

## Five Acres Community FAQ's / December 2023

Building Structure & Site Planning	
<p><b>Is there any background information and access to the current layout plans &amp; sketch designs?</b></p>	<p>The Forest of Dean District Council webpage has the most up to date information and current site layout plans.</p> <p>All documents related to Five Acres can be found here, <a href="https://www.fdean.gov.uk/planning-and-building/regeneration/five-acres-redevelopment-site/">https://www.fdean.gov.uk/planning-and-building/regeneration/five-acres-redevelopment-site/</a> including our latest briefing note from November 2023.</p> <p>The Planning application for phase I of the project is live and can be viewed here: <a href="https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=S34Z2QHIG3T00">https://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=S34Z2QHIG3T00</a></p> <p>It should be noted, this is phase I of a complex, dynamic project which will evolve over time.</p>
<p><b>Phase 1</b></p>	<ul style="list-style-type: none"> <li>● Refurbishment of the Speedwell building</li> <li>● Development of extension to Speedwell building including new sports hall, cafe, small performance space &amp; gym</li> <li>● External changing room facilities</li> <li>● Outdoor green landscaping</li> <li>● Car parks</li> </ul>
<p><b>Phase 2</b></p>	<ul style="list-style-type: none"> <li>● 3G Pitch (pending planning application)</li> </ul>
<p><b>Phase 3</b></p>	<ul style="list-style-type: none"> <li>● Tennis courts (pending planning application &amp; funding)</li> <li>● Sports hall Bleacher seating, sound &amp; lighting installation to enable live performances (subject to funding)</li> </ul>
<p><b>What is the status of upgrading the existing athletics track?</b></p>	<p>The athletics track is in the ownership of Five Acres High School. Any upgrade will be led by them, supported by the Council.</p> <p>Current Council plans have been amended to allow for a metric size athletics track to be accommodated on site in future.</p> <p>Topographic survey &amp; tree survey work will be shared with the school for future development of the athletics track.</p>
<p><b>What are the plans for bus/coach parking?</b></p>	<p>Bus &amp; coach parking space is included within the current layout plans. Directional signage will guide drivers to bus drop-off and bus parking locations. Bus &amp; coach parking will be clearly marked on site plans at future community events.</p>

<p><b>Looking at the eastern elevations in the presentation, there is a great opportunity to do something interesting on these new external walls. Can these be made more visually appealing? Opportunity for artwork or a climbing wall?</b></p>	<p>We agree that the larger, more blank elevations of the sports hall and the east end of the building provide opportunity for public art, sports engagement &amp; vertical landscaping.</p> <p>Projects such as these will be developed as the building elevation progresses and will require input from the leisure operator (if it is to include sporting use such as a climbing wall.)</p>
<p><b>Will there be enough shade outside for spectators on hot days?</b></p>	<p>This point has been fed back to the construction team and will be considered as the Five Acres project progresses.</p> <p>The comment will also be fed back to the Football Foundation to support the development of the planning application for the 3G pitch.</p>
<p><b>Can solar canopies be considered in the future to shade cars in the car park and to charge cars?</b></p>	<p>Yes, this idea will be considered as the project evolves but there is currently no funding available to include in phase 1.</p> <p>Roof mounted solar PV is included in the building design which is cheaper than solar canopies.</p>
<p><b>When will we have more detailed plans and images for the inside of the building? Especially to determine the size of spaces i.e. performance space &amp; capacity facts</b></p>	<p>Once drawings for the inside of the building are complete, we will share with our stakeholders and the wider community in early 2024 for comment.</p>
<p><b>Any space for performance will need acoustics to be considered.</b></p>	<p>We agree and are talking to the Arts Council and Sport England about how best to incorporate quality acoustic sound in the multi-functional and performance spaces.</p>
<p><b>Is it possible to map out 'peak' times of the site? i.e. Park Run. How will this impact the planning and building of the site?</b></p>	<p>FODDC is currently working on this action in consultation with key users.</p>
<p><b>Sports Facilities</b></p>	
<p><b>Gym / Fitness Centre</b></p>	
<p><b>Concerned about the new gym facilities being proposed and this competing with the Club's existing Fitness Centre.</b></p> <p><b>Opportunities for great coaching links with Hartpury students.</b></p> <p><b>Is there Levelling Up Funding available to support refurbishment of the gymnastics &amp; fitness centre facilities too?</b></p>	<p>The Council has been in conversation with the Forest of Dean Fitness and Gymnastics Centre.</p> <p>Cllr Jamie Elsmore has provided reassurance that the Five Acres site redevelopment is not about replicating existing facilities but to compliment with the existing facilities and neighbouring uses.</p> <p>The Five Acres gym facility will be operated as pay-as-you-go and open to all members of the public.</p>

