

# Introduction

Welcome to this presentation for a new multi-million pound rugby and community sports facility, to be known as ‘Shaftesbury Park’.

This display gives details on why Lockleaze Recreation Ground and Dings Crusaders Rugby Football Club need to relocate; the proposed layout and content of the new scheme; and gives you the opportunity to discuss it with members of the professional team and to submit your feedback on the plans.

Lockleaze Recreation Ground, a registered charity, owns the current site at Landseer Avenue, Lockleaze and the tenants are the Dings Crusaders RFC and Dings Community Sports Club. The existing clubhouse and gym facilities are now considered ‘sub-standard’ and beyond repair. Furthermore, the Club’s playing facilities are severely constrained thus preventing them from reaching their full potential and attracting new players into the sport.

The charity has taken an option to seek planning consent for the new sports facility on the land at Hillside Farm, Frenchay Park Road (opposite the old hospital site) and, if planning permission is successful, Redrow Homes will acquire their existing Lockleaze site for housing. The new sports facility will therefore be self-funded.

Dings Crusaders RFC, currently playing in the 4th tier of rugby, is one of Bristol’s oldest rugby clubs and was founded in 1897 by the Shaftesbury Crusade, a Christian mission which encouraged sporting activity in the Dings. The Club is one of only two remaining members of the original Bristol Combination set up in 1901. Its home for the last 66 years has been in Lockleaze. Thus Frenchay could become only the Club’s third home in its 117 year history.

We welcome feedback so please take the time to complete a Comment Form and leave it with us or forward us your comments at your earliest convenience.



Existing clubhouse Lockleaze



Existing clubhouse Lockleaze



Existing ground

Proposed ground Frenchay

Proposed site location

Proposed community sports facilities at Hillside Gardens, Frenchay for Lockleaze Recreation Ground



# What will the development include

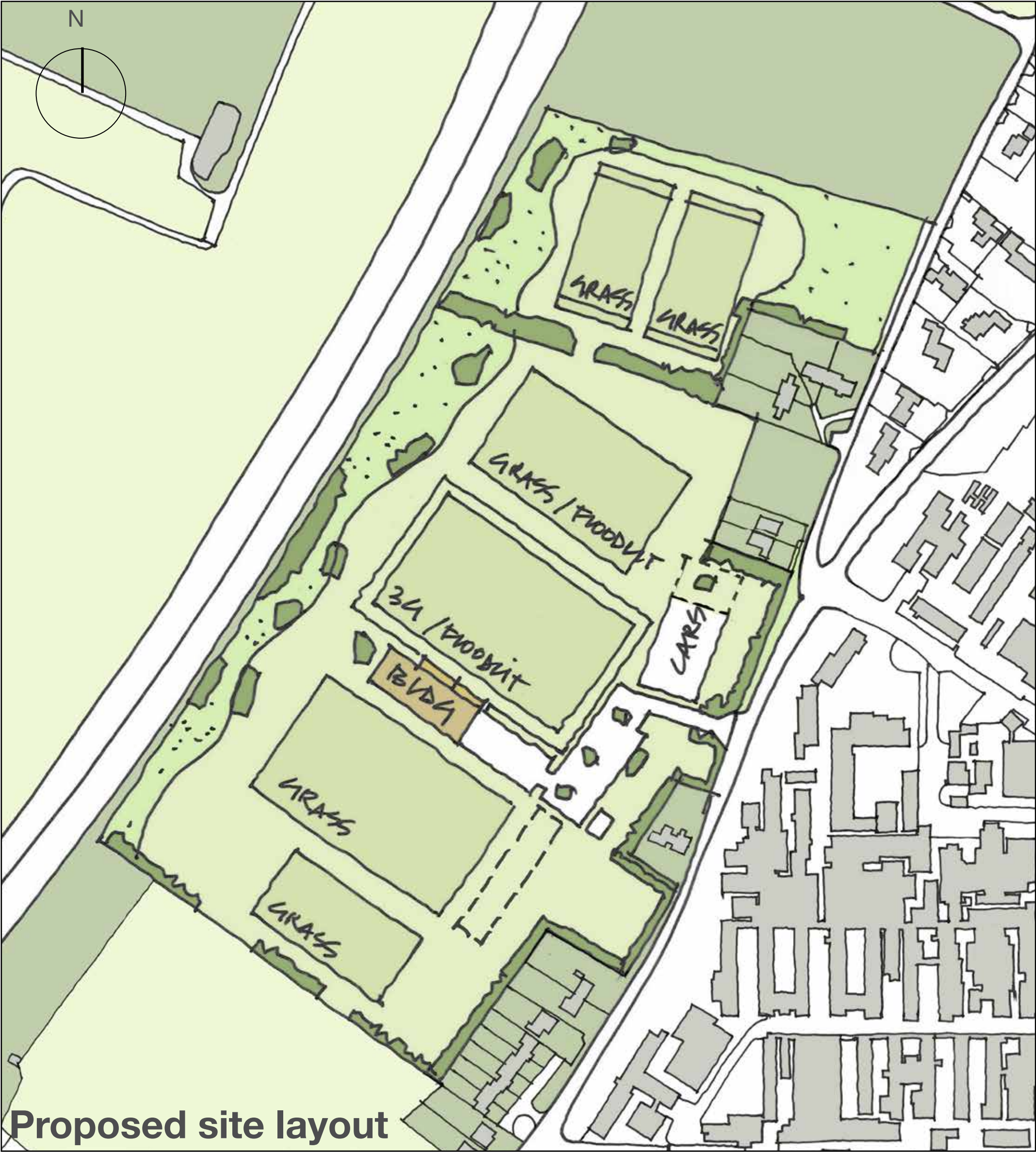
The new 26 acre site will be exclusively for sports and recreation use. It will be a private facility but open to use for local community and sports groups and organisations.

