



PLANNING STATEMENT

SECTION 73 APPLICATION

NEW CRICKET FACILITY, FARINGTON

03 August 2023

Prepared for:
Lancashire County Council

Prepared by:
Susie Stephen

Project Number:
31730/A5/PN/SS

Planning Statement

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
Final	For Submission	Susie Stephen	03/08/23	Paul Newton	03/08/23		



Planning Statement

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1 Introduction

1.1 This Planning Statement has been prepared by Stantec on behalf of Lancashire County Council (“LCC”) to support a Section 73 (“s73”) application to i) vary the wording of Conditions 3, 4, 10, 16, 28, 29 and 32; and ii) remove Conditions 22 and 23 attached to Planning Permission Ref: (LCC/2022/0048) for *‘Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of public rights of way’* at Land at Woodcock Estate, Stanifield Lane, Farington (the ‘Application Site’ or ‘Site’).

1.2 Planning Permission (Ref: LCC/2022/0048) was granted on 21 March 2023. Since then LCC has reconsidered elements of the design of the scheme with a view to addressing concerns raised by neighbouring residents and the Members of the Planning Committee relating to i) the retention of trees (which resulted in a late amendment to Condition 36); and ii) the location of the external bin store (which resulted in a late amendment to Condition 23). In parallel, further detailed design work has been undertaken which has brought about a series of proposed changes to the scheme, which are summarised below:

- **Retention of Trees T21 and T22** – in line with the requirements of Condition 36, the spectator mound has been adjusted in this location so that T21 and T22 can be retained.
- **Relocation of the bin store** – in response to the concerns raised by Members and neighbouring residents, as a result of further design work, it has been possible to re-configure the lower ground level of the pavilion building in order to accommodate the bin store internally within the building.
- **Changes to the practice nets facility** – in response to discussions with neighbouring residents it is proposed to relocate the covered area of the practice nets from the north-western corner to the south-western corner. In addition, the length of the nets has been extended by 4.5m to the north to provide for an increased run up in line with the requirements of the English and Wales Cricket Board (“ECB”). A corresponding increase to the length of the acoustic fence along the western boundary is also proposed.



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- **Irrigation tank, pump house and sub-station** – as a result of further detailed design work, it has become apparent that additional supporting infrastructure is required to serve the new development. This includes an irrigation tank (and associated pump house) which will draw water directly from the water table and therefore offer a highly sustainable method of irrigating the two ovals to the degree required of an elite facility. Alongside this, a sub-station is required to provide electricity to the development. These structures are proposed to be located towards the east of the overflow car park, south of the new access.

Submission Material

1.3 In order to facilitate the changes outline above, it is necessary to vary the detailed wording of Conditions 3, 4, and 10 and to remove Conditions 22 and 23 attached to the original planning permission (Ref: LCC/2022/0048). It is also proposed to amend Conditions 16, 28, 29 and 32 to acknowledge the fact that these Conditions have already been discharged against the existing permission. Against this context, this s73 application comprises a series of documents, as set out in Table 1.1.

Table 1.1 Planning Application Documents

Document Title	Ref/Date	Author	Condition No.
Application Form	02 August 2023	Stantec	-
Covering Letter	02 August 2023	Stantec	-
Planning Statement (this document)	02 August 2023	Stantec	-
Proposed Site Location Plan	WEM-BDP-ZZ-XX-DR-A-000001 Rev P13	BDP	3
Proposed Site Plan	WEM-BDP-ZZ-XX-DR-A-000002 Rev P14	BDP	3
Practice Nets – Plans	WEM-BDP-Z2-XX-DR-A-001000 Rev P08	BDP	3
Practice Nets – Elevations	WEM-BDP-Z2-XX-DR-A-001001 Rev P09	BDP	3
Practice Nets – Sections	WEM-BDP-Z2-XX-DR-A-001002 Rev P09	BDP	3
South Elevation	WEM-BDP-Z1-XX-DR-A-000012 Rev P09	BDP	3
Lower Ground Floor Plan	WEM-BDP-Z1-00-DR-A-000001 Rev P12	BDP	3
Irrigation Tank, Pump Room and Substation - Plan	WEM-BDP-Z3-XX-DR-A-002000 Rev P00	BDP	3



