

FOOTBALL ASSOCIATION OF WALES

NATIONAL FOOTBALL DEVELOPMENT CENTRE
COLLIERS PARK, WREXHAM

DESIGN & ACCESS STATEMENT



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Croesnewydd Hall
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February 2018
Revision B

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1.0 INTRODUCTION & SUMMARY OF PROPOSALS

Creating a National Football Development Centre in Wrexham @ Colliers Park Potential Football Association of Wales/ Wrexham Glyndwr Partnership *'Bringing the FAW back to Wrexham'*

The Intention: An Outline Description

Background

The Football Association of Wales (FAW) is the National Governing Body of Football in Wales. It was founded at a meeting, held on 2 February 1876, at the Wynnstay Arms Hotel in Wrexham.

The FAW, has made an in-principle commitment to invest in a National Football Development Centre in North Wales, alongside a planned expansion of the current National Development Centre at Newport (Dragon Park).

The proposed centre is at Colliers Park in Wrexham - the former training ground of Wrexham AFC – and still the home of the Football Club's academies and development teams. Colliers Park is now owned by Wrexham Glyndwr University (WGU).

The FAW is currently in discussion with WGU to establish mutually agreeable heads of terms and further explore the feasibility of securing the required improvements to the Colliers Park facilities.

Purpose

The rationale for the FAW's investment is to develop high quality training facilities to:

1. Secure more successful national teams through the provision of appropriate and inspirational facilities and high-level coaching contact and time with players and improve national and regional player development performance pathways.
2. Deliver national training and coach education in North Wales, away from Newport and Cardiff.
3. Increase the level and quantity of access to high quality natural turf pitches in North Wales.
4. Train high-level coaches and officials.
5. Enhance the development of the domestic game in the region – its profile and standards of performance.

As a consequence of this high-profile investment in Wrexham, the FAW and WGU would expect to see three broad categories of use:

1. For the FAW (approximately 1/3 of the available hours)

- a. National team training at all levels.
 - b. High-level (Pro and A Licence) coach education.
2. For WGU (approximately 1/3 use)
- a. Providing high quality education facilities for the School of Social and Life Sciences BSc Hons with Foundation Year Science of Sport Degrees:
 - i. Sports coaching for participation and performance development.
 - ii. Football coaching & performance specialist – designed in partnership with the FAW.
 - b. Supporting WGU sports teams competing, and becoming more successful, in British Universities & Colleges Sport (BUCS) leagues.
3. For local football (approximately 1/3 use)
- a. Supporting the Wrexham AFC Academies and Development squads to:
 - i. help raise standards of football in North Wales.
 - ii. strengthen the young player development pathway.
 - b. Developing a much-needed Wrexham area women and girls football hub feeding into a future Wrexham AFC Ladies team, playing in the Welsh women's domestic infrastructure – ultimately the Welsh Women's Premier League.
 - c. Supporting the development and training of referees.
 - d. Supporting Wrexham area football clubs.

Current Facilities

All are in need of investment and upgrading, including:

- Two grass pitches, plus grass mini games areas.
- 3G (3rd Generation) floodlit artificial turf pitch.
- Support accommodation, changing, teaching, meeting, player lounge rooms.
- Car park.

Planned Infrastructure

A proposed FAW investment in excess of £4m to create:

- Two Premium Grass Pitches with irrigation (possibly via a local bore hole – under investigation).
- Upgraded full size 3G pitch – retaining existing provision for dug outs and for small stand for family and friends supporting children.
- Retaining floodlighting to 1no natural turf pitch, with limited use.
- Enhanced/upgraded off pitch support accommodation.
- Improved car parking.

Some of the Benefits to the Area

- Significant investment in the area – creating design and construction jobs.
- Enhanced local amenities for competitive matches - currently the facilities for football playing and education are best described as ‘poor’ and dated.
- Potentially reducing pressure on existing WCBC parks pitches.
- Enhanced WGU status with improved quality of facilities at the University attracting students to the area and into higher education.
- Raised profile for Wrexham.
- Attracting high profile visitors.
- Bringing to Wrexham - national teams training and national coach education. The Welsh coach education system is amongst the most highly rated in the world - leading ex professional players choose to secure their Pro License learning the ‘Welsh Way’ including, Thierry Henry; Sol Campbell; David Ginola; Patrick Viera; Freddie Ljungberg; Mikel Arteta – to name but a few.
- Boosting the local economy – more overnight stays, visitors and local spend.
- Providing improved opportunities for learning and employment through football.
- Enhancing local partnerships.

Design Criteria

The FAW recognise that the Local Planning Authority will be concerned about any extension of the built infrastructure on the site by way of new and independent buildings.

Currently the general building massing is in the zone of the Beeches/Premier Inn.

Following an initial site appraisal, FAW therefore seek to extend the existing footprint of the current accommodation to satisfy the needs of international men’s and women squads alongside high profile coach education programmes. The proposal is to allow the use of Collier’s Park for competitive sports, recreation, education, training and ancillary purposes.

History

Colliers Park was developed by WAFC some 20 years ago to include two natural turf pitches and, what is now, a very old and tired, undersized 3G pitch.

The off-pitch accommodation includes changing rooms and a first-floor club room.