The Dings Crusaders 1st XV play at home on average 15 times a year, attracting crowds of approximately 150 spectators apart from the occasional match which might attract more. Training is on Tuesday and Thursday evenings. Junior and women’s rugby sessions are held on Sunday mornings.

The Club already has a proud record of working with local schools and is aiming to develop this programme along with enhancing its Sunday morning youth and women’s rugby activities.

The scheme will contain:

- A licensed clubhouse with match seating capacity of 200; function rooms capable of holding 200 persons in total
- A gym and community sports hall
- Changing rooms
- Two senior XV rugby pitches, one of which will be floodlit and all weather
- One floodlit training pitch
- Three junior rugby pitches
- Access off Frenchay Park Road
- Car parking for maximum 200 cars



# We are listening

Since we first started engaging with the community and statutory consultees, we have made several changes to our proposed scheme.

As a result of this consultation and any further meetings, we will continue to make changes to improve the scheme if we feel the suggestions are viable and enhance the proposals.

Changes we have done to date?

Element	Changes
Site access	<ul style="list-style-type: none"><li>• The access off Frenchay Park Road has been moved to the north away from residences</li></ul>
Clubhouse	<ul style="list-style-type: none"><li>• The Clubhouse has to align with the centre of the main pitch</li><li>• It has been moved as far as possible away from existing residences but its precise location is governed by the safety distance required to be maintained between the pitch and the motorway</li><li>• Since the original plans, the clubhouse has been reduced in size</li></ul>
Outdoor hardcourt	<ul style="list-style-type: none"><li>• This has been taken out</li></ul>
Flooding	<ul style="list-style-type: none"><li>• The site will now be positively drained, this along with a series of attenuation swales will greatly improve the site drainage.</li></ul>
Training pitch	<ul style="list-style-type: none"><li>• Re-orientated parallel with main pitch to minimise light columns</li></ul>
Practice scrummage training area	<ul style="list-style-type: none"><li>• Relocated to west away from residential properties</li></ul>
Car parking	<ul style="list-style-type: none"><li>• Main car park outside clubhouse reconfigured to increase capacity</li><li>• Two overflow car parks are included and after 6pm in the evening, whenever possible, the sections closest to the residential properties will be cordoned off</li></ul>
Wildlife	<ul style="list-style-type: none"><li>• Excess site land has been devoted to encouraging wildlife habitats</li></ul>
Residential buffers	<ul style="list-style-type: none"><li>• These will be enhanced to ensure privacy and security for neighbouring residents</li></ul>

