Prepared by

For

Design and Access Statement

Inc. Waste Minimization Statement

For

Proposed Multi-use Games Area

at

Ingrams Sports Pitches

Any queries about this Document should be addressed to

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WD23 2FD

Tel: 02034095303

CONTENTS

01 DESIGN

Proposal:
To install new Floodlit Multi-use games Area (MUGA), associated floodlighting and landscaping.

Stakeholders:
Cranbrook Town Council.
Local partnership for Schools (LPC) Local
Sports Clubs
Younghayes Centre.

01.1 General Description and Background History.

Cranbrook in East Devon is a town which is being developed on a former green field site from scratch. Construction works started in 2011 and the first residents moved in during the following year. By early 2024, the town had grown to approximately 9,000 residents occupying just under 3,500 properties. The current Local Plan which covers the period until 2031 makes provision for the delivery of circa 8,000 homes housing in the region of 25,000 residents – so Cranbrook will be at least a medium-sized town and probably the second-biggest settlement in East Devon.
As part of the development, multi-use sports pitches were delivered in 2019 which are well-used, predominantly by youth teams. Cranbrook Town Council manages the sports pitches and is now looking to commission the construction of a multi-use games area (MUGA) at the site.

Project Aim

The aim of Cranbrook Town Council's project is to support the sustainable development of the town while ensuring the health, wellbeing, and prosperity of its residents. As a new town, Cranbrook's focus is on creating a vibrant and inclusive community that caters to the needs of all residents. Key goals include promoting physical and mental wellbeing by providing accessible parks, sports facilities, and outdoor spaces that encourage active lifestyles.

The Council is also committed to fostering social cohesion by supporting initiatives that bring residents together, helping to build a strong sense of community. Economic growth is another priority, with efforts focused on creating local employment opportunities and supporting business development, ensuring that Cranbrook becomes a prosperous and self-sustaining town.

Sustainability is central to Cranbrook's long-term vision, with a focus on reducing the town's carbon footprint, creating green spaces, and ensuring environmental stewardship as the town continues to grow. In all its projects, the Council aims to create a town that is future-proof, healthy, and socially inclusive, making Cranbrook a model of sustainable and balanced development for the benefit of current and future generations.

The proposed **Multi-Use Games Area (MUGA)** will be located on a currently grassed area with adjacent car parking, making it easily accessible for residents and visitors. The MUGA is designed to facilitate a variety of sports and leisure activities, promoting both structured and informal recreation. It will allow for:

- **Football**
- **Basketball**
- **Netball**
- **Informal Family Games**: Featuring innovative activities by Play Innovation, such as **Street Snooker** and **Corner Skills**, which are designed to encourage participation from all age groups, enhance coordination, and promote physical and mental well-being.

By incorporating these features, the MUGA aims to create an inclusive space where residents of all ages can engage in physical activity, improve health outcomes, and enjoy recreational opportunities in a safe, accessible environment.

It will be able to offer these activities all year round, and in all weathers. A key issue in providing the opportunities described above.

MUGA Expected Opening Times:

Daytime Use (Monday - Friday): 8:00 AM to 6:00 PM

- Managed by the council in partnership with local schools and clubs to facilitate sports and recreational activities during the day.

Evening Use: 6:00 PM to 10.00 PM

- Managed by the council, offering extended community use for residents to enjoy the MUGA during evening hours.
-

Weekend Use (Saturday and Sunday including bank holidays): 8:00 AM to 10:00 PM

- Open for public use and managed by the council, allowing access to the MUGA for recreational activities over the weekend.

Project Background

Cranbrook in East Devon is a town which is being developed on a former green field site from scratch. Construction works started in 2011 and the first residents moved in during the following year. By early 2024, the town had grown to approximately 9,000 residents occupying just under 3,500 properties. The current Local Plan which covers the period until 2031 makes provision for the delivery of circa 8,000 homes housing in the region of 25,000 residents – so Cranbrook will be at least a medium-sized town and probably the second-biggest settlement in East Devon.
As part of the development, multi-use sports pitches were delivered in 2019 which are well-used, predominantly by youth teams. Cranbrook Town Council manages the sports pitches and is now looking to commission the construction of a multi-use games area (MUGA) at the site.