From a situation where WAFC had exclusive use of the facility, their occupation is now limited to Academy sides, who will continue playing matches at weekends, with 1st team training at Nine Acre Field in the Town Centre.

After the sale of Colliers Park to WGU – student use of the site has increased resulting in a winter term time pattern of use across seven days a week.

Community use is made of the 3G pitch in the evenings and the academy side play matches at the weekend.

The FAW Trust has also used the facility for a number of years supporting the WGU academic programme as well as running their own courses.

Future use of the 'upgraded, international quality facilities', will be 'different' – i.e. higher playing standards, international squads, together with high-level coach education programmes – all managed by the FAW, and providing excellent facilities for competitive matches, together with the community use of the 3G pitch and WGU access to the 3G pitch, also for competitive, and small sided, games areas during term time.

Overall it is anticipated that the total footfall to the site will be no greater than Colliers Park usage in any of the former, busiest years.

The Facility Upgrades

Two grass pitches will be upgraded to form high quality SIS or Desso hybrid grass pitches, with non-spillage, floodlighting to 1no natural pitch only, with limited usage.

The 3G pitch will be replaced and increased to full size, and the floodlighting renewed.

Fencing will be provided to separate off the outdoor spaces.

The extant vehicular entrance will remain, and the car parking will be enhanced and resurfaced.

The floodlighting during the winter months will, in the main, be restricted to the 3G pitch, with the grass pitches only used occasionally under lights. Their use will be for international squads and high-level coaching courses, which normally occur in daylight hours.

In respect of the extant building – this will be upgraded internally, with some elevational upgrading, along with a new entrance linking the existing building and a new extension that will satisfy the specialist high grade demands of FAW.

The existing building - effectively the Community and University facility, will be linked to the new FAW exclusive area by way of a shared Entrance Foyer.

In the FAW zone, two new changing rooms will be constructed along with a player's lounge, a meeting room and offices, all to be accessed by way of the common entrance and 'gathering area'.

The new building will have views out over the pitches, with the 3G pitch to be relocated alongside the car parking. Without adversely affecting the amenity of residential and business neighbours this

will also reduce the current floodlighting impact on the hotel, as use of the high quality natural turf pitch after dark will be minimal.

2.0 Response to Brief

The proposed development at Colliers Park demonstrates FAW commitment to North Wales and represents a significant investment in the area. The new Development Centre will complement the FAW existing facility at Dragon Park, Newport and will further benefit Welsh football nationally and locally.

Expansion of the established amenities is critical to the continued use of the existing essential outdoor sport and recreation facilities and in establishing the new Centre.

Pre-Application Consultation

The initial proposals for the layout of the facility had been developed in response to a Schedule of Accommodation for the existing building and for the extension. This information was then submitted for Pre-Application advice from Wrexham County Borough Council with the response conversed in brief below.

The site is situated in open countryside which is currently designated as Green Barrier in the Wrexham Unitary Development Plan. There is an allowance for essential facilities for outdoor sport which will maintain the openness of the Green Barrier. Feedback from the Planning Officer was positive with reference made to the previous Planning Application in 1993 which granted Approval for the use of the site as a football training facility.

The Planning Officer noted that the existing building is well screened with trees to the southern and eastern boundary, with a number of these trees being subject to Tree Preservation orders. The boundary trees will continue to provide a good level of protection to the existing building and proposed extension, when viewing externally from the site. It appears unlikely that the extension will be seen from outside of the site.

Car parking requirements will not be increased however, both car parking and coach parking will be improved, without detriment to existing protected trees or habitat. Therefore, the openness of the Green Barrier will be maintained.

The Planning Officer highlighted Highways comments regarding the visibility splays. This has been fully considered in developing the final design concluding that, in normal usage, there will be no increase in the number of users. The recent reduction to the speed limit on Chester Road, from National Speed limit to 40mph and not discounting the importance of the boundary trees and hedgerow, some of which are covered by Tree Preservation Orders, a change to the visibility splays is not considered necessary in this instance.

Further to comments regarding the ecology and trees it has been recommended that the hedgerow to the eastern boundary receive some replacement planting. A hazel coppice which is to be removed between the sports field and car parking should be alleviated by planting the same species within gaps of the woodland area. The conservation of the existing trees and hedgerows will comply with Policy EC4.

The Planning Officer concluded that the proposed extension alongside the current approved use of the site *'represent an acceptable form of development in the open countryside'*.

Description of Proposal

Ground floor accommodation in the existing building is to be remodelled to provide additional, improved player and officials changing rooms supporting wider and more diverse usage of the 3G pitch by the University and community. Toilets and a further meeting room are also provided for shared usage.

The new extension is tailored to the specific needs of FAW providing changing rooms for players and officials and additional support accommodation, appropriate to a National Football Centre. The layout and orientation of the building is designed to provide a clear focal point on arrival at the facility. Once inside visitors will be directed to appropriate areas. Both buildings are orientated to provide a view out across the pitches, important in player analysis and connectivity of coach training.

An ecological assessment of the site has been carried out by specialist surveyors and their Report is included in the Appendices of this Statement. In summary the proposals will not be detrimental to the ecology of the site. Recommendations are made in respect of lighting and of one species of fauna which will be reflected in the final design of the facility.