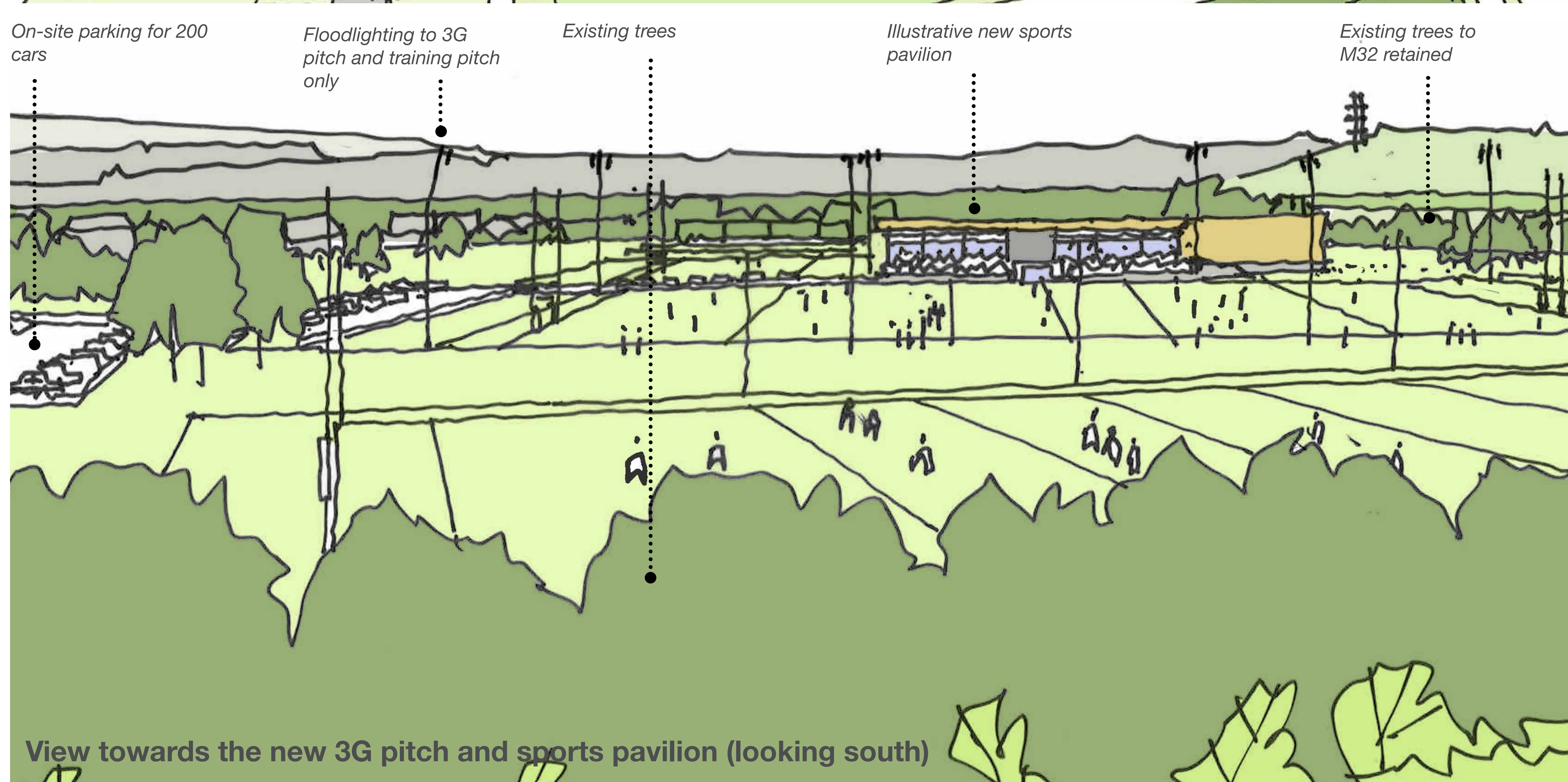