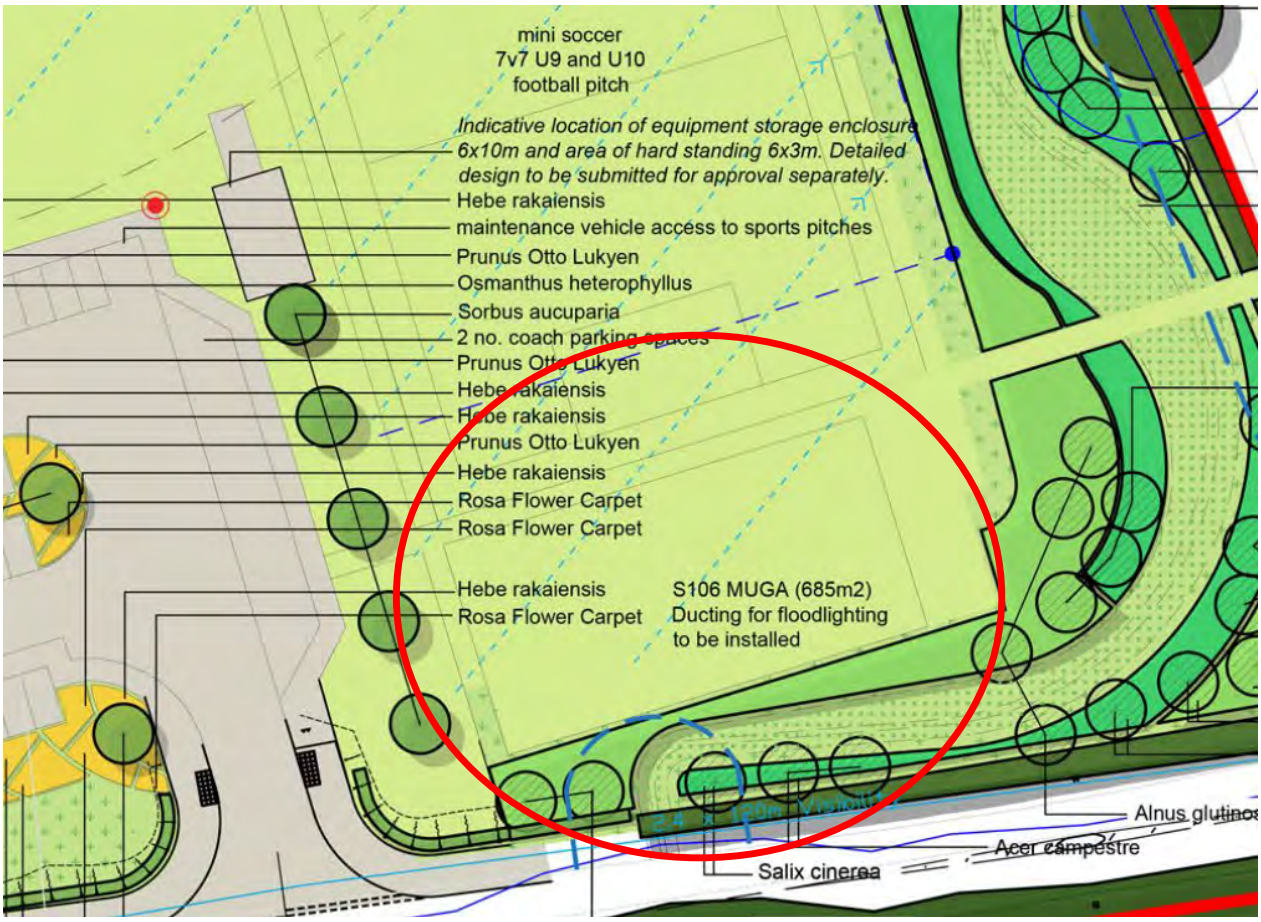
As a new town, Cranbrook offers a unique opportunity to establish a foundation for healthy and active living from the outset. The project will directly contribute to local government objectives of promoting physical activity, reducing health inequalities, and fostering strong community ties. Cranbrook residents will benefit from:

1. **Establishing a Culture of Physical Activity**: As Cranbrook develops, this project will ensure that physical activity is embedded into the daily lives of residents from the start. Access to sports such as football, basketball, and innovative informal games designed by Playinnovation will help residents meet national physical activity guidelines, reducing the risk of long-term health conditions.
2. **Supporting Mental and Emotional Wellbeing**: The creation of accessible recreational spaces will help reduce stress, anxiety, and depression. Outdoor play and sports have proven mental health benefits, and Cranbrook's new residents will benefit from this proactive approach to fostering emotional wellbeing, contributing to the town's overall sense of happiness and satisfaction.
3. **Building a Strong, Connected Community**: As a new town, Cranbrook has the chance to create strong social bonds through shared recreational spaces. By providing inclusive, family-friendly areas for sports and play, the project will encourage community interaction and social cohesion, key to developing a safe and supportive community.
4. **Youth Engagement and Positive Outcomes**: For Cranbrook's younger residents, the project will offer structured and informal activities that encourage positive behaviour, teamwork, and physical fitness. Engaging young people early in the town's development can prevent future anti-social behavior, aligning with governmental objectives for youth development and crime prevention.
5. **Creating Long-Term Health Equity**: By integrating health-focused recreational infrastructure from the beginning, Cranbrook's development will help reduce health disparities. Accessible facilities ensure that all residents—regardless of age, ability, or income—can participate in healthy, active lifestyles, supporting both local and national health equality goals.
6. **Sustainability and Future Growth**: This project will not only promote health but also encourage environmental sustainability. By offering local sports and activity areas, the need for long-distance travel to recreational facilities will be minimized, reducing carbon emissions. This aligns with Cranbrook's goals for sustainable, future-proof development.

Pre-Application Consultation

local support groups and sports clubs have **identified the need and location** for the MUGA, ensuring that the facility reflects community preferences and local demands for multi-use recreational spaces. This demonstrates a collaborative effort in planning to ensure the MUGA is placed and developed in a way that meets local needs for sports and leisure activities.

The report for the **Cranbrook Placemaking Group** dated **16th September 2024** highlights several consultations and developments regarding recreational facilities, including the **MUGA** at Ingrams Sports Pitches, funded through Section 106. The Town Council is reprocuring the MUGA in September 2024. Additionally, public consultations and stakeholder engagement were conducted, particularly for town center master planning and the leisure hub, aligning with broader community needs and service requirements. Further, consultations influenced design plans, such as green spaces and active travel pathways.



LOCATION OF PROPOSED MUGA

Issue Rev. : A
Pi Ref : QM 1996
Cranbrook Ref : Ingrams MUGA
: 240924

01.2 Amount

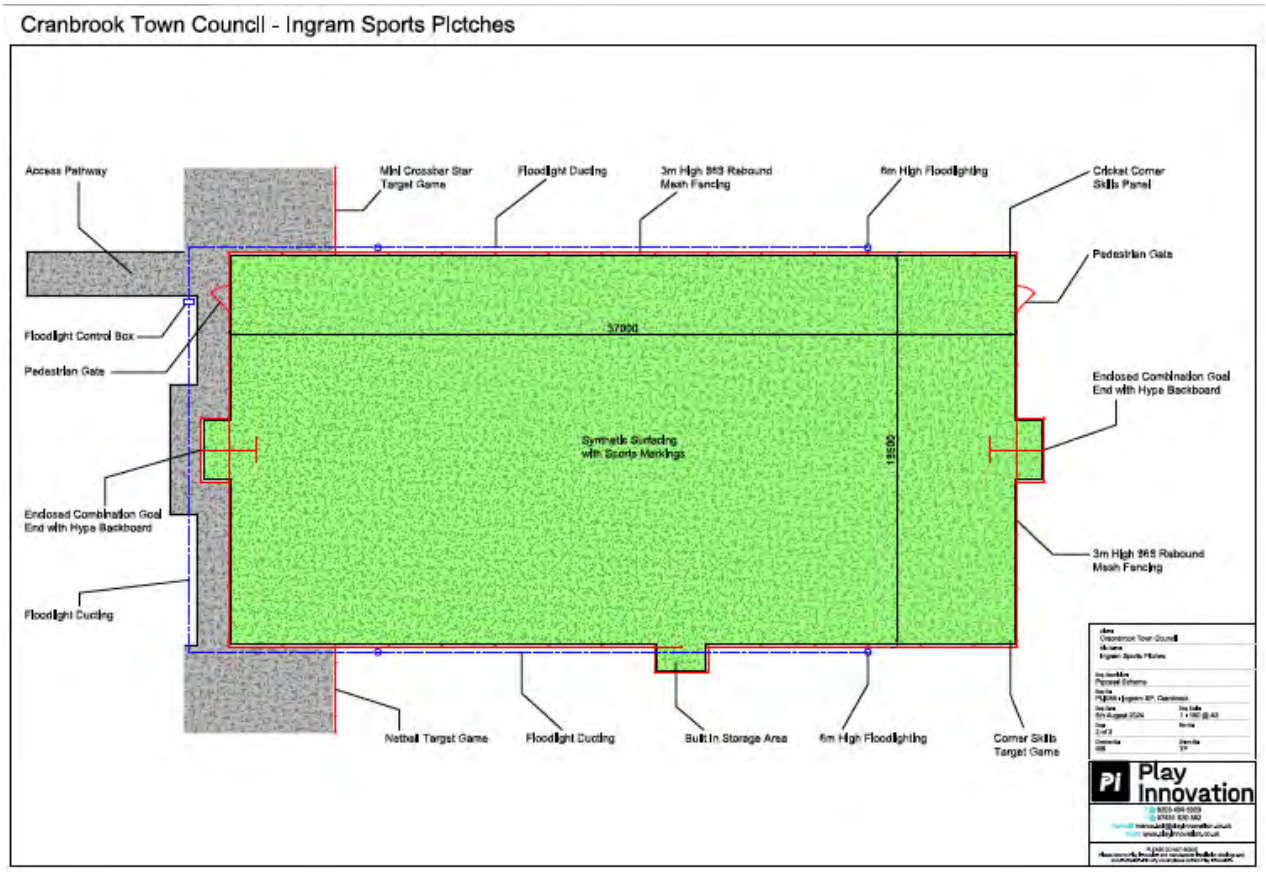
The proposed new MUGA is 37m long and 18.5m wide (684m^2) based on minimum dimensions for Sport England specification Type 3 Court and will provide good recreational/ practice areas for football, netball and basketball. The Games area is surrounded by a fence at 3m high manufactured from heavy duty steel wires and external grade materials.