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Document Title	Ref/Date	Author	Condition No.
Irrigation Tank, Pump Room and Substation – Elevations	WEM-BDP-Z3-XX-DR-A-002001 Rev P00	BDP	3
Landscape General Arrangement	UG-1016-LAN-GA-DRW-01 Rev P35	BDP	3 and 10
Boundary Treatments	UG-1016-LAN-BT-DRW-05 Rev P14	Urban Green	3
Public Rights of Way Diversion Plan	UG-1016-LAN-PROW-DRW-11 Rev P13	Urban Green	3
Soft Landscape 1 of 3	UG-1016-LAN-SL-DRW-02 Rev P13	Urban Green	3
Soft Landscape 2 of 3	UG-1016-LAN-SL-DRW-03 Rev P12	Urban Green	3
Soft Landscape 3 of 3	UG-1016-LAN-SL-DRW-04 Rev P15	Urban Green	3
Irrigation Tank Landscape Sections	UG-1016-LAN-SL-SEC-04	Urban Green	3
Earthworks Analysis – Proposed Site Levels	210002-BDP-ZZ-ZZ-DR-C-0002 Rev TO3	BDP	3 and 4

- 1.4 When read together the supporting documentation provides a detailed justification for the changes sought. The proposed amendments have also been the subject of pre-application discussions with officers at LCC.



2 Site Context and Planning History

The Site

- 2.1 The boundary of the Site is identified in red on the Site Location Plan, included in **Appendix 1**.
- 2.2 The Site lies to the north of Leyland and to the south west of Bamber Bridge. Its boundary extends broadly to the A582 Farington Road to the north beyond which is the predominantly residential area of Lostock Hall; Stanifield Lane to the east beyond which sits the Lancashire Central (Cuerden Strategic) site; and Fowler Lane to the south and west beyond which is Leyland Business Park.
- 2.3 The Site is currently made up of a number of agricultural fields interspersed with individual residential/farm buildings. None of the existing buildings within the Site are statutorily listed and the Site does not fall within a designated Conservation Area. The majority of the Site sits within Flood Zone 1 (least at risk from flooding) albeit a small part of the Site falls within Flood Zone 2 adjacent to the A582 Farington Road boundary.
- 2.4 The Site is located in the Green Belt and an Area of Separation (AS1: Lostock Hall and Bamber Bridge). A number of trees and tree groups within the Site are the subject of a Tree Preservation Order (TPO).
- 2.5 There are two Public Rights of Way (PROW) which traverse the Site. Footpath 7, 4, 5 runs from the south western corner of the Site, and Footpath 9, 12, 2 runs west from the eastern Site boundary. These Footpaths converge at the farm buildings located to the eastern boundary. Footpath 7, 4, 6 and Footpath 9, 12, 1 run along the northern Site boundary, connecting Farington Road to the west and Stanifield Lane to the east.

Surrounding Area

- 2.6 The Site's immediate surroundings is largely green open space / agricultural fields scattered with residential properties including those located off Stanifield Land to the east (Sherdley Cottage and those along Woodcock Estate); Fowler Lane to the south; and Fowler Avenue to the west. The wider site context is characterised by larger scale development to the north and



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2 Site Context and Planning History

south. To the east lies the Lancashire Central (Cuerden Strategic) site which is allocated for strategic employment uses and supporting uses.