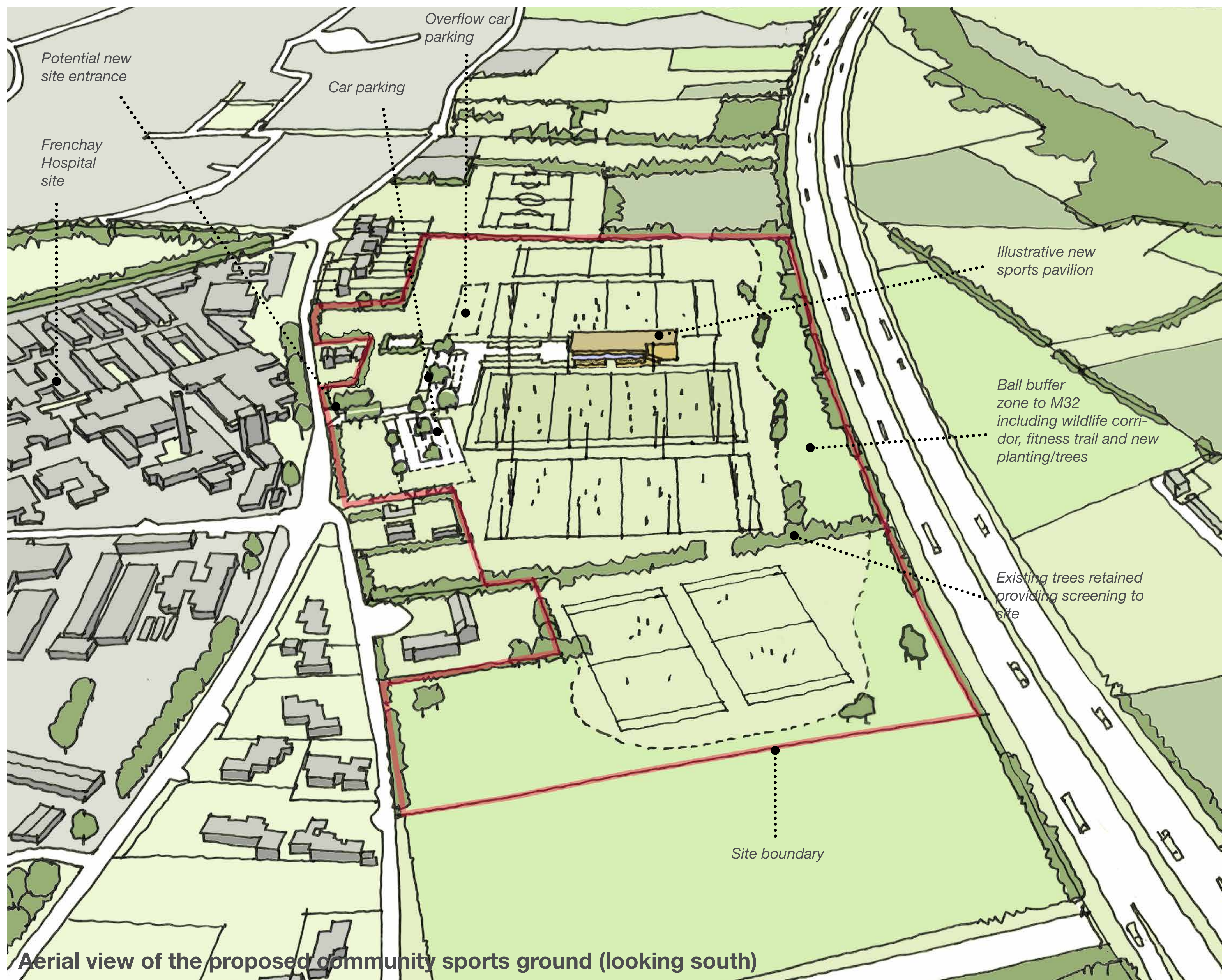