Similarly, an arboricultural assessment has been carried out by specialist surveyors and the resulting Report is also included in the Appendices. As already covered by the Planning Officers comments to the Pre-Application Enquiry, some of the trees and hedgerows benefit from Tree Preservation Orders and these trees, hedgerows, together with other mature trees on the site have root protection areas identified. The overall site proposals are developed with due regard to the recommendations of the Report.

Whilst developing the design, with the intention of achieving Secured by Design Standard, we have taken advice from North Wales Police and looked at the overall design, materials and use of the building. Taking consideration of their recommendations, the reception desk is to be manned at all times (during opening hours). External doors, windows and internal access doors are to comply with PAS 24:16. Deliveries to site are to be within office hours and no post box will be provided. A new security alarm is to be installed throughout. A comprehensive new CCTV installation is to be provided to the building and external areas. Secure cycle storage pods will be included, and directional signage will be provided throughout guiding visitors to relevant areas.

3.0 ACCESSIBILITY

The site is bounded to the North and West by agricultural land, to the South by The Beeches Pub & Restaurant and the Premier Inn and to the East by the B5445 Chester Road.

The FAW is committed to providing inclusive buildings, accessible to all users and addressing a wide range of disabilities. The proposed remodelling and new extension has been developed to satisfy these objectives. Designated blue badge parking will be provided close to the main entrance to the building, with paved, level access to the entrance doors. Accessible toilets will be provided in each of the main areas of the overall building.

Existing car parking provision is retained and improved with the number of spaces appropriate to use. It is not anticipated that there will be any significant concentrated increase in traffic nor any

increase in required parking as a result of the development. Equally the site entrance will be retained as existing with current visibility splays maintained. There will no negative impact on the privacy or amenity of nearby business uses or residential properties.

Car parking will be resurfaced with pedestrian circulation routes improved and with level access provided to the building.

All areas are to comply with the Building Regulations Approved Document M and are also to meet the guidance set out in BS8300: 2009. These are regarded as the minimum standards.

The following demonstrates those provisions incorporated to achieve the required accessibility.

- Approaching and Entering the new Building

Designated blue badge parking is provided close to the building entrance from the car park with paved level access to the entrance doors.

- Horizontal Circulation

At Ground Floor level, all rooms are easily accessible. Access to the first floor of the existing building, not currently possible will be newly provided by a new lift located in the main entrance foyer.

Consequently, accessible toilet provision is now included at first floor level. New internal doors generally will include a 926mm leaf, incorporating a vision panel, with minimum side clearance of 300mm to provide wheelchair access. Any extensive areas of glazing will include manifestation at two levels.

- Vertical Circulation

The new lift is provided in compliance with Approved Document M and BS8300 with Braille identification of controls etc and with bi-lingual voice announcements, Welsh then English.

A Fire Management Plan will be developed in association with the FAW and Glyndwr University.

- Toilet Provision

Accessible toilets are provided at each floor level in accordance with Approved Document M and BS8300. Both left and right-handed transfers are provided.

- Visual and Hearing Impairment

The decoration and selection of finishes within the building are yet to be developed but generally contrast levels will comply with the Building Regulations, British Standard and good practice.

Bi-lingual signage throughout will be wholly compliant, will achieve colour contrast and will include Braille. A fixed induction loop will be provided to the main building reception and a portable induction loop will be available.

4.0 ENVIRONMENTAL SUSTAINABILITY

The new extension will be subject to current Building Regulations, with new build elements achieving appropriate levels of thermal performance, improved energy efficiency and reduced emissions. The existing building will benefit through consequential improvements to services and lighting efficiencies.

Features will include;

- Building elements chosen to reduce heat losses and heat gains.
- Minimised air leakage rates through robust building design and construction methods.
- Maximised the use of natural daylight wherever possible.
- Use of natural ventilation wherever possible.
- Use of energy efficient lighting fittings and controls.
- Dedicated controls on pumps and fans to minimise energy consumption.
- Low flow water fixtures and fittings.
- Primary materials used to be A+ rated where possible, as referenced in The Green Guide.

Both during the construction and within the finished building the disposal of waste is being managed and where possible it will be recycled.

The site is very well served by established public transport links.

Ecology of the site will be improved with reference to the recommendations and requirements of Ecological and Arboricultural Reports prepared for the development.

5.0 CHARACTER

Accessed by a common foyer/reception area the accommodation is generally split between FAW on one side and University/Community use on the other. There will be some over-lapping of uses dependant on particular, periodic demand.

To address massing and scale the new extension will be of single storey construction with two distinct elements. The link between the two buildings though will be two-storey as it is to include a full passenger lift providing access to the first-floor accommodation of the existing building, not

currently possible. This makes the first floor fully available to all users, with access to lecture rooms and performance analysis accommodation.

The external finishes will be a mixture of brick and render with contrasting tones to bring interest and break up the overall mass of the proposal. The two-storey entrance foyer will be finished with through colour white render with full height glazing to the front and rear, drawing visitor's views through to the pitch side of the site. The single storey extension will be finished with red brick matching the existing building to the front Office / Gym and then Blockleys Synthesis S15 black brickwork to the remainder of the extension. The roof is to be colourcoat finished standing seam composite roof sheet. Windows and doors are to be polyester powder coated aluminium framing in Dark Grey (RAL 7016). The decoration and selection of finishes within the building are to comply with the Building Regulations, British Standard and good practice.