	<p>We are working with Hartpury on their plans for the 'Aspiration Centre' at the site - noted about links to Hartpury coaches and will feed this back to the team.</p> <p>Levelling Up Funding is not available to support refurbishment of the gymnastics &amp; fitness centre. It did not form part of the original bid and there is no spare funding available.</p>
<b>Sports Hall</b>	
<p><b>Can the Sports Hall be designed to permit access out of hours to allow sports hall users to access this space without having to go through the front entrance &amp; foyer? This would allow sports matches &amp; competitions to run into the evening and over the weekends?</b></p>	<p>The Council will explore adding a secure external door to permit access.</p>
<p><b>What sports will be included in the Sports Hall?</b></p>	<p>The community has advised the top 10 sports they would like to see in the Sports Centre are:</p> <ul style="list-style-type: none"> <li>- Badminton</li> <li>- Basketball</li> <li>- Indoor Football</li> <li>- Indoor Cricket</li> <li>- Boxing</li> <li>- Table Tennis</li> <li>- Climbing Wall</li> <li>- Trampolining</li> <li>- Martial Arts</li> <li>- Indoor Hockey</li> </ul> <p>The sports hall can accommodate line markings for 5 sports, therefore we need to agree on 5 priority sports for the Sports Hall space, the public will be consulted on what these should be.</p>
<p><b>Would there be scope for the external landscape to be designed to allow sand to be installed to allow beach volleyball which is becoming increasingly popular?</b></p>	<p>The Council will consider if accommodating an external area for beach volleyball could be included in future site development.</p>
<b>3G Pitch</b>	
<p><b>What are the timescales for 3G pitch installation?</b></p>	<p>The installation of the 3G pitch is planned for phase 2 of the project development. It has a separate planning application process which is being managed by the Football Foundation. Details of this application will be made public in early 2024 (once phase 1 planning application has been approved for the</p>

	main building). We will publish further information on timescales once we have it.
<b>Local clubs are concerned about being priced out to enable access to the new facilities?</b>	<p>The Five Acres site redevelopment is all being done in collaboration with local residents, sports and community groups. The aim is to provide affordable good quality facilities for local people. Fees will need to reflect operating costs but will not be aimed at generating surplus profit</p> <p>A Five Acres '3G Pitch Development Group' has been formed with representatives from: FODDC, Gloucestershire FA, Freedom Leisure, Five Acres High School, Broadwell FC, English Bicknor FC, Mitcheldean Sports Youth FC, Bream Youth FC, Hartpury, Prostars, FOD Athletics Club, Berry Hill RFC, Lydney RFC and Goals Beyond Grass. This group will be consulted at every key milestone of the 3G pitch development.</p>
<b>How will time slots be allocated for user groups?</b>	Local accessibility is key and the Council will not want to turn away local clubs or other user groups and limit access to the new indoor or outdoor spaces. Time slots will be allocated as appropriate and the groups above will be consulted
<p><b>What usage facts and statistics were used to determine the fact we need a 3G pitch in the area?</b></p> <p><b>And how are these facts being used to determine how the changing facilities are built?</b></p>	<p>In January 2022, the Council commissioned a Playing Pitch Strategy (PPS) document for the Forest of Dean. This document conducted a review of the supply and demand for outdoor sports facilities in the area and will be used to inform future strategic planning of outdoor sports facilities in the district.</p> <p>The PPS identified a short fall of 2x full size 3G pitches across the district for the 165 teams who were identified and included in the report.</p> <p>Gloucestershire Football Association and Football Foundation have helped develop the plans for the 3G pitch and external changing rooms. The FA advise one full size 3G pitch should be able to cater for 38 teams. The external changing room facilities have been designed accordingly.</p> <p>It should also be noted, the clubs and schools close by also have their own changing facilities, so the demand for the on-site facilities may be limited</p> <p>The PPS and 3G Pitch Development Group will inform the community engagement work required for the Football Foundation 3G pitch planning application in phase 2.</p>