# Site constraints

The site is constrained by the M32 to the west and neighbouring property to the east. We are conscious of keeping a sufficient distance away and providing a buffer to both. In particular taking into account the concerns of neighbours.

Proposed community sports facilities at Hillside Gardens, Frenchay for Lockleaze Recreation Ground





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# Key design issues

## Landscape/ Ecology

- Full ecological survey undertaken to comply with Natural England requirements
- Retention of existing hedgerows and trees
- New wildlife areas proposed and biodiversity plan developed

## Noise

- Clubhouse designed to required standards to minimise noise
- Noise Assessment based on existing facilities and new site to be submitted with planning application
- Facilities managed to reduce any noise in evenings

## Transport

- Access off Frenchay Park Road
- Primary car park outside clubhouse
- Secondary overflow car parks with use of areas closest to residential properties to be restricted after 6pm

## Lighting

- Light Assessment to be submitted with planning application
- Main and training pitches will be floodlit and managed so that areas closest to residential properties can be turned off

## Security

- Site secure with fencing where necessary.
- Controlled access at vehicular entrance
- improved fencing and hedges to neighbouring properties

## Drainage

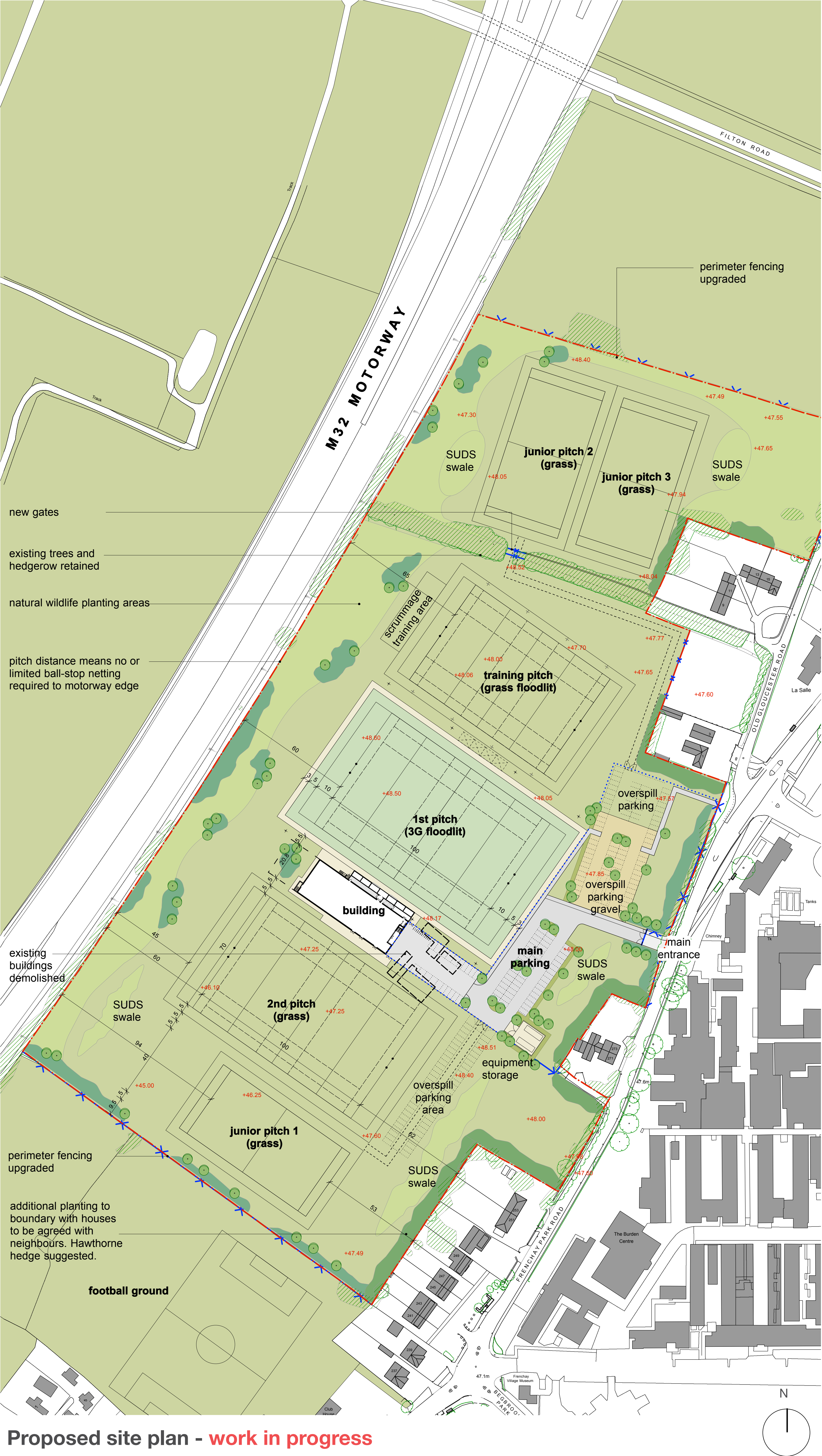
- The site currently floods badly in places due to poor percolation
- Pitches and parking areas positively drained to greatly improve site drainage
- A series of SWALES (sustainable flood areas) are proposed to formalise water flooding in storm conditions
- A full drainage and flood relief scheme will be submitted with the planning application

## Soil quality

- Full soil survey will be submitted with the planning application
- Soil quality is a mix of Grades 1, 2 and 3
- New drainage will be installed on-site
- No soil will be removed from the site

## Sustainability

- Designed and built to latest standards with high thermal insulation and low running costs
- Rain water harvesting
- Ground source heating
- Likely use of solar panels