Relevant Planning History

- 2.7 In March 2023, planning permission (Ref: LCC/2022/0048) (the 'original permission') was granted for a proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of public rights of way. In considering the merits of the application, we note the conclusions of the Officer's Report to Committee as follows:

“The proposal offers the opportunity to create a major new sport and recreation facility that would be of regional significance as well as providing a sporting facility to address local shortfalls in the quantity and quality of provision. The facilities to be offered would improve access to high standard sports provision and would therefore help to meet policy ambitions to improve health and levels of activity for all sections of society. The application site is centrally located and has good access to public transport and the strategic highway network. This site therefore has significant advantages over other locations that could potentially accommodate the development. It is considered that these benefits are considerable and outweigh the harm to the Green Belt and any other harm that would be caused by the proposal. Very special circumstances are therefore demonstrated to justify the location of the development in the Green Belt”.

- 2.8 It is this permission which the Applicant is seeking to amend and ultimately deliver (as amended).
- 2.9 In June 2023, a s96a application to amend Condition 3 to rectify a drawing error was submitted to LCC for approval. At the time of writing this application remains under consideration by LCC.



3 Proposed Development

3.1 Since planning permission was granted in March 2023, LCC have been progressing the detailed design of the scheme and in parallel with this, have given further consideration to the concerns raised by Members of the Planning Committee and neighbouring residents in relation to the retention of trees, the practice nets, and the location of the external bin store. Arising out of this, a series of proposed amendments have been identified which are broadly summarised as follows:

Retention of Trees T21 and T22

3.2 Condition 36 attached to the original permission requires:

No felling of trees or removal of vegetation shall take place until the trees numbered T59, T60, T61, T21 and T22 together with the hedgerows edged in green on drawing UG-1016-ARB-TRP-01rev 05 within the amended Arboricultural Impact Assessment have been protected by fencing or other means or demarcation which shall be retained in position throughout the duration of construction works.

3.3 In response to this, the spectator mound around the southern part of the elite pitch has been pulled back to the west, away from T21 and T22 so that these trees are now able to be retained. Where relevant, the approved drawings listed under Condition 3 have been amended to reflect this change. The Earthworks Analysis drawing cited under Condition 4 has also been updated.

Relocation of the Bin Store

3.4 In response to the concerns raised by Members and neighbouring residents, it has been possible to re-configure the lower ground level of the pavilion building in order to accommodate the bin store internally within the building. The revised internal layout is shown on drawing Ref: WEM-BDP-Z1-00-DR-A-000001 Rev P12.

3.5 As a consequence, it is proposed to remove the external compound shown on the approved drawings listed under Condition 3. In parallel, we would also duly request the removal of Conditions 22 (bin store hours of use) and 23 (detailed design of bin store) on the basis that they would no longer be necessary or justified.



Changes to the Practice Nets Facility

- 3.6 In response to discussions with neighbouring residents it is proposed to relocate the covered area of the practice nets from the north-western corner to the south-western corner. In addition, the length of the nets has been extended by 4.5m to the north to provide for an increased run up in line with ECB requirements. A corresponding increase to the length of the acoustic fence along the western boundary is also proposed.
- 3.7 The proposed changes to the practice nets facility are shown on drawing Ref: WEM-BDP-Z2-XX-DR-A-001000 Rev P08; WEM-BDP-Z2-XX-DR-A-001001 Rev P09; and WEM-BDP-Z2-XX-DR-A-001002 Rev P09.

Irrigation tank, pump house and sub-station

- 3.8 As a result of further detailed design work, it has become apparent that additional supporting infrastructure is required to serve the new development. This includes an irrigation tank (and associated pump house) which will draw water directly from the water table and therefore offer a highly sustainable method of irrigating the two ovals to the degree required of an elite facility. Alongside this, a sub-station is required to provide electricity to the development.
- 3.9 These structures are proposed to be located towards the east of the overflow car park, south of the new access. Details of the proposed site layout and elevations of the proposed structures are shown on drawing Ref: WEM-BDP-Z3-XX-DR-A-002000 Rev P00; and WEM-BDP-Z3-XX-DR-A-002001 Rev P00. Where relevant, the approved drawings listed under Condition 3 have also been updated to incorporate the additional supporting structures.
- 3.10 In order to assist in blending the additional structures into the landscape, it is proposed to use dark green materials alongside landscaping with proposed trees having been repositioned to provide an effective screen from Stanifield Lane. The landscaped bunding to the east and boundary hedgerow beyond this (which will extend to 1.8m in height) will also assist in this respect.
- 3.11 Access to the additional structures, for maintenance purposes, will be achievable via the overflow car park without any requirement for additional hard-surfacing.



