

Foulston Park / Brickfields

Project details

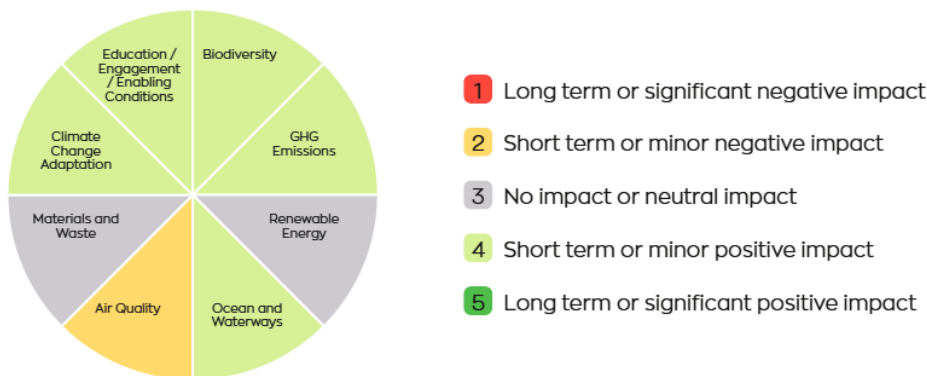
Assessment author

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Project summary

Redevelopment of the sports pitches and sports centre formally known as Brickfields, and now known as Foulston Park - Full Planning permission has been provided

Summary of assessment



Brickfields/ Foulston Park is a major capital project in the west of the city. Its development as a significant sports and wellbeing hub will be far reaching and will have considerable positive impact on the communities through enhanced physical activity opportunities and wellbeing services. The development will see an intensification of the site as much of the land and buildings have been underused / derelict for the past 2-3 years. There are some short term negative impacts on air quality from the construction phase but overall, the assessment reveals five short term or minor positive climate impacts. The building of new infrastructure is following best practice and measures are being put in place to mitigate (and even enhance) the impact of the facilities and their use on the environment such as through the use of heat pumps and future proofing for connection to the city's heat network. Sustainable travel has been widely considered and EV charging and bike infrastructure included as well as sustainable travel plans and support for active travel behaviour change. The project includes the construction of a SUD scheme and comprehensive management plans for waste and recycling. It also includes 10% net gain in biodiversity through tree and scrub planting.

Assessment scores

Biodiversity

Score

(4) Short term or limited positive impact

Score justification

27 trees are being removed to facilitate the project. 150 trees are being planted. 10% net gain from the tree and scrub planting. Biodiversity metric 4. Onsite baseline 42.48. Net positive change 4.47. The project includes a LEMP which will be undertaken for a minimum of 30 years. This comprises management and monitoring of retained, enhanced and newly created habitats and remedial actions in case habitats fail, to protect wildlife and features of biological interest

Mitigatory measures applied:

10% net gain from trees and scrub planting. 150 trees are being planted. Refer to additional information submitted as part of the original planning application 23/01622/FUL

GHG Emissions

Score

(4) Short term or limited positive impact

Score justification

The project will see a short term, net increase in carbon during construction. Heavy plant and equipment will be used, and building materials will be delivered to the site. Soil will be disturbed. However, steps have been taken through the design process to reduce embodied carbon in the project from the reuse of building materials at the point of demolition and reuse of hockey fence. Long term, steps have been taken to reduce the overall operational carbon footprint of the site. New buildings have been designed to be decoupled from fossil fuel sources with heating provided through air source heat pumps, coupled with PV and battery storage systems. The academy building will be designed to be fully compatible with and allow for future connection to the local district energy network in line with national best practice. Energy efficiency measures are included: floodlights will be LED, and the old floodlights covering the athletics track have already been replaced. Sustainable travel is encouraged in the design. The scheme includes at least 20 Electric vehicle charging points and 30 places for bikes to encourage active travel. The centralisation of The Academy as opposed to using 13 sites, some of which are outside of Plymouth will have a positive impact in reducing travel time by PAFC academy staff. However, the overall impact on journeys displaced / increased into the city is not known by the officer at the point of producing this report. A comprehensive travel plan has been produced and approved as part of the planning process. Argyle Community Trust and the Football Club will be appointing a travel plan co-ordinator to promote and deliver the Travel Plan. This will involve actively engaging and listening to users to encourage active forms of travel.