6.0 COMMUNITY SAFETY

The landscaping and community safety features of the proposal have been developed with due consideration to accessibility, location, sustainability and safety. The proposals have been refined following consultation with North Wales Police Designing Out Crime Officer and the project has been registered with Secured by Design.

Within the public areas to the front of the new building there will be limited areas of planting and paving improving the approach to the main entrance.

New planting will be generally designed to be relatively low level to allow natural surveillance and will also be deterrent through selection of plants to avoid creating spaces for concealment.

7.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The existing pedestrian and vehicular access to the site, from Chester Road, is to be retained. Pedestrian and vehicular circulation is separated as much as possible on entering the site-a significant improvement on the current arrangement. Additional pedestrian access is to be created adjacent to the existing Bus Stop.

8.0 RESPONSE TO CONSULTATION

As a major development the proposals have been the subject of a public consultation, by publicised display at Glyndwr University.

Further direct consultation advised local members, community council, business, residents and landowners.

A copy of the response to the wider consultation is included within Appendix F and includes a list of the direct consultees.

Wrexham County Borough Council Highways were further, directly consulted following their response to the Pre-App consultation.

Colliers Park is an existing well attended facility, shared by a number of users. Current peak demand is on a Sunday when Wrexham Academy use all three pitches. On completion access for the Academy will be limited to only two of the pitches (1no grass and the 3G) with activity displaced. The Football Association of Wales usage of the remaining pitch will be of lower intensity than the Academy current usage.

On completion of the project Glyndwr University access to the site is limited to daytime, ending at 17.00 hours after which time only the 3G pitch will be available for use by the Academy or public, exactly as currently offered and so with no resulting increase in intensity of access. Glyndwr University and the Academy will not be on site at the same time.

In normal use there will be no increase in the number of cars, buses or coaches than the extant use. The maximum number of people on site, in normal usage, will not exceed two hundred.

Visibility at the entrance of the site to the North will be improved by removal of the private sign. This will achieve a splay without permanent obstruction of 2.4m x 75m minimum although as the road sweeps away this continues to be clear significantly further. To the South a visibility splay without permanent obstruction of 2.4 x 120m is achieved.

Pedestrian access is provided by the existing footpath along Chester Road with an existing pedestrian gateway adjacent to the main entrance. As requested by Highways a further pedestrian access will be provided adjacent the Bus Stop, significantly improving pedestrian access.

9.0 CONCLUSION

The proposals have been developed with due consideration to the environmental and ecological impact of the works and to the amenity of the site's neighbours. Adjacent residential and businesses will not be adversely affected by the development.

The development improves the existing facility and, importantly, invests in sport and recreation in North Wales generally and Wrexham in particular.

APPENDIX A

ARCHITECTURAL PROPOSALS

**NATIONAL FOOTBALL DEVELOPMENT CENTRE
COLLIERS PARK, WREXHAM
SCHEDULE OF ACCOMMODATION-EXISTING BUILDING**

v4.0
26.01.2018

EXISTING BUILDING

GROUND FLOOR

Entrance Foyer	Area (sq.m.)	Notes
Café/Servery	9.3	
Accessible WC	3.2	
Foyer & Stair	20	
Changing Room 1	34.8	18no person, 500mm bench, Showers & Toilets
Changing Room 2	36.5	18no person, 500mm bench, Showers & Toilets
Changing Room 3	33.6	18no person, 500mm bench, Showers & Toilets
Changing Room 4	33.5	18no person, 500mm bench, Showers & Toilets
Boots Off/Corridor	41.5	
Officials Changing 1	8.4	1no shower, wc and whb, 5no seats, 1no desk
Officials Changing 2	7.9	1no shower, wc and whb, 5no seats, 1no desk
Cleaner	1.5	
Male Toilets	10.8	
Female Toilets	11	
Meeting Room/First Aid	11.2	
Store	8.6	
Activation Area 2	26	
Plant Room	9.1	
Total	306.9	

FIRST FLOOR

Corridor	9.4	
Stair	4.4	
WC	3.8	
WC	3.8	
Meeting Room	8	
Analysis Room	22	
Store 1	3.3	
Store 2	3.3	
Lecture Room 1	54.6	30no Occupants
Store 3	9.7	
Lecture Room 2	59	30no Occupants
Store 4	6.2	
Store 5	9.6	
Lobby	4.9	
Meeting/Break Out	7.7	
WC	4	
WC	4	
Total	217.7	
Total Area	524.6	

