDIX

4.1 Supporting Statement from the Football Club



The existing Statement for Planning application for additional facilities at Great Plumstead Recreation Ground. Russell Heath – Secretary, Norwich Utd Youth and Parish Councillor (Plumstead ward)

The proposed improvements to facilities at Great Plumstead Recreation Ground are supported by the Youth Football Club who currently uses the ground for matches and training. Currently the ground is used for league matches for U7's, U8's on the 5v5 pitch, U9's on the 7v7 pitch and for training by U15's on the 11v11 pitch (as well as during the summer months training by all teams plus other external hirers).

Enhanced facilities including storage, toilets and changing rooms will support a growth in usage and provide much needed improvements to ensure that football and other sports are sustainable at the location.

Current usage is restricted due to the absence of facilities. Provisions are made to hire the village hall for toilets and safe space although this presents difficulties with other hirers. Storage provision is currently a dilapidated shed that is not weather tight, and goals are left out on the main ground open to damage and misuse. No training is able to take place during the winter and darker night months as there are no facilities to utilise portable floodlights (storage and charging).

The design and location of the changing facilities will not impact on the space currently allocated to football pitches. The image below shows the approximate current pitch layout alongside the proposed building. The area where the proposed changing rooms and storage is located is not directly used for playing football due to the proximity to the bowling green, current storage shed, safe space to the play area and uneven ground (dips down to the bowling green). At present and in the future the recreation ground can easily accommodate a full size 11v11 pitch with a 7v7 and 5v5 measured out to the maximum permitted sizes. Each season in conjunction with the Parish Council and football club the pitches required are agreed. The three sized pitches are able to adequately fit into the space without any overlap and the proposed building would not impact this.

Overall, the proposed development would enable the recreation ground to be used for football and other sports across the year supporting the young people within the parish and providing much needed local

facilities buildings are of an age where maintenance is becoming an ongoing problem and will prove to become more and more costly in the near future.



4.2 Supporting Statement from the Bowls Club



Great Plumstead Bowls Club serves as a sports and social venue for the whole of the Plumsteads Community and beyond.

Primarily our membership comes from within the Great Plumstead, Little Plumstead and the Thorpe End area but we also provide a venue for other clubs in the region playing league games, competitions and friendly games on an almost daily basis. We are one of the few clubs to benefit from Floodlights and we hold a weeklong Floodlight League each September with teams coming from Acle, Burlingham, Lingwood and Spixworth.

The green is considered as one of the top facilities in the county with many National Games being played there during a typical season and we host many local competitions finals. Next year we should, for the first time, play host to the Norfolk under 25s team which is where the county develop their stars of the future. Great Plumstead actually has four players in the squad, more than any other club. We also boast a number of County and National Champions across all ages and game formats.

We have a number of social members who enjoy popping in and watching a game over a cold drink from the bar, or enjoying a game of cards, pool or darts.

We offer a club for a number of local Charities including Stepping Stones and this year we are working with Nelson's Journey and they are our charity this year with a number of events helping to raise funds.

The club now also finds itself, when open, becoming the public toilet and somewhere to take a rest for the growing number of football parents each week. We are always happy to work as a community but with the increasing number of games being held at the Bowls Club this may clash when the Club is in use.

We have a strong connection with the 1st GLP Scout Group next door, holding an annual fun and games evening each year for the Cub Section, providing a dry safe place for the Explorer Section when needed over the winter as well as working with them to establish the Fireworks Display each November.

This year, due to the number of high profile county games played at Plumstead we have been lucky enough to make use of the scout hut as additional changing and toilet facilities but due to the growing numbers of the Scouts this is not always possible when dates clash.

We host a number of quiz nights during the year and have done a bingo or two in the past. It's now regularly held on a Thursday evening so we can make full use of the excellent, local, Nippy Chippy mobile

Fish and Chip van, a firm favourite with everyone in the village. All the quiz nights are open to the whole community with a number of local teams entering, having no connection to bowls.

Until recently, we hosted a regular 'Friday Night' social event over the winter months in order to keep the club alive and connected but also as a way of opening the doors to anyone in the village looking for somewhere to come and meet up. Unfortunately, due to the poor state of the roof and the effects this had on the building's electrical faults we were unable to open over the 2022/23 winter.