4 Planning Appraisal

4.1 In this section we consider the Proposed Development against the Permitted Development and also in the context of the Council's determination of the original application (as set out within the Officers Report). This highlights the extent to which the Proposed Development remains policy compliant.

Principle of Development

4.2 It remains that the Site is located within the Green Belt where development is generally resisted unless in the case of very special circumstances. As noted in Section 2, the Council in determining the original permission found the benefits of the Proposed Development to be *"considerable and outweigh the harm to the Green Belt and any other harm that would be caused by the proposal. Very special circumstances are therefore demonstrated to justify the location of the development in the Green Belt"*.

4.3 Consistent with the original permission, the amended proposals fall to be considered against NPPF paragraphs 147 and 148 which requires the demonstration of Very Special Circumstances ('VSC'). Paragraph 148 is clear that VSC will only exist where potential harm to the Green Belt is clearly outweighed by other considerations. This is a matter of planning judgement which necessarily has to consider whether the level of harm is clearly outweighed.

4.4 The Council has previously accepted that the following VSC were sufficient to outweigh the harm identified:

- The proposal offers the opportunity to create a major new sport and recreation facility that would be of regional significance as well as providing a sporting facility to address local shortfalls in the quantity and quality of provision;
- The facilities to be offered would improve access to high standard sports provision and would therefore help to meet policy ambitions to improve health and levels of activity for all sections of society;
- The application site is centrally located and has good access to public transport and the strategic highway network. This site therefore has significant advantages over other locations that could potentially accommodate the development.



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4 Planning Appraisal

4.5 The proposed changes do not materially alter the approved development in respect of any of the above and the Very Special Circumstances therefore remain intact and continue to apply to this application.

4.6 In this respect, the proposals (as amended) are therefore considered to fully accord with the requirements of the NPPF and South Ribble Local Plan (“SLRP”) Policy G1.

Design/Amenity Considerations

4.7 As set out in Section 3, the proposed changes to the built form are linked to i) the external bin store; ii) the practice nets facility; and iii) additional supporting infrastructure in the form of an irrigation tank, associated pump house and electricity sub-station. We consider each in turn below.

4.8 The external bin store is proposed to be removed and reaccommodated within the lower ground floor of the pavilion building as shown on drawing Ref: WEM-BDP-Z1-00-DR-A-000001 Rev P12. This will remove any potential for impacts on neighbouring residential amenity associated with the emptying into or collection of bins within the store. This is considered a positive benefit associated with the amended proposals.

4.9 Also linked to reducing the potential for impacts on neighbouring residential amenity it is proposed to relocate the covered part of the nets from the north-western corner to the south-western corner. Again, this is considered a positive benefit associated with the amended proposals.

4.10 In addition, the length of the nets has been extended by 4.5m to the north in order to provide for an increased run up in line with ECB requirements. A corresponding increase to the length of the acoustic fence is also proposed. In design and amenity terms, this is considered to have a neutral effect over and above what has already been approved and does not therefore give rise to any additional impacts over and above those already found to be acceptable. It also offers the benefit of meeting the ECB’s requirements which is key for a sporting facility of the calibre proposed.

4.11 The additional supporting infrastructure proposed in the form of the irrigation tank, associated pump house and electricity substation are fundamental to the sustainable operation of the development and are a requirement which has arisen out of the further detailed design work undertaken post-determination of the original application. The siting of these facilities adjacent to the overflow car park has been carefully considered to ensure they do not give



rise to any additional impacts on residential amenity and are capable of being well screened in views from Stanifield Lane. The proposed use of dark green materials alongside the use of carefully positioned landscaping also assist in this respect.