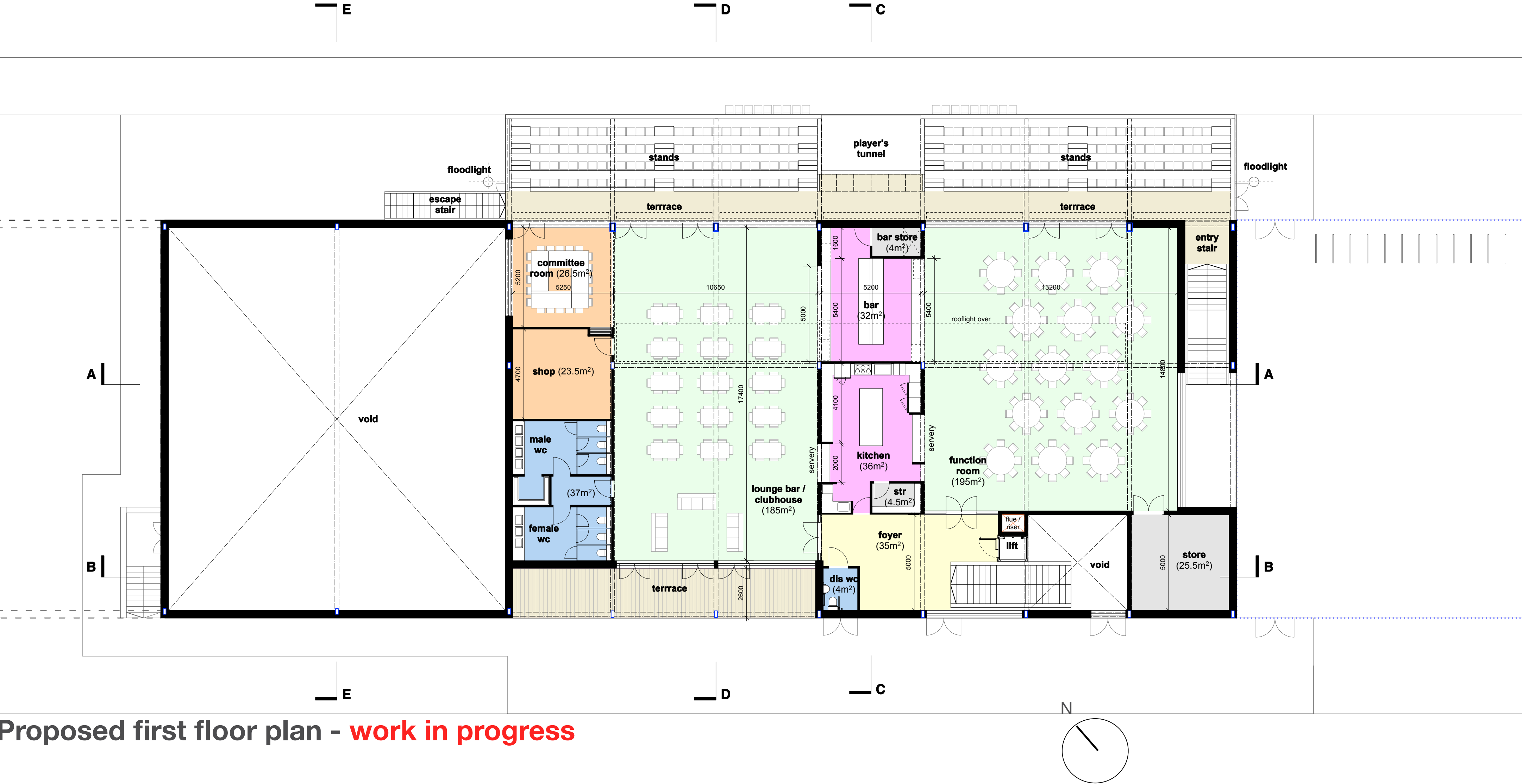


Proposed site plan - work in progress

Proposed community sports facilities at Hillside Gardens, Frenchay for Lockleaze Recreation Ground



# The clubhouse and sports hall



Proposed community sports facilities at Hillside Gardens, Frenchay  
for Lockleaze Recreation Ground



# What happens next?

## Feedback

- We value your views so please complete a feedback form and post it in the box provided
- Or post your completed feedback form to Bramwell Associates, Suite 372, 179 Whiteladies Road, Bristol BS8 2AG
- Alternatively, e-mail your comments to [dbramwell0724@outlook.com](mailto:dbramwell0724@outlook.com)
- All feedback will be carefully considered and help shape the final scheme.