Car parking has already been built and accommodated 52 car parking spaces. The proposed MUGA is at the main entrance to the right of the existing car park.

A new pedestrian path will link the two areas.

01.3 Layout

The Multi-use Games Area. (As indicated on drawing 8479-102)
To provide perfect access and minimum maintenance access to the lighting columns and minimize the effects of leaves dropping onto the surface, the MUGA is positioned approximately 2m out from the existing boundary where new plants and hedges will be inserted and foliage will be to a minimum. This also allows for the provision of equipment recesses on one side as indicated on drawings. Both pedestrian and maintenance access is located on the south side adjacent to the playing fields and a footpath is to be installed from the car park to this area.



Issue Rev. : A
Pi Ref : QM 1996
Cranbrook Ref : Ingrams MUGA
: 240924

01.4 Appearance

The Multi-use Games Area.

The proposed surface type for the MUGA is Playrite Matchplay 2. A multi sport needle punched sand filled synthetic grass'. Certified for use of Football, Hockey, Tennis and Netball. Colour, Green. The type chosen, was based on the need for an all round surface for the primary sports intended to be used by the school and the community. The surface is to be marked out for Football, basketball and Netball.

A steel weld mesh fence 3m high is proposed to surround the MUGA . The fence and posts to be steel galvanized and PVC coated, colour: Green RAL 6005. Additional Combi Goals with Basketball backboards be installed.

4 No lighting columns, steel galvanized, self finish each carry 4No light fitting as indicated below. A footpath to be installed between the car park and the MUGA.

Issue Rev. : A
Pi Ref : QM 1996
Cranbrook Ref : Ingrams MUGA
: 240924

Example of needle punched synthetic grass.

Pedestrian Footpath

The pedestrian footpath, approximately 1200mm wide to be installed from car park to the MUGA. This to be formed from p o r o u s tarmac

01.5 Lighting

The lighting levels for the MUGA are based on the current intended use of the MUGA for community use.