Trees and Landscaping

- 4.12 In line with the requirements of Condition 36, the amended proposals demonstrate that trees T21 and T22 can be retained. As this is already a requirement of the original permission, it does not give rise to any additional benefit but does provide reassurance to the Council that the trees are to be retained.

Conclusions

- 4.13 The Proposed Development does not give rise to any additional adverse impacts over and above the original permission, which would render the proposals unacceptable in planning terms. Rather, the proposed changes will result in a scheme which further reduces the potential for impacts on amenity (via the relocation of the external bin store to within the pavilion building) and will enhance the sustainable use of natural resources (associated with the proposed irrigation tank and pump house). These additional benefits will be realised alongside those associated with the original permission which will be carried forward.



5 Conditions

5.1 In order to facilitate the proposed changes, it is necessary to vary the detailed wording of Conditions 3, 4 and 10 and to remove Conditions 22 and 23 attached to Planning Permission of the original permission (Ref: LCC/2022/0048). It is also proposed to vary the detailed wording of Conditions 16, 28, 29 and 32 to acknowledge the fact that these have already been discharged against the current permission. The revised wording for each condition along with further explanation is provided below.

Condition 3

5.2 In order to deliver the proposed changes detailed in Section 3 it is necessary to amend the approved drawings listed under Condition 3. Reflecting the requirements of Condition 27, we are also proposing deletion of the Lighting Proposals Plan for completeness. The revised wording sought for Condition 3 is set out below (changes shown in **Bold**).

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The Planning Application received by the County Planning Authority on 29th July 2022

b) Submitted Plans and documents:

Drawing ZZ-XX-DR-A 00001 **P12 P13** Proposed site location plan

Drawing ZZ-XX-DR-A-00002 **P13 P14** Proposed Site Plan

Drawing ZZ-XX-DR-A-00006 PO4 Red line site plan

Drawing FCR-WSP-ZZ-XX-DR-C-0011 Rev B Site access 30mph Double Ghost Island with consented Cuerden Scheme

Drawing 210002-BDP-ZZ-ZZDR-C-0002 Rev **T02 T03** Earthworks Analysis

Drawing ZZ-XX-DR-A-001002 **PO8 P09** Practice nets - sections

Drawing ZZ-XX-DR-A-001001 **PO8 P09** Practice nets elevations

Drawing UG-1016-LAN-BT-DRW-05-**P13 P14** - Boundary Treatments

Drawing UG-1016-LAN-LD-DRW-08-PO1 Landscape details native hedge planting

~~Drawing UG-1016-LAN-LD-DRW-13-PO7 Lighting proposals plan~~

Drawing UG-1016-LAN-LSN-DRW-12-PO1 Landscape supporting notes

Drawing UG-1016-LAN-PROW-DRW-11 -**P12 P13** PROW Diversion plan

Drawing UG-1016-LAN-SL-GA-01-**P34 P35** General Arrangement



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5 Conditions

Drawing UUG-1016-LAN-SL-DRW-02-~~P12~~ **P13** Soft landscape sheets 1/3
Drawing UG-1016-LAN-SL-DRW-03-~~P14~~ **P12** Soft landscape 2/3
Drawing UG-1016-LAN-SL-DRW-04-~~P14~~ **P15** Soft landscape 3/3
Drawing Z1-XX-DR-A-(0) 0011 -PO7 East Elevation
Drawing Z1-XX-DR-A-(0) 0012 -~~PO7~~ **P09** South Elevation
Drawing Z1-XX-DR-A-(0) 0013 -PO8 West Elevation
Drawing Z3-XX-DR-A-002000 Rev P00 Irrigation Tank, Pump Room and Substation - Plan
Drawing Z3-XX-DR-A-002001 Rev P00 Irrigation Tank, Pump Room and Substation - Elevations

c) All schemes and programmes approved in accordance with this permission.

Conditions 4 and 10

- 5.3 In order to ensure consistency with the approved drawings listed under Condition 3, it is necessary to amend the drawing references listed under Conditions 4 and 10. The revised wording sought for Conditions 4 and 10 is set out below (changes shown in **Bold**).