## Consultation report

- Comments received will be studied by the Project Design Team to consider how the scheme can be improved
- A Statement of Community Involvement report will be prepared outlining what consultation has been undertaken, comments received and how these have influenced the scheme
- A copy of this report will be lodged with South Gloucestershire Council as part of the planning application.

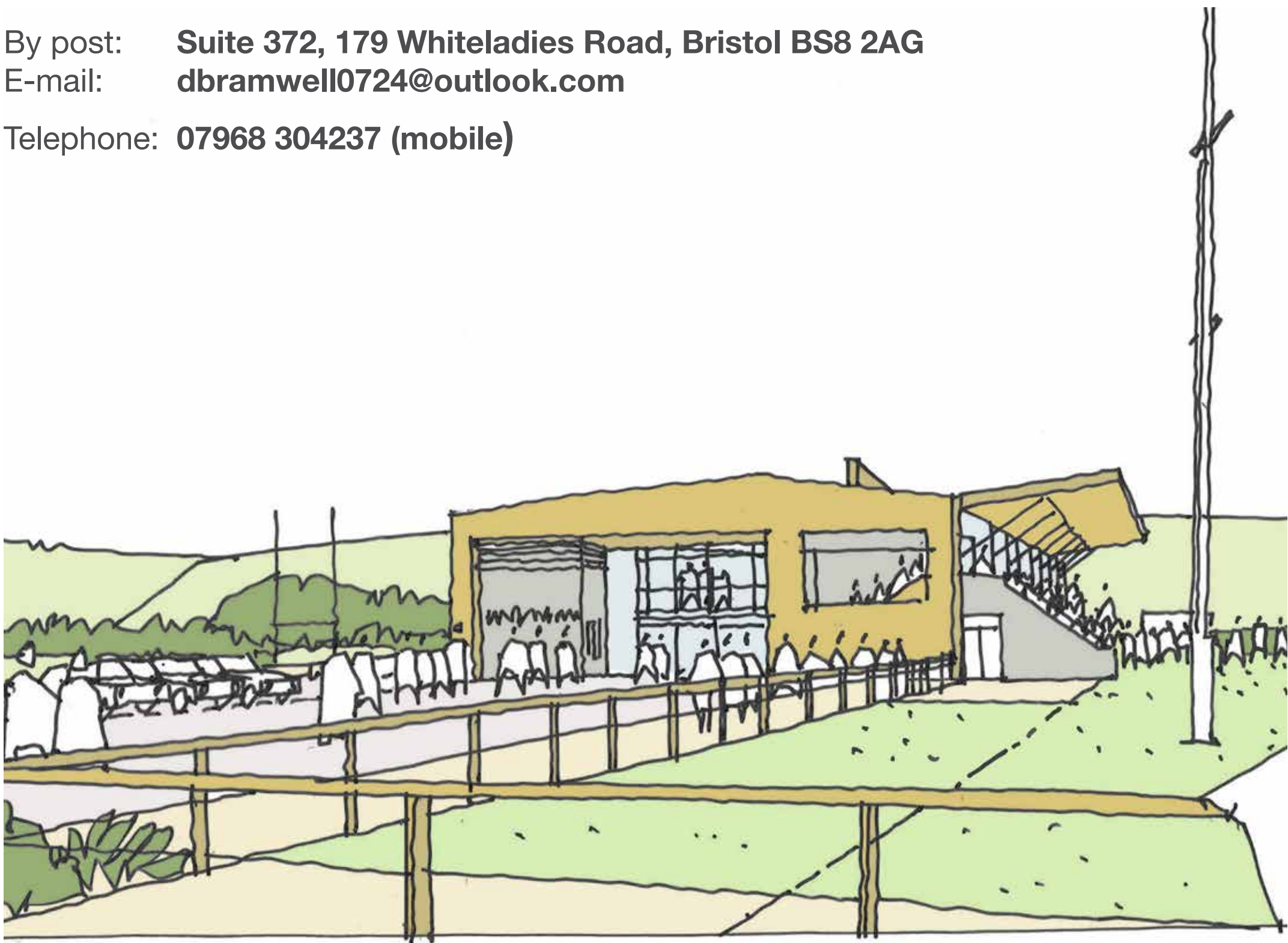
## Further information

If you want further information or to be kept abreast of what is happening please contact