As a club we are open to all and during the first few weeks of the season each year, we encourage anyone and everyone to come along and have a go. This year we combined our open event with the King's Coronation, holding an afternoon tea.

We look to continue growing, and offer ourselves as a place of community, fun and friendship for many more years to come. Overall, the proposed development would enable the recreation ground to be used for football and other sports across the year supporting the young people within the parish and providing much needed local facilities buildings are of an age where maintenance is becoming an ongoing problem and will prove to become more and more costly in the near future.

4.3 Supporting Statement from the Scouts



1st Great and Little Plumstead Sea Scouts

Background and History

The Sea Scout Group currently known as 1st Great and Little Plumstead Sea Scouts was originally registered in 1966 and formally known as the East Norwich Group, giving the Sections within a rich 54 year history.

The Group is based in the village of Great Plumstead in the buildings provided and rented to them by the Great and Little Plumstead with Thorpe End Parish Council. This collection of buildings and space are within the recreational area of the village, comprising of the Village Hall and playing field, Bowling Club and allotments, and consists of two free standing buildings:

- One red brick building, with a tiled roof and various access points to the North east and south east of the building and a new lean-to boat store and learning area to the North west over-looking the allotments, of which the scouts now tend and manage the allotment closest to the building.
- One building of wooden construction, formally used as a boat house but has been rudimentarily repurposed into a learning area for young people and a dry storage area for scouting equipment.
- A sizable grassed area to the North of the buildings, which allows the scout groups within to complete scouting tasks such as fire building, problem and puzzle solving, and group tasks, as well as relax and socialise.

The Group Structure

The 1st GLP Sea Scout Group consists of 4 sections, covering age groups from 6 years old to young adults of 18 years.

The group is a registered charity organisation and consists of:

An Executive Committee

- A Group Scout Leader and Assistant Group Scout Leader
- Section Leaders
- Section Assistant Leaders
- Parent Helpers and Skilled Assistants

And of course:

- A Beaver Section with 26 young members
- A Cub Section with 31 young members
- A Scout Section with 29 young members
- An Explorer Section with 24 young members

This brings our total young persons' membership to 110 young people, as well as a further 35 to 40 leaders, reaching a total contingent of nearly 150 members and volunteers.

This makes the 1st GLP Sea Scouts the second largest group in the Norfolk District.

Community Engagement

We also suffer challenges and constraints with numbers of young people we can have within the section at any one time. We are currently at our maximum numbers and we have waiting lists for almost every section within the group.

Our Current facilities have been used by other community groups, other scouting groups, and is used as an additional community centric hub.

Our facilities have been used for changing rooms by the local bowls club

We use our hut as the base for the Parish Fireworks event with over 1000 spectators

With better facilities we would also be able to support other groups in the area or from further afield and collaborate with other groups and charities to help offer our facilities and equipment to support them and their needs. An example of this is when we provided our facilities in 2019 free of charge to a child bereavement support charity, which helps young people in the Norwich area deal with the loss of a parent or other family member. We would like to continue to support others around us in this way where it is possible for us to do so.

The scouting movement it all about giving back to the people and the communities around us who may not have access to the kind of enriching facilities and environments that we are able to offer.

Challenges and Constraints

Whilst we are grateful for the space and facilities that we have, we are aware of challenges and constraints that the current Scout hut complex has. This is especially evident in the winter months and during bad weather where leaders often struggle to house all the scouting sections and members for training evenings.

Our wooden building is often used as a training classroom but is not really fit for purpose due to its age, inability to hold heat, and lack of design for this purpose for which it is being used. Furthermore, we have continually struggled with pest infestations (rodents) that damage our expensive equipment and potentially put our young people at risk of injury or illness. Every care has been taken to stop or reduce this, but it is an ongoing battle.

The building has stood for a number of years and has become rickety, continuing to impact on budgets for its continued upkeep and maintenance.

We are projecting that this building will last, in its current state, another 2 to 3 years maximum before it must be condemned to ensure the safety of the group members, however this could be dramatically shortened should the area be impacted by a large storm or other significant weather event.