Condition 4

All earthworks and landscape mounding shall be constructed according to the contours shown on drawing 210002-BDP-ZZ-ZZDR-C-0002 Rev ~~T02~~ **T03**

Condition 10

Except for ticketed match day events as authorised under the provisions of condition 6, the nets / training facility shown on drawing UG 1016-LAN-GA-DRW-01-~~P32~~ **P35** shall not be used other than between the hours of:

09: 00 - 20:00 hours Monday to Sunday



Conditions 22 and 23

- 5.4 Conditions 22 and 23 deal with the use and detailed design of the external bin store. On the basis that it is proposed to relocate the external bin store to within the pavilion building, these conditions are no longer considered necessary or justified. Accordingly, we duly request that Conditions 22 and 23 are removed.

Conditions 16, 28, 29 and 32

- 5.5 In order to acknowledge the fact that Conditions 16, 28, 29 and 32 have already been discharged against the current permission it is considered prudent to amend the wording of these Conditions accordingly. The revised wording sought for Conditions 16, 28, 29 and 32 is set out below (changes shown in **Bold**).

Condition 16

~~No development except for site clearance works shall commence until a construction traffic management plan has been submitted to and approved in writing by the County Planning Authority. The plan shall include details of the following:~~

- ~~a) Details of the construction access including location, design and surfacing~~
- ~~b) Wheel cleaning measures to be employed~~
- ~~c) Control of HGV movements in relation to peak hour traffic on Stanifield Lane.~~

The Development shall be constructed in accordance with the Construction Management Plan (Rev 1 – 5th April 2023) and email dated 19th June 2023 approved under Ref: LCC/2022/0048/1.

The temporary access shall be constructed in accordance with the approved construction traffic management plan prior to any other development commencing on the site.



Condition 28

~~No development except for site clearance works shall commence until a detailed surface and foul water sustainable drainage strategy for the site has been submitted to and approved in writing by the County Planning Authority. The drainage strategy shall be based upon the information contained within the site specific flood risk assessment P3000932-LCCC-BDP-XX-XX-RP-C-1000 revision PO4 and surface water drainage strategy P3000932-LCCC-BDP-XX-XX-RP-C-1001 revision PO4 and shall include details of the following:~~

- ~~a) Sustainable drainage calculations for peak flow and volume control for the:
 - ~~i) 100% (1 in 1 year) annual exceedance probability event~~
 - ~~ii) 3.3% (1 in 30 year) annual allowance probability event + 40% climate change allowance with an allowance for urban creep~~
 - ~~iii) 1% (1 in 100 year) annual allowance probability event + 45% climate change allowance with an allowance for urban creep~~~~
- ~~b) Evidence that a free flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required~~
- ~~c) Details of the package treatment plant~~
- ~~d) Details of the pumping facilities required to pump foul water effluent to the sustainable drainage lagoon and pump required to transfer surface water flows into a receiving watercourse including measures to be employed in the event of pump failure.~~

The measures contained in the **approved sustainable drainage strategy Design Note (05 April 2023) approved under Ref: LCC/2022/0048/1** shall be fully implemented prior to the development being brought into use.



Condition 29

~~No development except for site clearance works shall commence until a construction surface water management plan detailing how surface water and storm water will be managed during construction operations has been submitted to and approved in writing by the County Planning Authority. The management plan shall contain details of the following:~~

- ~~a) the measures to be taken to ensure surface water flows are retained on site during the construction phase including temporary drainage systems and if surface water flows are to be discharged they are done so at a rate that must not exceed the greenfield run off rate from the site~~
- ~~b) the measures to be taken to prevent siltation and pollutants from the site entering any receiving groundwater or surface water course.~~

The measures contained in the ~~approved~~ **approved construction surface water** management plan (Rev 1 – 5th April 2023) approved under Ref: LCC/2022/0048/1 shall be implemented throughout the duration of construction works.