<b>Community Activity</b>	
<b>Has the Council consulted with local sports clubs like Berry Hill Rugby Club, Broadwell Football Club &amp; Gymnastics Club?</b>	Cllr Jamie Elsmore has confirmed that engagement with the Clubs has been taking place. For example, Berry Hill Rugby Club has specifically requested a competitive rugby standard size 3G pitch.
<b>How is access for people with mobility issues and wheelchair users being designed in?</b>	The District Council has secured Changing Places funding to develop fully accessible children & adult toilet facilities within the former Speedwell building. The building is being designed with wide, open, accessible spaces, with many facilities available on the ground floor and lift access to the first and second floors. The Council is also exploring scope for installing sensory play equipment as part of the overall Community Sports & Leisure Hub offer.
<b>Good to see that the plans have taken on board the community's desire for future performance space</b>	In February, Forest of Dean District Council plan to recruit a full-time Bid Writing Specialist who will signpost funding opportunities for the Performance Space and other items that could be enhanced through external funding.
<b>Lots of work done in the past about the potential for a new theatre space. This looked at 450 seats as a viable size for a new theatre space. How many people could be seated in the proposed Sports Hall? What is the space at the front of the site being reserved for?</b>	If funding can be secured, retractable Bleacher seating to accommodate 450 people would fit inside the Sports Hall. The layout plans currently indicate space for a future hotel on the site. Please note this is outside the current red line boundary and is not included in the Levelling Up Funded works, it will however be referenced within the planning application as a future aspiration.
<b>How is the community being engaged?</b>	<p>The contractor designing and developing the site <a href="#">BAM</a>, have employed Social Sustainability Manager - Jess Morgan to support the social value provided by the Five Acres development within the site and across the wider community.</p> <p>Jess is currently looking for input from the community and is encouraging people to fill in her Social Impact Survey - please email <a href="mailto:jmorgan@bam.com">jmorgan@bam.com</a> if interested.</p> <p>BAM held a 'Meet the Buyer' event in October 2023 which attracted over 40 people and specifically welcomed 24 local businesses and contractors to hear more about the project and opt in if they would like to support its development by supplying goods and services or working as a sub-contractor.</p>
<b>We would like more frequent feedback and updates, how are you engaging the public on progress and plans?</b>	The council is currently working on plans for their 2024 Levelling Up communications activity which will include more interactive, digital feedback and Five Acres project updates.

	<p>Key milestones and project updates will be shared throughout the year.</p> <p><b>Round up of 2023 comms activity on Five Acres as of 18th Dec 2023:</b></p> <ul style="list-style-type: none"> <li>- 35 social media posts</li> <li>- 7 press releases issued</li> <li>- Five Acres Briefing issued in Nov to all Community Forum Members.</li> <li>- Website updated with latest FAQ's and presentation slides from the last event (including timeline video on progress so far).</li> <li>- Social media posts every 1.4 weeks.</li> <li>- Press releases were hampered slightly by elections taking place but still work out at issuing a full release every 1.7 months.</li> </ul>
<b>Parent &amp; Children Facilities</b>	
<p><b>Plans look amazing. We also have an obesity crisis and health inequalities in the Forest. Can the plans be adapted to facilitate creche space to allow parents with young children to access the new facilities on site?</b></p>	<p>The Council is working with current operator Freedom Leisure to understand how best to optimise access for users and increase the range and number of users able to access the premises throughout the day.</p>
<b>Climate, Environment &amp; Biodiversity</b>	
<p><b>Good to see the plans are coming to fruition. We are dealing with 3 crises: energy/climate/biodiversity. Can the architects look at Building with Nature design principles and sustainable construction materials like Hempcrete and locally sourced Glu-laminates? Public transport access will also be key. The project team will need to work with Gloucestershire County Council and look at current transport patterns.</b></p>	<p>The council will endeavour to ensure the building is constructed in line with good practice and is working with Gloucestershire County Council Highways Development Management team who have had sight of the completed transport assessment to support the redevelopment plans.</p> <p>The council has planned for this site to be Net Zero in operation and sustainability has been a key priority throughout the design process. The Council is working with the Design team and partners to decarbonise the site by stripping out the old gas boiler in the Speedwell building, replacing this with an electric heating/cooling system. This will be powered by on-site renewable energy generation from a solar photovoltaic array on the sports hall &amp; atrium roofs, air source heat pumps will be installed to serve the existing &amp; new buildings, and timber cladding will be added to the buildings to prevent heat from escaping in winter and to help keep them cool in summer. Green landscaping is also included on the site with wildflower planting and green roof installation to help store carbon and increase biodiversity.</p>

Education Opportunities	
<p><b>Wanted to echo the comments about the biodiversity crisis and need for healthy eating. Local organisations would be keen to get involved with the design of the soft landscaping being proposed. This could also link to a potential Land Skills opportunity for local people to learn how to plan, plant &amp; maintain trees and plants at scale.</b></p>	<p>See above &amp; contact Jess Morgan @ BAM to share ideas for community education opportunities.</p>
<p><b>Interested in the multi-purpose rooms that are proposed. Will these be designed with secure storage, sinks etc? How much of this space will Hartpury University/College be using?</b></p>	<p>The Council will be looking to provide secure storage within the Community Sports &amp; Leisure Hub.</p> <p>Hartpury will be leasing two rooms on the first floor of the refurbished Speedwell building for their new Aspiration Centre as a teaching outreach space. Hartpury will need to book and pay for any additional space in the Community Sports &amp; Leisure Hub, Sports Hall and outdoor facilities alongside other local user groups.</p>