NATIONAL FOOTBALL DEVELOPMENT CENTRE
COLLIERS PARK, WREXHAM
SCHEDULE OF ACCOMMODATION PROPOSED EXTENSION

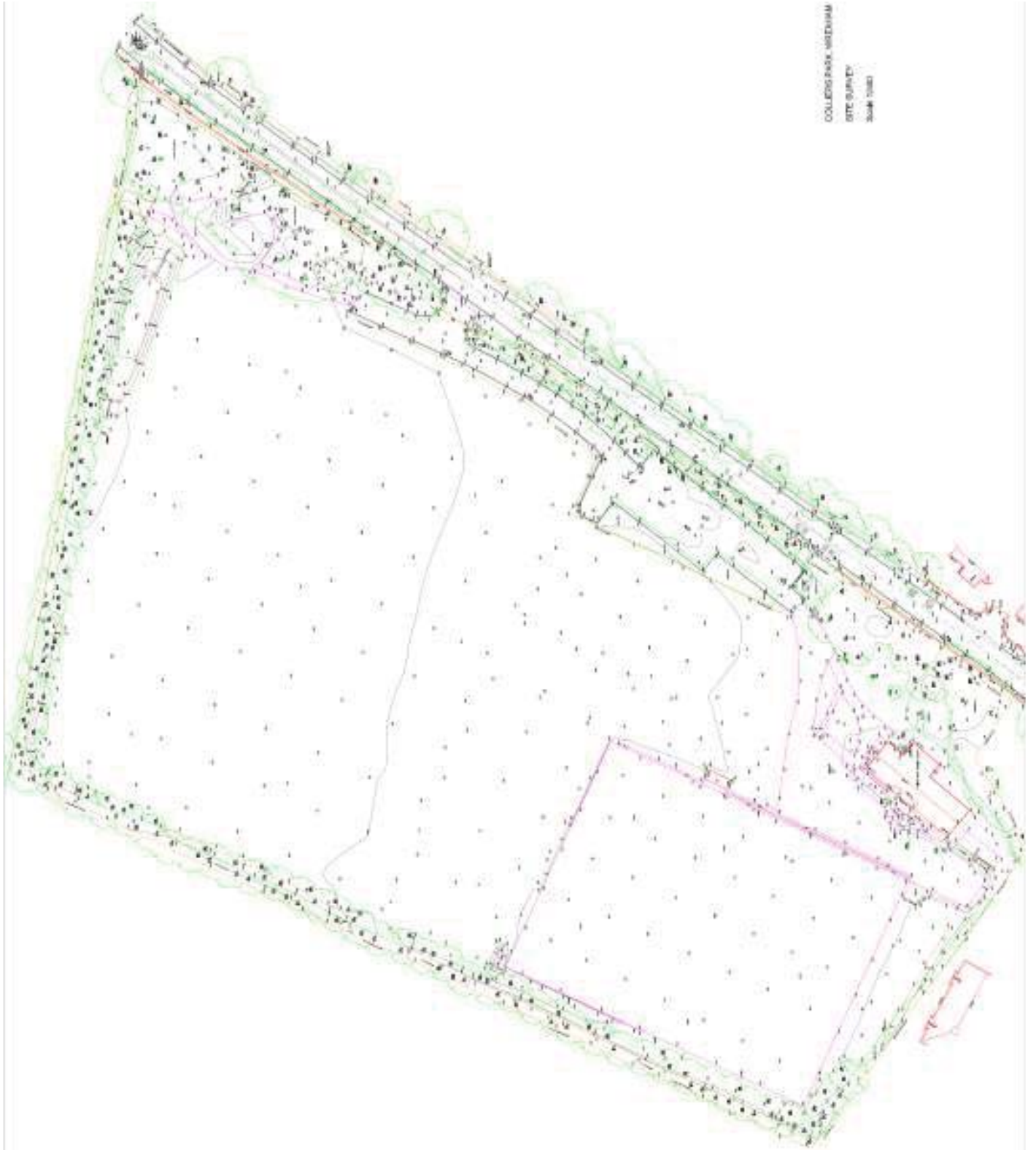
v6.0
06.02.2018

EXTENSION

GROUND FLOOR

Entrance Foyer	Area (sq.m.)	Notes
Incl Reception, Lift, Store	105.5	
Accessible WC	3.7	
Office	9.2	
Changing Suite 1		
Changing Room 5	44.5	28no person, 500mm bench, min 1.5m2/person, massage table, white board/TV
Lockers		25no half height
Toilets	17.5	4no wc's, 3no whb's
Showers	8.4	8no showers (2no per 4no users), 1m2/person
Plunge Pool/Ice Baths	6.1	2no Ice Baths
Drying Off Area	5.3	
Lobby	2.8	
Services	3.1	
Changing Suite 2		
Changing Room 6	44.5	28no person, 500mm bench, min 1.5m2/person, massage table, white board/TV
Lockers		25no half height
Toilets	17.5	4no wc's, 3no whb's
Showers	8.4	8no showers (2no per 4no users), 1m2/person
Plunge Pool/Ice Baths	6.1	2no Ice Baths
Drying Off Area	5.3	
Lobby	2.8	
Services	3.1	
Boots Off/Access	15.1	
Officials Changing 1	11.4	1no shower, wc and whb, 5no seats, 1no desk
Officials Changing 2	11.4	1no shower, wc and whb, 5no seats, 1no desk
Medical & Rehab		
Gym & Activation Area 1	98.5	8no Occupants, 6no Exercise Bikes
Treatment Room	33.3	
Ancillary Accommodation		
Laundry	6.1	Washing Machine and Tumble Drier
Plant Room	24.4	
Cleaner	4	
Circulation	70.2	
WC	3.5	
WC	3.5	
Server	6.3	
Players Zone	153	40no Occupants, multi purpose space
Store	21.8	
Kitchen	13.7	
Office/Meeting Room	32.3	6no Occupants
Total	812.3	
FIRST FLOOR		
Balcony Incl Lift & Accessible WC	26.8	
Total	26.8	
Total Area of New Build	839.1	