Condition 32

~~No development except for site clearance works shall commence until a scheme and programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall detail the archaeological investigations that are necessary to detail and investigate the archaeological significance and interest of the boundary within the site between Farington and Cuerden Parishes.~~

The archaeological works contained in the ~~approved written~~ **approved written scheme of investigation (Issue v1, dated 24 March 2023)** approved under Ref: LCC/2022/0048/1 shall be undertaken during the construction of the development.



6 Summary and Conclusions

- 6.1 This s73 Application seeks to vary the wording of Conditions 3, 4, 10, 16, 28, 29 and 32 to remove Conditions 22 and 23 attached to planning permission (Ref: LCC/2022/0048) for *'Proposed cricket facility comprising 2 no. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of public rights of way'* (as amended) (the 'Original Permission').
- 6.2 Full justification for the Proposed Development is set out in the documentation supporting this submission and as set out in Section 4 of this report. It is clear that the changes do not give rise to any new material considerations.
- 6.3 In order to facilitate these changes, it is necessary and prudent to vary the detailed wording of Conditions 3, 4 and 10 and to remove Conditions 22 and 23 attached to planning permission (Ref: LCC/2022/0048). Variations are also proposed to Conditions 16, 28, 29 and 32 to acknowledge the fact that these Conditions have already been discharge against the existing permission. The proposed replacement wording for these conditions is set out in Section 5.
- 6.4 It is evident, that the Proposed Development will continue to fully deliver the benefits originally envisaged and as a result, it is respectfully requested that the application is approved.



APPENDICES

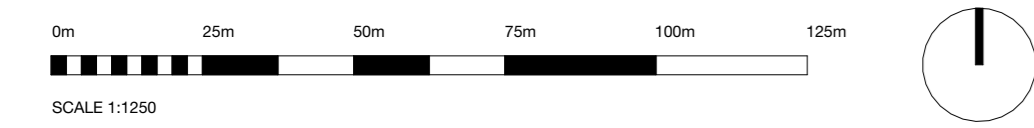
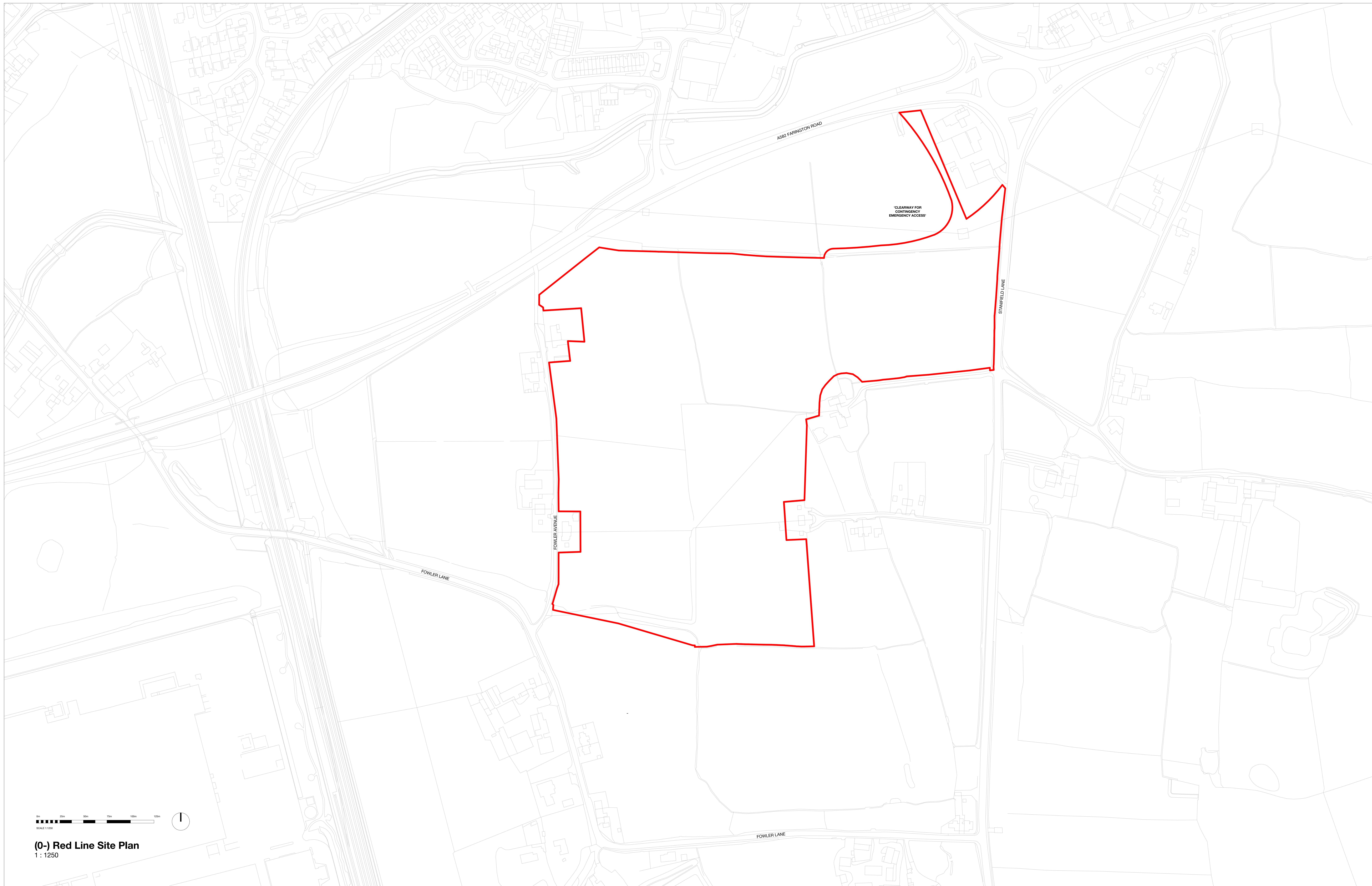