Mitigatory measures applied:

Use of sustainable building materials where possible ie composite timber cladding on buildings. Existing and new flood lights with will LED, there is a planning requirement for the academy building to be able to be linked to a district heating system in the future. Solar panels are being installed on the Hub and grant source heat pumps are being installed.

Renewable Energy

Score

(3) No impact or neutral impact

Score justification

To offset predicted energy demands, photovoltaic and battery storage system are being installed. It is unlikely, however, that they will cover the overall increased energy demands from the site.

Mitigatory measures applied:

See above / further details contacted in the planning application 23/01622/FUL

Ocean and Waterways

Score

(4) Short term or limited positive impact

Score justification

A SuDS scheme including infiltration and attenuation tank will be located under the car park. To prevent run off and polluted water during construction a construction methodology will be aligned to good practice: LEMP submitted to the LPA and compliance with CIRIA 2015. Artificial infill contained on the pitches will be protected from spreading onto the wider environments and water system through the provision of pedestrian 'detox' entrances.

Mitigatory measures applied:

Following FF good practice to maximise the containment of rubber crumb within the footprint of artificial pitches.

Air Quality

Score

(2) Short term or limited negative impact

Score justification

There will be a short term impact to air quality during the construction phase which will be minimised through a Construction Management Plan. Long term, whilst there will be intensified use of the site due to the outer pitch areas being dormant for the last couple of years, measures are being put in place to off site the environmental impact. These can be found in the planning application 23/01622/FUL

Mitigatory measures applied:

Site office during construction; Low emissions, low fuel consumption, low noise pollution
Travel Plan, objective to minimise use of single occupancy vehicle modes. Promote walking, cycling, and public transport as an alternative to car use. The Travel Plan links to national and local policy, including 'decarbonising transport'.

Materials and Waste

Score

(3) No impact or neutral impact

Score justification

Although this building includes new development which demands virgin materials, it also involves bringing derelict and underutilised buildings back into use. An intensified site also offers greater efficiencies for waste management and recycling. LED lights will ensure that indoor and outdoor lighting solutions require less frequent changes of light bulbs and therefore produce less waste. Infill from the rubber crumb and sand surfaces will be retained at 'place' through mitigation measures that include the installation of kick boards, and pedestrian 'detox entrances'. The operators of the site use waste management and recycling as part of their day to day management systems. Furthermore where possible existing assets will be repurposed during the build. For example the use of perimeter fencing by Plymouth Albion, that had previously been the perimeter fence of the hockey facility. As such, no major

impact on waste is predicted from this scheme.

Mitigatory measures applied:

Whitebox logistics team are responsible as per the planning application for managing a fully integrated site construction Waste Management Plan. This will include specifically engaging with contractors and supply chain partners to look for methods of reducing waste materials through the project and to maximise material reused, recycled and composted.

Climate Change Adaptation

Score

(4) Short term or limited positive impact

Score justification

The provision of additional artificial pitches is a positive outcome for the project and community, as significant rain fall in the preceding years has had a detrimental impact on the continuity of sport pitch provision and use for sports such as rugby and football. However the overall project will be more artificial surfaces and therefore likely increased run-off. The scheme includes a SuDS scheme to manage this and this potentially offers a net benefit overall.

Mitigatory measures applied:

Provision of SuDS scheme beneath the car park

Education / Engagement / Enabling Conditions

Score

(4) Short term or limited positive impact

Score justification

Firstly the facilities at the site provide a considerable increase in community access to the assets than at anytime in the last 25 years. There will be the opportunity for residents to walk across the site which they have been unable to do in the past. The provision of active spaces and the opportunity to use active travel are all positive attributes of the project. Greening Devonport Partnership and the Green Communities Team. Argyle Community Trust and the Football Club will be appointing a travel plan co-ordinator to promote and deliver the Travel Plan. This will involve actively engaging and listening to users to encourage active forms of travel.

Mitigatory measures applied:

Refer to planning application 23/01622/FUL Travel Plan