COLLEGE PARK, WIREHAM
SITE SURVEY
Scale 1:1000

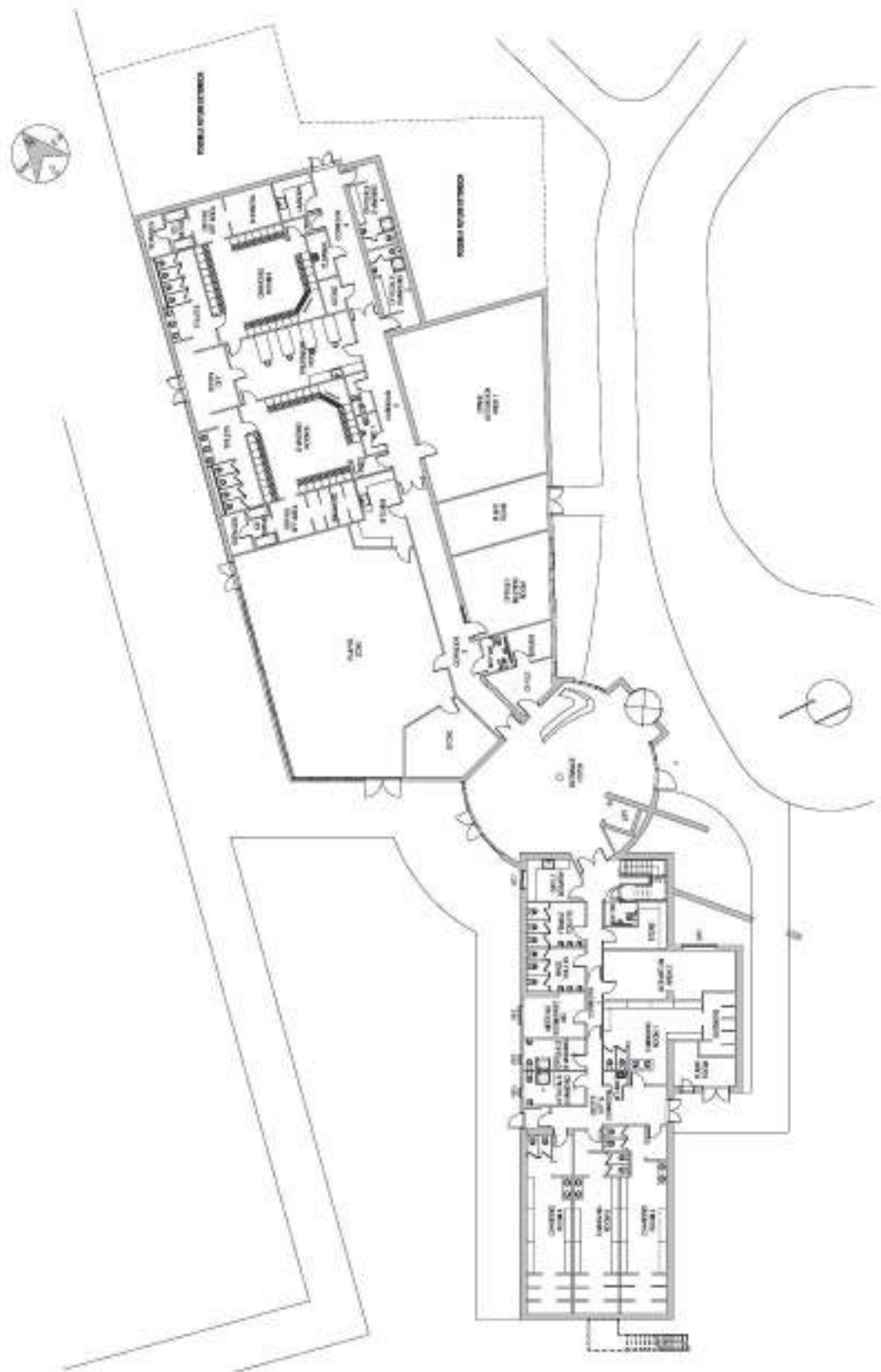


EXISTING SITE PLAN

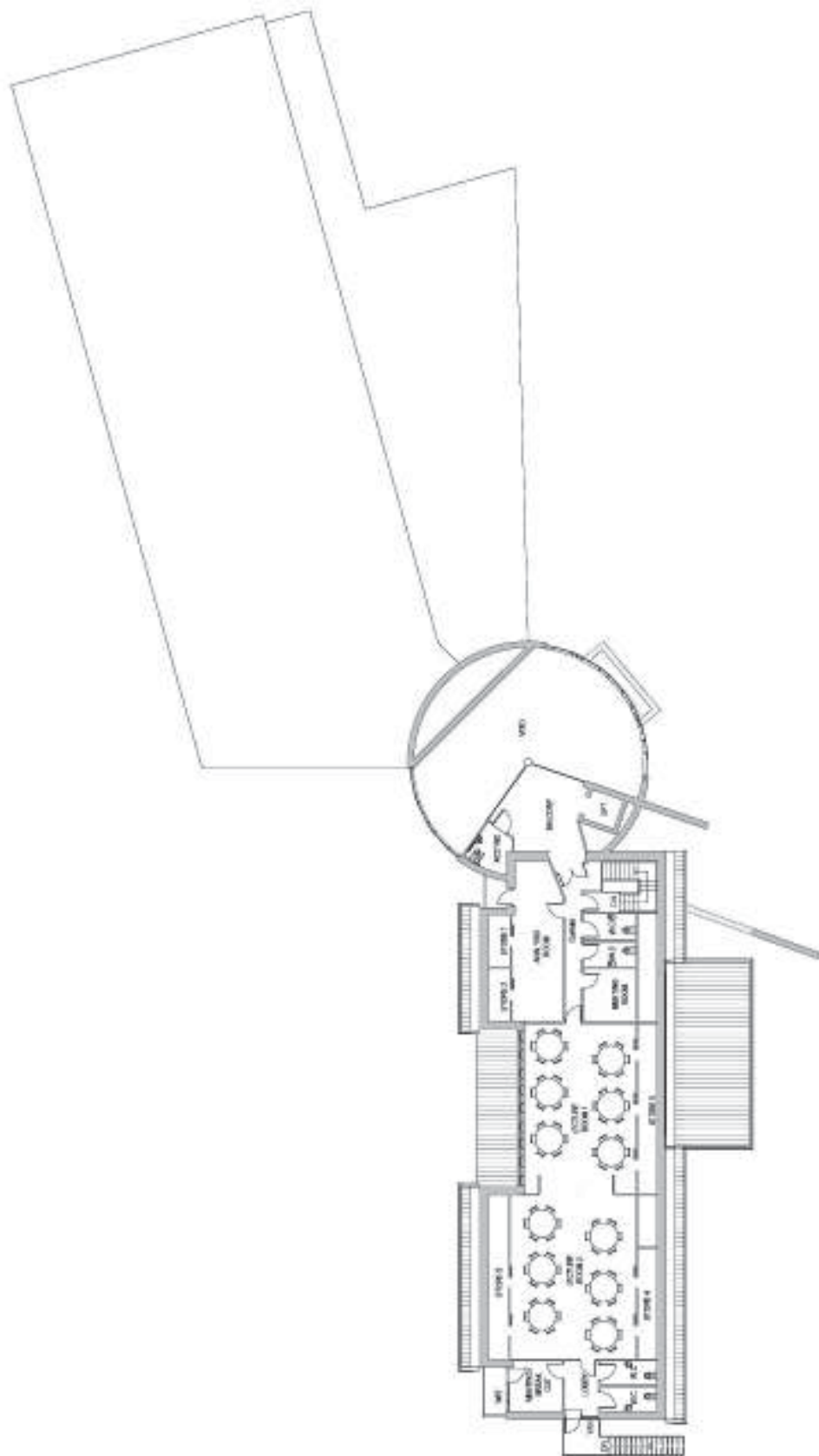
EXISTING GROUND FLOOR PLAN



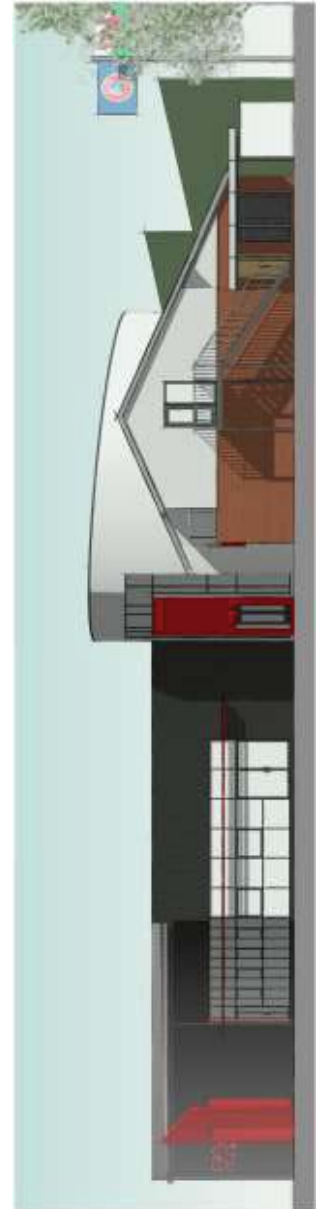
PROPOSED SITE LAYOUT



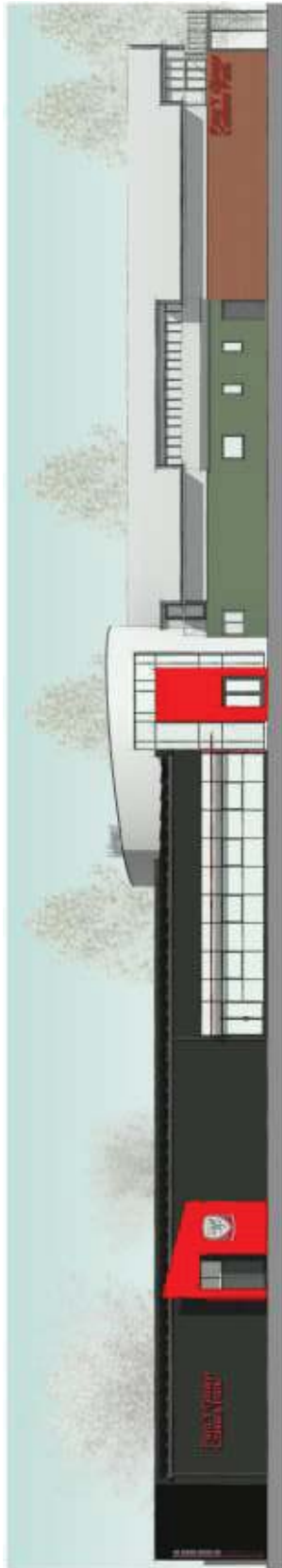
PROPOSED GROUND FLOOR PLAN



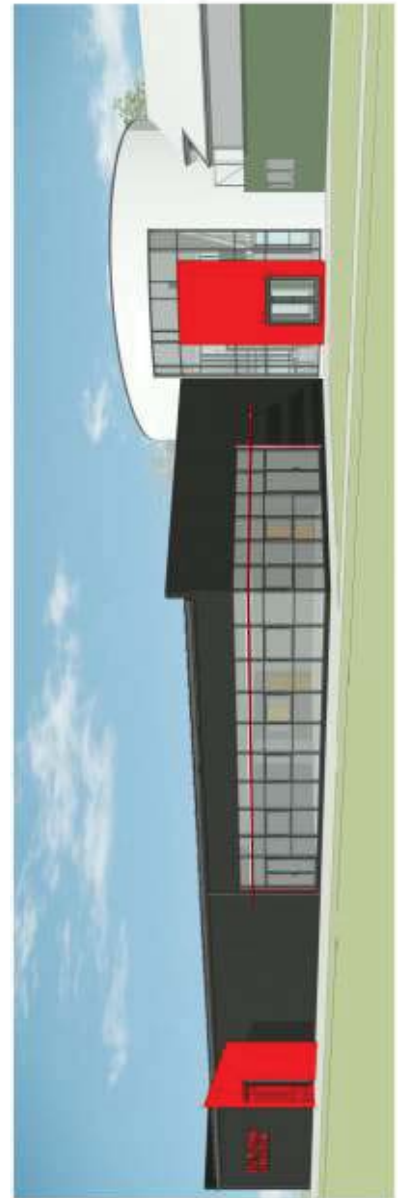
PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT & SIDE ELEVATIONS



PROPOSED REAR & SIDE ELEVATIONS



PROPOSED FRONT & REAR 3D IMAGES

APPENDIX B-

PITCHES



RESISTANCE TO CHANGE

1. **NAME** _____
 2. **ADDRESS** _____
 3. **CITY** _____
 4. **STATE** _____
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 6. **PHONE** _____
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FOOTBALL ASSOCIATION OF WALES

COLLIERS PARK
FOOTBALL FACILITY DEVELOPMENT

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ECO Travel Consulting (London)
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Tel: 029 2083 1320
Fax: 02920 423 790
Email: enquiries@eco-travel.co.uk

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APPENDIX C- FLOODLIGHTING

Floodlighting

Colliers Park has been used as a football training ground since Wrexham AFC (WAFC) secured the freehold title from British Coal Corporation in 1985.

Since that time the site has supported two grass pitches and a floodlit artificial turf pitch, as well as a two storey off-pitch support accommodation building.