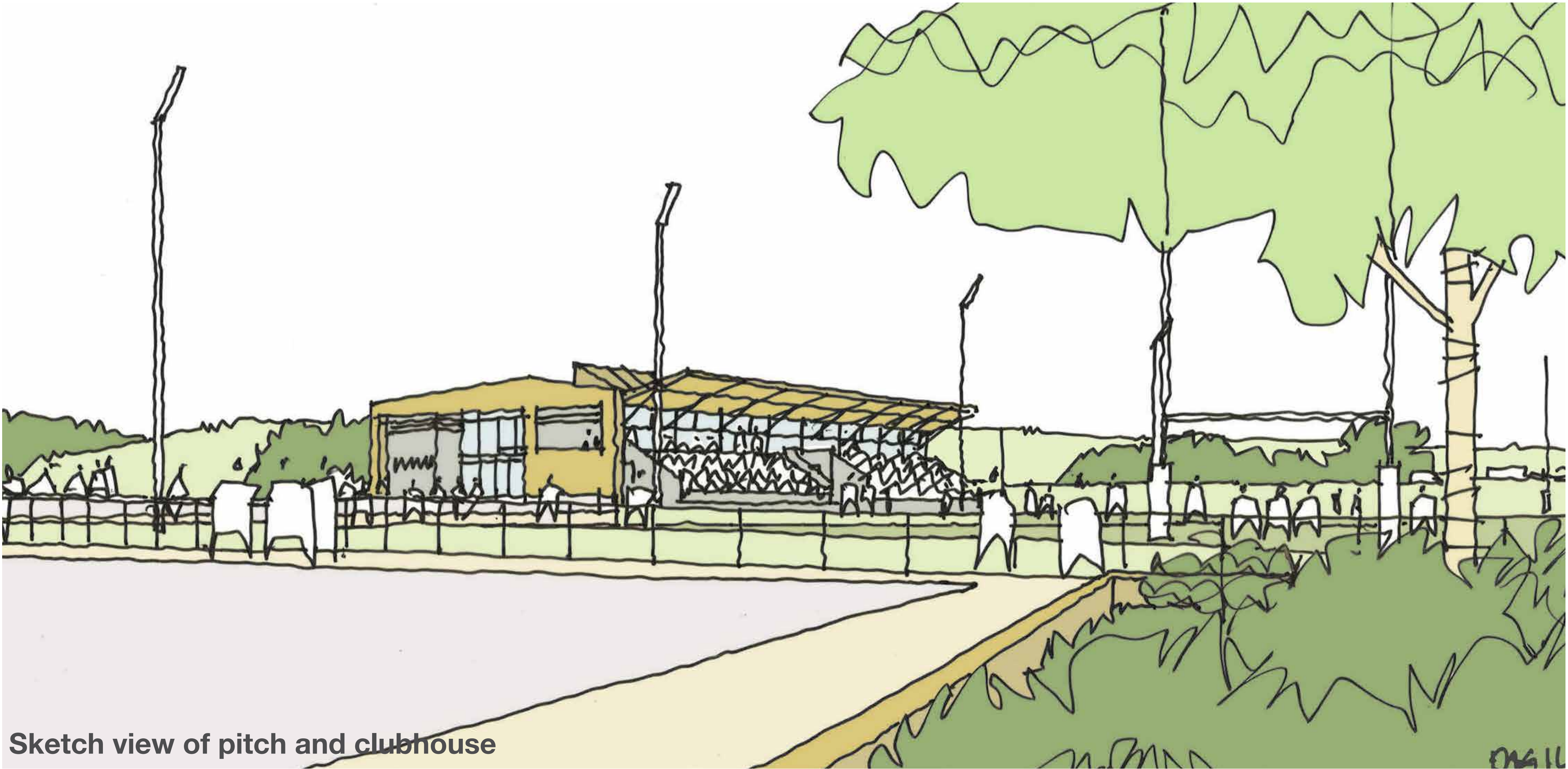
Dan Bramwell, Bramwell Associates at

By post: **Suite 372, 179 Whiteladies Road, Bristol BS8 2AG**  
E-mail: [dbramwell0724@outlook.com](mailto:dbramwell0724@outlook.com)

Telephone: **07968 304237 (mobile)**



Sketch view of building entrance



Sketch view of pitch and clubhouse



Dings Crusaders in action



Community sports hall



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