Appendix 1 – Site Location Plan



Project Number:
31730/A5/PN/SS

A-1



(0-) Red Line Site Plan
1 : 1250

NOTES

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

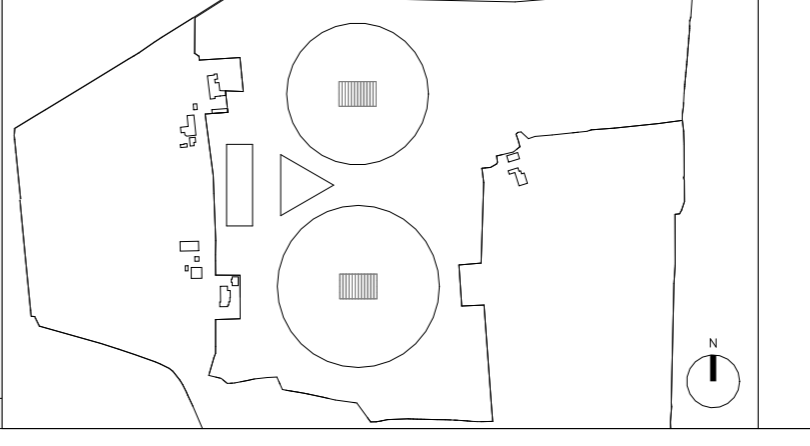
DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CON DESIGN ISSUES REGISTER
- THE BDP RISK REGISTER OF CHANGING
- THE PROJECT CON RISK REGISTER

KEY

Site Boundary

000	Final Issue	AB	JAC	02/03/22
001	General Update	AB	JAC	02/03/22
002	Drawn for Planning	AB	JAC	02/03/22
003	Stage 04 Issue	HB	JAC	02/03/22
004	Planning Update	AB	JAC	02/03/22



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Woodcock Estate

P3000932

Red Line Site Plan

DATE: 02/03/22

SCALE: As indicated

PROJECT: 210002-BDP-ZZ-XX-DR-A-000006

P04