The site runs alongside Chester Road, the main route from Wrexham through to Gresford and onwards to Chester. The extant sports facility backs on to the floodlit car park of the Beeches Inn and Premier Inn Hotel.

The proposed FAW use of the site will be for coach education, football training and training matches. It will also be used to support the continued use by WAFC for its Academy training and matches along with Glyndŵr University for academic and student football activities.

Currently the grass and artificial pitches, floodlighting and building are outdated, not fit for purpose and in need of improvement. The FAW intends to invest in excess of £4m into an upgrade of the pitches and the support building. This will include the provision of two international standard grass pitches, as well as a top quality 3G pitch. The work will include a reconfiguration of the pitches on the site – moving the floodlit 3G pitch to alongside the entrance and road. The two grass pitches will be located alongside the boundary with the adjacent arable land and hotel.

The beneficiaries of this investment will also include the ‘local football community’ – not only enabling WAFC academy to continue to develop young footballers, but creating a women and girls football hub, as well as allowing other Wrexham clubs to benefit from the top-class provision.

The development is being considered alongside a holistic plan for the improvement of grass pitches across the County Borough – a partnership between WCBC and the FAW.

In order to ensure that the best impact from the planned investment is secured - the new grass pitches are used to best effect - the FAW will need to introduce modern floodlighting systems to the natural turf pitches, as well as the 3G facility.

The continued provision of the 3G pitch will serve as the main activity area demanding the use of floodlights, however the FAW also estimate having a need for floodlighting to the grass pitches for a limited number of training events a year.

The benefits will include:

- Improved floodlights when compared to those already on-site - which are old and inefficient.
- New lights will be designed to guarantee no light spillage and minimal visibility.
- As shown in the image below, the design will minimise:

- **Visibility** - minimising the height of the columns, utilising a top specification with well-adjusted units restricting general night-time glow
- **Spillage** – there will be no impact on surrounding properties which will be minimised by carefully aligned lighting units
- **Glare** – will be avoided by ensuring floodlights are mounted at the correct height and carefully aligned.

Habitat and arboriculture surveys will ensure there is no impact on local woodland and wildlife i.e. cable routes avoiding the path of tree roots.





APPENDIX D

ECOLOGY REPORT