Level of lighting required for the primary sports using the facility is designed in accordance with BS EN 12193:2007:

Class description:

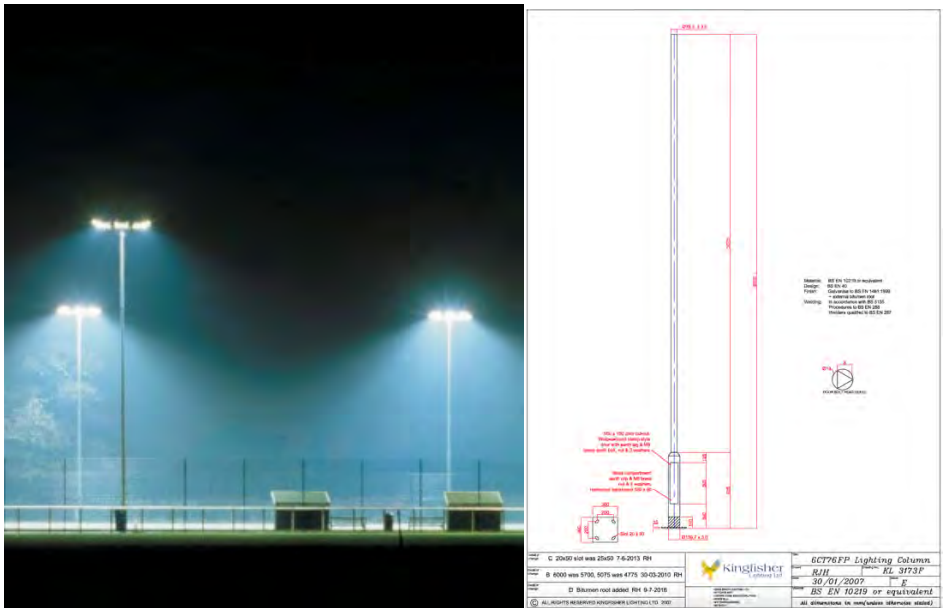
Lighting Class III: Low level competition such as local or small club competition which generally do not involve spectators. General training, physical education (school sports) and recreational activities will also come into this category.

Horizontal illuminance						
Outdoor Sport facility	Class I Minimum maintained Ēm lx	Uniformity Emin/Ēm	Class II. Minimum maintained LUX	Uniformity E_{min}/E_m	Class III Minimum maintained LUX	Uniformity E_{min}/E_m
Football	500	0.7	200	0.6	75	0.5
Netball	500	0.7		0.6	75	0.5

Required Lighting level for the individual sports for the proposed MUGA is Class III

As it is intended that the MUGA will be used for club netball (local club competition class III) by the local netball club and by the local football club for practice, the minimum maintain lighting level is proposed at 180 lux at 0.6 uniformity.

By default the lighting level for football will be at a class III standard. Lighting columns and lighting intensity to meet this requirement which we believe would be unreasonable in this location.



Example of the Floodlighting.

The lights are proposed to be mounted onto 6m high steel galvanized columns. The most appropriate scheme has been offered by Devon based supplier 'Sports Lighting Limited' offering 4no columns at 6m high with 1No lamp on each column.

There is a general perception held that any floodlighting causes light pollution and an intrusion on people's lives and property. The design is efficient and to minimize the light spillage onto the road and surrounding area, shrouds are fitted to the lights to direct light onto the MUGA.

This is allow the lighting level to be limited to 5 Lux on the road. No light spill from the MUGA will fall directly onto residential buildings. The main glare from floodlighting is not actually the floodlights themselves but from the perceived glare of the floodlights back from the playing surface. The creation of new planting will additionally minimize the effect of this.

The fittings proposed are of the flat glass design and have no light emitted above the horizontal and will be mounted on columns to maintain this.

The lighting proposal indicates that minimum 80% of the light from the floodlights is distributed over the MUGA pitch, with internal baffles to reduce glare and improve efficiency. A copy of the Flood light fitting type proposed to be used is within the appendix.

01.6 Landscaping

Excavated soil will be recycled on site, with soft landscaping in the form of bunding, which is proposed to be installed to the southeast corner of the MUGA adjacent to the London Road. No further soft landscaping is proposed other than reinstatement of grassed areas.

02 ACCESS

02.1 Vehicular and Transport links.

The Sports Pitches are in a rural location. Largely the responsibility for transport will rest with parents or taxi/car sharing which will be organized by individual schools or the LPC co-coordinator for any after school activities.

02.2 Parking

Parking on site is existing.

02.3 Emergency Access

Existing emergency access to the playing field is believed sufficient to access the MUGA.

A&E hospitals:
The closest hospital to London Road, Cranbrook, Exeter is **Royal Devon and Exeter Hospital (Wonford)**. It is located approximately 6 miles from Cranbrook and provides a full range of medical services, including emergency care. The hospital can be reached in about 15-20 minutes by car, depending on traffic conditions. A Helipad for emergency has also been pre constructed.

02.4 Inclusive Access

The objective of the project is to:

a. To primarily ensure that the MUGA is accessible to local residents and sports clubs.
b. To engage young people aged 5-14 in healthy after school activities.
c. To engage targeted groups of vulnerable and hard to reach young people aged 5-16 in healthy holiday time activities.
d. To offer extended evening use of the facility for community use to promote healthy lifestyles.

Access

A new pedestrian footpath is proposed from the car park to the proposed new MUGA.

The MUGA is well sited for disabled access from the car park. CCTV has not been included, however may be implemented at a later stage. It is proposed the area to be monitored by the council grounds teams.

An access control system has been specified and to be installed as part of the MUGA build. The Town Council will decide which hours the MUGA will be open access and which will be for bookings only. Bookings can be taken by use of downloading a free app in order to claim a passcode for access.

03 Waste Minimization Statement and Management Plan.

This statement and management plan to be eventually read in conjunction with the contractor's site management waste management plan.

03.1 General Description of Proposed works.

The proposed Floodlit, Multi use Games Area approximate size 18.5 x 37 (685m2) is to be built on a grassed field area. The facility includes a synthetic surface MATCHPLAY 2 for Multi Sports.

Associated footpath to be similar construction to the MUGA. (Tarmac on 150mm stone base)

03.2 Designed Waste Minimisation

The Construction, Demolition and Land clearing (CDL) Waste, which includes all non-hazardous solid wastes resulting from the construction, remodeling, alterations, repair, demolition and land clearing within the proposed works will be designed to be minimized as far as is reasonable practical for the site, location and accessibility of lorries etc. This should include for materials that can be recycled, reused, salvaged or disposed to landfill. CDL waste should be removed from site on a regular basis and not allowed to accumulate. CDL waste will not be permitted to be burned on site.

1. CDL Identification of Waste

Identification of the types and source of waste for construction as follows:
Types: C – Construction, D – Demolition, L – Land clearing.

	Type	Waste	Source	Approach
1	L	Top soil	Foundations, road, paths etc.	To be re-used for landscaping on site
2	C	Subsoil	Ground works to reduce level for the MUGA, car park and footpath.	To be re-used for landscaping on site.

3	C	Timber	Fencing and kick boards to MUGA	Material to be handled to minimise off-cuts. Off cuts to be re-used on-site where possible. Timber waste to be segregated for recycling off-site
4	C	Concrete	Foundations etc.	Careful ordering of materials required. Works to be programmed to allow excess material to be used elsewhere within works if possible.
5	C	Stone sub- base	MUGA sub-base	Careful ordering of materials required. Works to be programmed to allow excess material to be used elsewhere within works if possible.
6	C	Steelwork	Fence panels and posts	Should not generate waste – any excess fixings etc. to be re-used by contractor and not disposed of.
7	C	Synthetic Carpet finish	New finish to MUGA	Should not generate waste – any excess fixings etc. to be re-used by specialist contractor and not disposed of.
8	C	Electrical wiring etc.	Electrical installation	Minimise wastage wherever possible. Off cuts to be segregated and where possible recycled
9	C	Plastic drainage pipe, fittings etc.	Surface water drainage installation	Minimise wastage wherever possible. Installation to be arranged so as to minimise off cuts. Off cuts to be re-used on site where practicable or segregated for recycling if possible.
10	C	Packaging	Wrapping to materials, fittings etc. delivered to site.	Where possible unwanted packaging is to be returned to the product supplier for their re-use. Otherwise packaging to be segregated and where possible recycled

14	C	Paper	Site office	Recycle

2. Notes.

Topsoil should be kept on site and stored for minimal amount of time before relaying, so weed development and subsequent use of chemicals to kill or reduce the growth, if required. The amount of cut and the spoil to be removed from site has be minimised and dependant on the quantity of the sub soil, could be removed to an area to be re-used, namely creating bunds.

Where excess spoil is removed from site the contractors waste management should indicate and record the amount and to where the spoil is removed.

03.2 Site Waste Management by the main contractor

To control the waste on site, a Site Waste Management Plan is essential. This will be completed at the start of the project with a copy forwarded to Stakeholders so the project team & others broadly understand the strategy who may have an interest.
The responsibility for developing & implementing the plan rests with the Main Contractor, and principally his agent on-site. If he chooses to delegate this responsibility it should be to someone who knows what the Plan is for & has the authority to ensure that others comply with it.

- Communication plan. Waste prevention and recycling activities to be agended with each progress meeting. A waste management plan indicating procedures with sub-contractors. The position and type of recycling containers including containers for landfill to be clearly labelled on site.

- To the greatest extent possible, include in material purchasing a waste reduction provision requesting that materials and equipment be delivered in packaging made of recyclable material, that they reduce the amount packaging be taken back for reuse or recycling, and to take back all unused product. Ensure that all sub-contractors require the same provisions in their purchase agreements.

04 Appendices and Associated Documents

A	Proposed Flood Light Fitting	Brief Technical literature on the light fitting

Appendix A: Proposed Flood Light

Design based on the information provided and aimed to achieve 180lx utilising 4nos of 6m columns.

The lighting plan utilizes **4 Skyline Virtus 150W-300W 4000K Asymmetric Floodlights** (type EX1, indicated by magenta arrows) and **4 Skyline Virtus 100W-200W 4000K Asymmetric Floodlights** (type EX2, indicated by orange arrows), all mounted on 6-meter columns. This configuration results in **188lx** illuminance, **0.53 Uo**, **0.27 Ud**, **0% ULR**, and a **45.4 max GR**.

BELLlighting

1920-2020 100 YEARS

Fittings / LED Floodlights

Skyline Virtus 150/225/300W Wattage Switchable Asymmetric Floodlight - 4000K

Designed and engineered in the UK specifically to meet the requirements for sports lighting and to reduce light pollution levels. The Skyline Virtus is a high specification floodlight, wattage switchable as standard with a 50,000 hour lifespan, 7 year warranty and 2 year on site warranty.

- Wattage Switchable.
- Perfect for sports, building facade's, landscape, security & car park lighting.
- Asymmetric distribution, low light pollution.
- Aerodynamic, streamlined design for reduced windage.
- Air pressure equalisation feature to eliminate capillary effect.
- Nichia GRT-V1 LED.
- Surge protected 10,000V.
- Fully encapsulated IP54 TUV certified driver.
- Supplied pre-flexed (1.5M).
- Robust construction, supplied with standard universal mounting bracket.

Technical Specification

Product Code	11491

Reference

Guarantee	7 Years
EAN	5013588114910
Commodity Code	9405423990
Country of Origin	CN
UNSPSC Code	39111626

E: sales@belllighting.co.uk
T: 01924 893380

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BELLlighting

Object : Cranbrook MUGA :
Installation Proposed Lighting
Project number : LD4148
Date : 23.07.2024

Luminaire data

BELL Lighting Limited, Skyline Virtus 150W-300W 4000... (!EX1 11491)

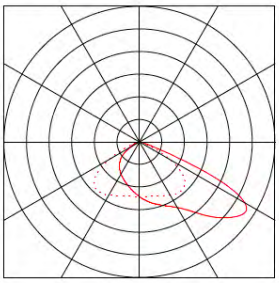
Data sheet

Manufacturer: BELL Lighting Limited

!EX1 11491 **Skyline Virtus 150W-300W 4000K Asymmetric Floodlight**

Luminaire data			**Equipped with**		
Luminaire efficiency	:	100%	Quantity	:	1
Luminaire efficacy	:	153.63 lm/W	Designation	:	LED 840
Classification	:	A40 ↓100.0% ↑0.0%	Colour	:	4000K
CIE Flux Codes	:	41 84 99 100 100	Luminous flux	:	46090 lm
UGR 4H 8H	:	39.2 / 33.1	Colour reproduction	:	80
Power	:	300 W			
Luminous flux	:	46090 lm			

Dimensions : 380 mm x 380 mm x 75 mm



Object : Cranbrook MUGA :
Installation Proposed Lighting
Project number : LD4148
Date : 23.07.2024

Luminaire data

BELL Lighting Limited, Skyline Virtus 100W-200W 4000... (!EX2 11489)

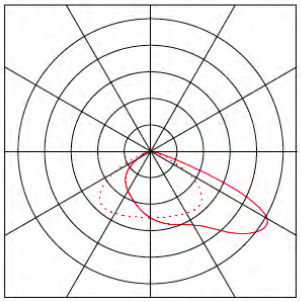
Data sheet

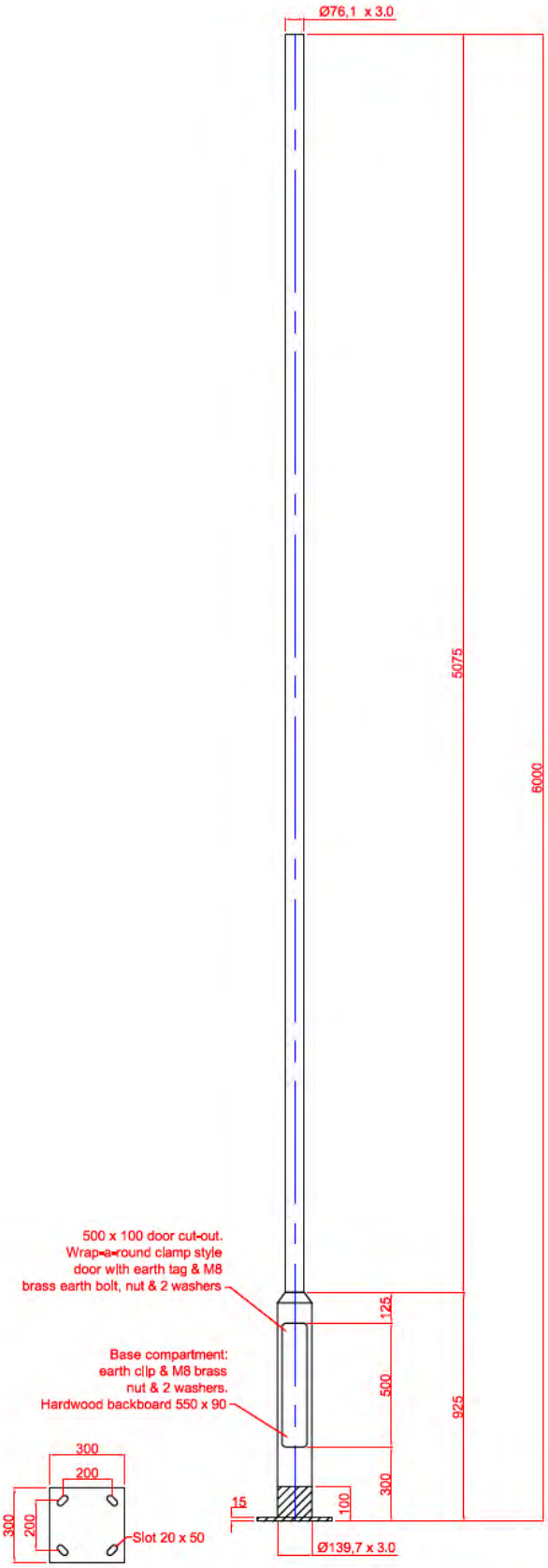
Manufacturer: BELL Lighting Limited

!EX2 11489 **Skyline Virtus 100W-200W 4000K Asymmetric Floodlight**

Luminaire data			**Equipped with**		
Luminaire efficiency	:	100%	Quantity	:	1
Luminaire efficacy	:	152.12 lm/W	Designation	:	LED 840
Classification	:	A40 ↓100.0% ↑0.0%	Colour	:	4000K
CIE Flux Codes	:	41 82 99 100 100	Luminous flux	:	30424 lm
UGR 4H 8H	:	39.5 / 33.1	Colour reproduction	:	80
Power	:	200 W			
Luminous flux	:	30424 lm			

Dimensions : 320 mm x 350 mm x 75 mm





Material: BS EN 10219 or equivalent
Design: BS EN 40
Finish: Galvanise to BS EN 1461:1999
+ external bitumen coat
Welding: In accordance with BS 5135
Procedures to BS EN 288
Welders qualified to BS EN 287

DOOR BOLT HEAD DETAIL

Detail of change:	C 20x50 slot was 25x50 7-6-2013 RH
Detail of change:	B 6000 was 5700, 5075 was 4775 30-03-2010 RH
Detail of change:	D Bitumen root added RH 9-7-2016

Kingfisher Lighting Ltd

KINGFISHER LIGHTING LTD
RATCHER WAY
CROWN FARM INDUSTRIAL PARK
MANSFIELD
NOTTINGHAMSHIRE
NG19 0FS

Title:	6CT76FP Lighting Column
Drawn: RJH	Drawing No: KL 3173F
Date: 30/01/2007	Issue: E
Material:	BS EN 10219 or equivalent

All dimensions in mm(unless otherwise stated)